
Draft Minutes of Llangors Community Council Planning Application Decision meeting**Held at Llangasty Village Hall Car Park on Saturday 21st December at 9.45am**

Members present: Cllr Mr C Preece, Cllr G Beaven, Cllr A Jevons (chair), Cllr D Jones, Cllr Helen Quarrell.

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 Evans.

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: -

BBNPA 24/23392/FUL

Conversion of a redundant lambing shed to one bedroom holiday accommodation. The Coach House, Cynghordy, Llanhamlach Brecon Powys. (Redundant lambing shed adjacent to Coach House, Cynghordy Farm, Pennorth Brecon LD3 7EX).

Cllr Beaven advised that the site is in a countryside location where the development of new housing is strictly controlled, however, planning regulations support the repurposing of redundant buildings in the countryside providing they are sound and suitable.

Members present recognised that the existing agricultural building would be large enough for a modest holiday dwelling with adequate parking being provided on the other side of the road. A small extension is being proposed but this would be solely to compensate for the loss of bat friendly habitat. The building is already connected to mains water and equipped with a small area of solar panels which will be extended to become the only power source for proposed conversion. A new sewerage treatment plant will be provided. A number of measures are planned such as a grass roofing and hedging to screen the proposed conversion from the road and the wider countryside.

Although the building was no longer used as a lambing shed some concern was expressed as to whether it was genuinely redundant from its current use for sheltering horses. The applicant had pointed out that the horses in question were very old and frail and temporary shelter would be provided if needed which was accepted. A further concern was that if approved for holiday accommodation in the longer term the building might become permanently occupied and then used as the justification for a successful application to build a house on the site which would be undesirable in such a prominent and isolated position. During the site visit the applicant mentioned an earlier Shepherd's Hut development close by which was briefly discussed although without knowledge of the detail.

After careful consideration members agreed that the application would be supported.

6. Consider any other planning applications received, following members having viewed it online and the site prior to the meeting: -

Cllr Beaven to respond to the consultations.

There being no other business the meeting closed at 10.00 am.

Subsequent to the meeting Cllr Beaven examined the planning application for the Shepherd's Hut development which was approved in 2017 when after visiting the site the Council supported the application.

After the meeting the members present were advised of this by email and Cllr Beaven also drew their attention to the NPA approval of that scheme which includes conditions that limit the use of the hut structures to holiday accommodation only and occupancy during the winter period.

In his email Cllr Beaven proposed that the member's agreement to support this application could attract similar conditions which would then reflect their concerns about the longer term implications and would also be consistent with the significant concerns expressed by the Council about the whole year occupancy of other recently proposed holiday developments in the area.

When responding two members were unsure of the need for an occupation restriction as the building is small and will not impinge on the environment. They also support the need to extend the visitor season, where possible, to allow local businesses to benefit during quieter winter times although they would accept the majority view. However, a majority of three members supported the proposal to submit the following response to the consultation.

'After careful consideration the Llangors Community Council supports the application on the basis that the converted lambing shed will be used as holiday accommodation only and not be occupied as a person's main or sole residence and that the converted lambing shed will only be occupied between the 1st February and 31st October in any one year'.

DRAFT