

Draft Minutes of Llangors Community Council Planning Application Decision meeting
Held at Llanfihangel Talyllyn Community Hall Car Park on Saturday 19th October at 9.45am

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

In attendance: none

- 1. Welcome and participation rules for the meeting.**
- 2. Apologies for absence:** Cllr Mrs C Owen, Cllr Helen Quarrell, Cllr Mr D Jones., 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 24/1411/OUT

Outline - Erection of affordable self-build dwelling (some matters reserved)

Site Address: Talyllyn Glamping Site, Talyllyn, Brecon, LD3 7TD

Cllr Beaven reminded the meeting that Strategic policy no 6 in the Powys Local Development Plan states that outside of settlements, strict control will be exercised over new development proposals. Development proposals will need to comply with relevant national planning policies including PPW and TANs including specifically TAN6.

In this respect the Welsh Government advice in TAN 6 states that possible methods of meeting the need for affordable housing, as defined in TAN 2 include 'directly by the intended occupier'. TAN 2 then requires that affordable housing in rural areas must be supported by a rural exception site policy and rural exception sites should be small, solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.

TAN 6 also states that one of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

In discussion all members present expressed their sympathy with young people who are not able to purchase their first house due to the high local prices and lack of affordable developments. There was also a reminder that a number of Talyllyn residents objected to the original application (21/1789/FUL) to develop the site with amongst their concerns being that there would be no one permanently on the site to deal with noisy holiday makers and also that the proposed holiday accommodation would represent the 'thin end of a wedge' and lead to further development of the site. These concerns were not accepted by the authority at the time as the operator of the site lived close by and any future developments would be covered by further applications.

Despite their wish to help the applicant the members present were well aware of their duty to protect the countryside and of the strictly limited exceptional circumstances when residential development in the countryside is acceptable. In this respect the proposed site is located some distance from both Llanfihangel Talyllyn village and the hamlet of Talyllyn and does not therefore satisfy the site selection requirements of Tan 2. Similarly no convincing evidence has been put forward to justify why accommodation on the site is essential for the operation of the approved development as required by TAN 6. Also no such residential accommodation

was included as part of the original planning application for the site and the need suggested by objectors at the time was not accepted by the authority.

After careful consideration it was agreed that the current application did not satisfy any planning policies that would exceptionally allow an affordable dwelling to be built on the proposed site in the countryside and therefore the Council would oppose the application.

6. Consider any other planning applications received. None

Cllr Beaven to respond to the consultation.

There being no other business the meeting closed at 10.15 am.

DRAFT