
**Approved Minutes of Llangors Community Council Monthly Meeting
Held on Tuesday 12 December 2023 at 7.00pm in the Llanfihangel Talylyn Community Hall.**

Members Present in person: Cllr Mr S Bailey, Cllr Mrs C Owen, Cllr Ven. A Jevons, Cllr Mr C Preece, Cllr Mr G Beaven, Cllr Mr D Jones, Cllr Samantha Denne, Cllr Mr D Scully

In attendance: County Councillor Sian Cox, two representatives from Green Parks for up to agenda 6 only.

1. Welcome and participation rules for the meeting

Those attending were welcomed and reminded that normal rules for the use of mobile devices applied. There had been no requests to attend the meeting by remote link.

2. Apologies for absence: Cllr M Scruby, Cllr Miss H Quarrell,.

Declarations of Interest for agenda items as per Members' Code of Conduct. – None

3. Consider & approve the minutes of the Monthly Meeting on 14/11/2023, and the Planning Decision meetings on 18/11/23 and 02/12/23.

The draft documents had been circulated in advance of the meeting. Cllr Scully requested an amendment to the minutes of the 14th November monthly meeting replacing Scully with Bailey in the last line which was accepted.

It was resolved that the minutes of the meeting held on 14/11/2023 be accepted as a true record of the proceeding and they are to be signed by the Chair (Cllr Owen proposed, Cllr Jones seconded and all were in favour.)

It was resolved that the minutes of the meeting held on 18/11/2023 be accepted as a true record of the proceeding and they are to be signed by the Chair (Cllr Jones proposed, Cllr Scully seconded and all were in favour.)

It was resolved that the minutes of the meeting held on 02/12/2023 be accepted as a true record of the proceeding and they are to be signed by the Chair (Cllr Preece proposed, Cllr Jones seconded and all were in favour.)

4. Matters arising from above minutes not listed on the agenda - none

5. Questions on agenda items from members of the public – the Chair allowed Green Parks to speak under agenda 6.

6. Monthly planning report and final consideration of planning application BBNPA 23/22440/FUL

Cllr Beaven introduced the planning report adding that Chair had agreed that, the recently arrived, Powys application 23/1651/RES would be considered during the PAD to be held on 16/12/23.

Cllr Beaven reported that the PAD held on 02/12/23 to consider BBNPA 23/22440/FUL had been well attended allowing residents to express views and the applicant to respond. The views expressed tended to focus on local concerns with the most frequently raised being the unsuitability of the access road between the village and the site, additional traffic and the potential to increase the number of vehicles parked on local roads.

However, Councillors have been made aware that a proportion of residents have more positive views believing that the potential benefits will outweigh the adverse implications. In this respect the employment opportunities and the financial impact on the local economy being the most influential.

The balance of these local views needed to be taken into account by the Council as part of its consideration of the application.

The Council had made a comprehensive response to the pre-application consultation which identified many concerns about the potential impact of the proposed development on the local community. The application responds to some of these concerns but not for others and for some the response is unconvincing.

Cllr Beaven explained that he had circulated a draft consultation submission that included a proposed conclusion that the Council does not support the application because too many concerns remain unanswered. He then explained the reasons supporting this conclusion that are summarised in the following.

A major concern is the inaccurate, inconsistent and misleading statements regarding the capacity of the proposed development.

The Llangors residents are quite tolerant of the influx of holiday makers but welcome the respite provided by the closed season. For many the prospect of whole year occupation of Tan Troed is unwelcomed as it will be an intrusion into the much needed winter breathing space.

As it is unclear what area is covered by the Class D2 Certificate of Lawfulness there are concerns that a large number of tents could be installed in addition to the 48 lodges.

The Community Council would like to be given access to the information about those occupying the site that is being offered to the planning authority.

Concerns about the potential to increase the number of vehicles parked on local roads remain.

A number of concerns remain about the proposed foul sewage arrangements including the capacity of the local sewage system and the impact of exceedance events.

For Surface water although there will be improvements on the existing arrangements there does not appear to have been much consideration of the capacity of the unnamed watercourse and the impact of the additional flows particularly in periods of sustained high rainfall.

There is likely to be a problem meeting the site demand for fresh water as the water company have already advised that the local water supply system currently has insufficient capacity to serve the development.

Concerns remain over the way in which the site's electrical demands are to be supplied by the local network as this aspect is not covered in the documentation. There are also no proposals for site lighting which is a vital consideration for the Dark Sky Reserve.

A new transport study has been undertaken that includes measurement of traffic levels and assessment of the impact of the scheme. However, there are concerns that this work still underestimates the traffic levels on the single track road that serves the site. There is also no evidence to indicate whether the frequent use of this road by local pony trekking centres and by large farm machinery has been considered.

The visual impact of the proposal is only considered up to a self-imposed 2km limit that consequently excludes the rising ground on the far side of Llangors Lake.

In response Green Parks confirmed that they are already addressing many of the Council's concerns by commissioning further study of, for example the visual impact of the proposal. However, there was a limit to the amount of additional work that could be undertaken before the end of the consultation phase due to the high cost involved. They were also aware of the need to tidy up the inconsistencies between documents and this work was in hand.

They highlighted the further potential benefits for the local community through their offers as Section 106/CIL contributions. These would include upgrading local PRoWs, enabling Community use of the site known as Main Base and repairing the unadopted highway across Llangors Common.

Councillors' suggestions for improving the draft submission were then accepted and:

It was resolved that the Council does not support application BBNPA 23/22440/FUL because too many concerns remain unanswered (Cllr Bailey proposed, Cllr Preece seconded and all were in favour.)

Action 1 - To finalize and submit the Council's decision on BBNPA 23/22440/FUL to the planning authority with an explanation of the reasons for the conclusion – Cllr Beaven

Cllr Beaven further advised that he understood that this application may be considered by the Authorities Planning Committee and he sought the Councillors agreement for him to address the hearing on their behalf, which was given.

7. Vacancy for the role of Clerk and Responsible Financial Officer

Cllr Owen reported that the job advertisement was published in the B&R on the 22nd November but there were problems with B&R website version which have only recently been overcome. Cllr Preece confirmed that the advert was also being displayed by OVW and PAVO.

Cllr Scully explained that he had followed up several of the CVs provided by Cllr Denne but without immediate success. However an expression of interest had been sent in to the clerk which looked promising and he would together with the EMG put in hand the required follow up actions. It was agreed that a further job advertisement should be placed in the Beacons Local.

It was resolved that the job advertisement be placed in the Beacons Local at a cost of £80+VAT (Cllr Beaven proposed, Cllr Bailey seconded and all were in favour.)

Action 2 – To place the job advertisement in the January edition of the Beacons Local – Cllr Owen

Action 3 – To follow up the expression of interest in Clerk vacancy – Cllr Scully

8. Allocation of roles and responsibilities for Councillors

Cllr Denne recently joined the Council and she agreed to undertake the following roles: Member of the EWG, Planning, Member of the Graveyard WG. The LCC website is not correctly linking to her contact details.

Action 4 - To update the LCC website entry for Cllr Denne – Cllr Jevons

9. Finance matters: Monthly finance report

Cllr Preece introduced the December Finance Report, circulated prior to the meeting and reproduced at the end of these minutes.

It was resolved that the December Finance Report be accepted as a true and correct record of the Council's finances and the payments made listed therein be confirmed. (Cllr Owen proposed, Cllr Jones seconded and all were in favour)

It was resolved to authorise the following payments due: £1044.00 to OTM for Tree felling in the churchyard, £72.00 to Llangors Public Institute for Llangors Play Field inspection, £28.00 to HMRC for Clerk's backpay tax, 2x £20 to Llanfihangel Village Hall for hire for meetings, £358.00 to the B&R for advertising the Clerk vacancy (Cllr Scully proposed, Cllr Jevons seconded and all were in favour)

It was resolved to authorise the following payments in response to requests for Grant Assistance: £125 to Llanfihangel Church, £100 to Llanwern Church. (Cllr Jones proposed, Cllr Owen seconded and all were in favour)

It was resolved to authorise the employment of the previous clerk to help with Audit enquiries for two hours at a cost of £30. (Cllr Beaven proposed, Cllr Bailey seconded and all were in favour)

10. Highway Matters

Cllr Bailey reported that he was reviewing the table of outstanding work before progressing the outstanding matters with Powys Highways.

Action 5 – To circulate the table of outstanding highway matters to allow Councillors to highlight any new matters requiring attention- Cllr Bailey

11. Review of Assets

a) Health and Safety:

Cllrs Scully and Jones reported that the condition of all assets in Llanfihangel Talyllyn was satisfactory.

Cllr Beaven reported that the condition of all assets in Llangors was also satisfactory apart from one bench seat which was safe but unpleasant to sit on.

b) St Paulinus Churchyard

Cllr Beaven reported that there had been no burial board transactions since the last meeting.

Cllr Preece reported that OTM had satisfactorily felled the remaining suspect tree and cleared the site to the best of their ability although some signs of the work remain. It had been suggested that the residual tree stump could be carved into a seat or some other suitable edifice. It was agreed that he should obtain a quotation for this work and it was suggested that possibly the church or local school children should have the opportunity to suggest subjects for the carving.

Action 6 – To obtain quotations for carving the residual graveyard tree stump - Cllr Preece

c) Glebe, Llanfihangel Talyllyn and Playpark

The ROSPA report had been circulated prior to the meeting. Cllr Jones confirmed that the rust on the goal posts had been addressed and the posts had been repainted. The report's conclusions were accepted.

12. Policies – to be considered in at this meeting:

Copies of the relevant documents were circulated prior to the meeting. Cllr Preece advised as follows:

GDPR,- There was no point in updating the current LCC policy documents as changes would will be needed to reflect new legislation soon to be enacted.

Biodiversity – Consideration should be deferred to allow the document to be amended to reflect suggestions for enhancing the biodiversity of the Glebe playpark by further restricting the closely mown area.

Finance & Governance – The action list from the Finance and Governance tool kit has been reviewed and it was confirmed that the proposed local consultation would be deferred FY24/25 due to the ongoing absence of a clerk and that some PAT testing was now due.

Action 7. To PAT test the visual display equipment – Cllr Preece

IRPW report & actions - The most recent report indicates that the payment of expenses to Councillors is now mandated and the possibility of opting out needs to be investigated further.

Training plan – The Personal Training Plans will be circulated to allow Councillors to identify any new requirements.

Standing Orders – Cllr Scully confirmed that the work to customise the new version had been completed and this would be circulated for consideration at the next meeting.

Action 8 - To circulate the revised Standing Orders document - Cllr Scully

13. Written update from County Councillor Sian Cox

Cllr Cox's written report was circulated prior to the meeting. On local matters of interest she reported that progress had been made on the Llanfihangel Talylyn parking problems and further door to door calls will soon be undertaken. On the poor state of the Llangors Common highway it was now recognised that repairs were not the responsibility of Powys CC and that the problem required local action. Grant funding had been secured for a feasibility study of the best management structure and this work was being commissioned. Consideration was being given of how to obtain funding for the much needed road repairs and then for longer term sustainment of the infrastructure. To underpin any grant applications a vision statement for the common had been drawn up based on contributions from local residents and other frequent users.

Cllr Preece explained that the Broadband Cabinet recently erected without permission in the centre of Llangors was not on the highway but on Powys land where permission was required. In his view it should be removed.

14. Reports from Councillors

Cllr Owen was pleased to report that Siop Llangors Shop was achieving its highest ever sales in the run up to Christmas.

Cllr Scully reported that he would be representing the LCC at the upcoming meeting of the Hinterlands Group of local councils.

Cllr Bailey confirmed that he would be away for the January and February monthly meetings and these would be chaired by Cllr Owen as Vice Chair. From March onwards Cllr Jevons would be available for election as Chair and Cllr Scully for election as Vice Chair.

15. Review monthly action list for items not already covered on the agenda

All outstanding actions had been cleared or overtaken apart from action 5 which would be carried over

16. Date, time and venue of the next hybrid monthly meeting

It was confirmed that the next monthly meeting would be on 09/01/2024 at 7 pm in the Pennorth Chapel Hall and be available on Zoom.

Action 9 – To reflect the following matters in the agenda for the January meeting: Deferred consideration of the Biodiversity Policy and consideration of the revised Standing Orders - Cllr Owen

There being no other business the meeting closed at 8.46 pm.

Summary Planning Report – December 2023***Llangors Community Council did not support: -*****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.

BBNPA 23/21931/CON 18/4/23 – Re-consultation due to amendment

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

Applications under active consideration by PCC/BBNPA**BBNPA 23/22440/FUL 17 November 2023**

Proposed change of use of existing leisure and overnight camping site at Tan Troed, and removal of existing buildings, permanent pitches and hardstanding, to create a holiday lodge park comprising 48 lodges, with associated amenity buildings, infrastructure, and landscaping. Address: Tan Troed Adventure Centre , Llangorse, Brecon LD3 7UF.

BBNPA 23/22510/FUL 30 Nov 2023

Single storey extension, remove chimney, cladding to part of existing bungalow. Construction of garage. 29 Maesyfelin Llangorse Brecon LD3 7TS

Applications refused by PCC/BBNPA:**BBNPA 23/21669/CPE 03 Jan 2023**

Application for certificate of lawful use as a hotel (C1) in addition to existing use as a language school (C2), Dwelling Houses (C3) and Assembly and Leisure (D2) Trebinshwn Study Centre Llangasty Tal-Y-Llyn Brecon LD3 7PX

Applications approved by PCC/BBNPA:

None

Applications approved by POWYS CC

None

Planning Correspondence: -

1. BBNPA Weekly planning lists
PCC Planning decision reports

