

Draft Minutes of Llangors Community Council Planning Application Decision meeting
Held at Llangors Community Centre car park on Monday 29 July 2024

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

In attendance: Nick Corlett and wife (the applicant), Steve George (the Architect) also attended the site visit.

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: Hannah Davies (Clerk)

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: -

5. BBNPA 24/22947/FUL 12 June 2024

Refurbishment and extension works to Ty Clay. Tyclai Llangorse Brecon LD3 7TR.

As the Community Councillor who oversees and is representative for planning issues on the Llangors Community Council Cllr Beaven advised that the potential matters for concern were the size of the proposed dwelling, its position on the site and its external appearance.

The dwelling is to be created by extending the existing building by around 60% whereas the NPA Design Guide for this location would normally recommend a limit of 30%. To justify the 60% the application points out that currently there are a number of other habitable buildings on the site that will be removed to more than compensate for the difference. Cllr Beaven advised that the Council was not qualified to judge this planning regulation matter but could still consider the size of the proposed building. After discussion members concluded that as the area of the site is extensive a building of the size proposed would not be out of place.

The Council was aware that demolition of the existing structure and rebuilding towards the rear of the site had been considered and rejected. The proposed building will use much of the existing structure as a core enveloped with added insulation and cladding which was considered to be a more environmentally friendly solution and would allow better landscaping of the extensive land at the rear of the site. Members welcomed the intention to use much of the existing structure rather than create new, to use ecologically sound building materials and methods and to manage the whole site in accordance with Green Infrastructure principles.

The appearance of the proposed dwelling will resemble a building more commonly associated with agricultural use which is intended to better blend in with the countryside location. Members felt that this would not be to everybody's taste but there is no consistent design of houses in the immediate area and the proposal would not be out of place locally.

After careful consideration the Council agreed to support the application.

6. BBNPA 24/22941/LBC

The work is to improve the water tightness of the property, and makes no changes to the structure or shape of the building. The work involves: Removal of existing roof tiles and battens; Inspection of roof trusses and repair work as required; Installation of insulation to areas that are not accessible from the inside of the house; Installation of roofing felt; Installation of new battens; Re-installation of existing tiles and installation of new tiles to replace any broken or missing tiles. Hen Ysgol , Llangasty Tal-Y-Llyn, Brecon LD3 7PX

Cllr Beaven explained that the building is grade 2 star and listed building permission is being sought for the work described in the application. The Council welcomed the intention to carry out the proposed renovation work in this cherished local landmark building.

The Council agreed to support the application.

Cllr Beaven was asked to respond to the consultations.

7. Consider any other planning applications received.

None

There being no other business the meeting closed at 7.39 pm.