
Approved Minutes of Llangors Community Council Planning Application Decision meeting
Held at Llanfihangel Talyllyn Community Hall Car Park on Thursday 3rd October at 6.45pm

Members present: Cllr Mr C Preece, , Cllr G Beaven, Cllr A Jevons (chair), Cllr Helen Quarrell, Cllr Mr D Jones.
In attendance: none

1. Welcome and participation rules for the meeting.

2. Apologies for absence: Cllr Mrs C Owen, Cllr D Scully, Cllr S Bailey, Hannah Davies (Clerk).

3. Absent: Cllr S Denne

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

5. Consideration of the application, following members having viewed it online and the site prior to the meeting: -

POWYS 24/1340/FUL

Conversion of disused barn to dwelling, and installation of package sewage treatment plant
Deri Barn, Llanfihangel Talyllyn, Brecon, Powys LD3 7TF

Cllr Beaven reminded the meeting that planning policy is generally supportive of the conversion of genuinely redundant agricultural buildings into dwellings that will contribute to an identified need for affordable housing to meet a local need providing the building is suitable for conversion without extensive alteration, rebuilding or extension, and providing the creation of a residential curtilage would not have a harmful effect on the character of the countryside.

Having viewed the site members felt that the proposal had the potential to meet the urgent local need for affordable housing but there were a number of concerns that were not adequately addressed by the application. These include that the building is of single skin brick construction with some signs of structural weakness that need to be professionally assessed. The two relatively small extensions that are proposed to accommodate toilet and bathroom facilities are acceptable but the relatively large extension to increase the volume of living accommodation is questionable. Ownership of the access lane is unclear and it requires significant improvement to make it suitable for residential use. The site currently lacks electrical services and it is unclear how this utility will be connected.

Given these significant concerns it was agreed that the Council could not support the application.

A further concern was that the proposal would in the future potentially form part of a justification for further development of the field as being infill between the new dwelling and the existing settlement. It was felt that any approval of this application should be conditioned to prevent such claims.

6. Consider any other planning applications received. None

Cllr Beaven to respond to the consultation.

There being no other business the meeting closed at 7.10 pm.