

**Draft Minutes of Llangors Community Council Planning Application Decision meeting**  
**held at Llangasty Village Hall car park on Tuesday 2 July 2024**

**Members present:** Cllr A Jevons (chair), Cllr D Scully , Cllr S Bailey, Cllr Mrs C Owen, Cllr G Beaven, Cllr Mr D Jones, Cllr Mr C Preece

**In attendance:** None

**1. Welcome and participation rules for the meeting.**

Cllr Jevons welcomed those present and explained that the rules for participation in a normal Council Meeting would apply.

**2. Apologies for absence:** Cllr Helen Quarrell,

**3. Declaration of Interest for agenda items as per Members' Code of Conduct:** None

**4. Consideration of the applications, following members having viewed it online prior to the meeting: -**

**BBNPA 24/22979/FUL 10 JUNE 2024**

Construction of detached garage with storage space at first floor level and car port alongside.  
Conversion of integral garage into playroom.  
Crofty , Tai North, Pen-North Brecon LD3 7EJ.

Following a viewing of the site the members present reconvened to the village hall car park and the application was considered.

Cllr Beaven explained that there had been two other applications seeking permission for detached double garage/carports with space above in the past 18 months and the Council needed to apply consistent standards when considering the current application. Both applications were in the countryside, located some distance away from the parent property and both proposed first floor accommodation that was either already habitable or could easily become habitable. The Council did not support either of these other applications in essence because of concerns that they did not comply with the Authority's design guidance for such buildings. In outcome one was refused permission and the other was withdrawn. The Authority's concerns focused on the proposed locations which it determined were outside the curtilage of the parent properties.

Members recognised that key differences with the current application are that the site is within the Pennorth settlement, the proposed location is within the curtilage of the parent property and although the space above is illuminated with velux style windows it is configured for storage and not habitable accommodation. However, some concerns were expressed about the size of the proposed building compared to the parent although the comparison between the height of the garage and the height of the parent was difficult to gauge as significant site levelling will be required.

After due consideration it was agreed that the application would be supported although the concerns about the height of the proposed building remain and with the proviso that the first floor space would be used only for storage. Cllr Beaven was asked to reflect this position in the Council's response to the Authority.

**5. Consider any other planning applications received.****POWYS 24/0723/HH 19 JUNE 2024**

Installation of an Air Source Heat Pump less than 3 meters from the property boundary.

Site Address: Pistyll , Llanfihangel , Tal-Y- Llyn, Brecon LD3 7TG.

As the location of the proposed heat pump is clearly visible from the road a site visit was optional. Cllr Beaven advised that the planning application had been submitted by the company undertaking the installation work and some of the details were not accurate as for example the location is obviously more than 3 meters from the property boundary. Apart from this anomaly members were surprised that planning permission was needed as the switch to heat pumps is a core component of the government's strategy for achieving net zero carbon emissions. Given these uncertainties it was agreed that the Council would not respond to the consultation.

There being no other business the meeting closed at 7.48 pm.

DRAFT