
Approved Minutes of Llangors Community Council Planning Application Decision meeting
Held at Llangors Youth and Community Centre Car Park on Saturday 18th November at 10.00am

Members present: Cllr S Bailey, Cllr Helen Quarrell, Cllr G Beaven, Cllr Ven. A Jevons, Cllr Mr D Jones. **In attendance:** none

- 1. Welcome and participation rules for the meeting.**
- 2. Apologies for absence:** Cllr Mr M Scruby, Cllr Mrs C Owen, Cllr Mr C Preece.
- 3. Declaration of Interest for agenda items as per Members' Code of Conduct:** None
- 4. Consideration of the application, following members having viewed it online prior to the meeting: -**

Following a viewing of the site the members present considered the applications.

BBNPA 23/22431/FUL and 23/22432/LBC 26/10/2023

Application to replace an existing artist studio, and to create a stand alone garden room linked to the house via a glass corridor. Ty Fry Llangorse Brecon LD3 7UL.

With regard to the house it was felt that an extension in the location shown and of the general size, profile and function proposed could be acceptable but concerns were expressed with the large area of glazing on the South-eastern aspect which had the potential to cause light reflection and pollution and no mitigation measures were proposed.

With regard to the proposed studio its close proximity to the grade 2 listed house was an important consideration. In this respect it was felt that its overall size and footprint was disproportionate and given that the house nestles into the hillside it will become dominated by the stark lines of the proposed studio which is situated higher up the slope with much of its structure supported on legs away from the hillside.

There was also concern that the proposed studio includes two large areas of glazing that represent a significant potential source of light reflection and pollution. The mitigation would be provided by closing large metal doors but it was felt that as they would be difficult to close and latch they might not be used when needed.

It was agreed that Council would not support the applications for the reasons explained above.

5. Consider any other planning applications received.

BBNPA 23/21931/CON 18/4/23

Variation of Condition 2 (Approved Plans) pursuant to planning application 14/10787/FUL at Royal Oak Camp, Llangorse, Brecon, LD3 7TR

This application was subject of a Re-consultation Due to Amendment. The amendments had been viewed on site and there was nothing to be gained from another site visit. The applicant had submitted a significant amount of further information and some changes in design the Council responded to the formal consultation in April 2023.

The most important were the illustration of proposed window blinds and entrance drapes, and the illustration of the Snowdon Pod with a fully enclosed wooden roof. There had also been a request to amend the current occupancy condition but it had recently been withdrawn with the site occupancy remaining 1 April – 31 October.

The amendment that triggered the re-consultation was the results of a Landscape and Visual Impact Appraisal and the implementation of its conclusions with an amended site plan. This plan showed that the existing boundary hedge would be infilled with a new planting of evergreen species managed to a height of 5m.

The LVIA's had concluded that, with associated mitigation measures to control light spill the proposed development would not cause undue landscape or visual harm. In this respect the mitigation measures included the proposed window blinds and entrance drapes, the fully enclosed roof to the Snowdon Pods and the proposed boundary screening. It was felt this was conclusion was not completely convincing as there was no guarantee that the blinds would be drawn and it would take many years for the hedge to mature to the height required.

It was agreed that further mitigation would be needed and this could be provided if the blinds and drapes were automated to close whenever the internal lights are switched on and if temporary opaque screening were installed to provide the required level of mitigation until the new hedge planting has matured to the required height and density.

It was agreed that the Council would not support the amended application for the reasons explained above.

Cllr Beaven to respond to the consultations.

There being no other business the meeting closed at 10.57 am.