
**Minutes of Llangors Community Council Planning Application Decision meeting
held at the Llangors Community Hall Car Park on Wednesday 11th June 2025 at 7.15 pm**

Members present: Cllr G Beaven, Cllr A Jevons (chair), Cllr Helen Quarrell, Cllr D Scully

In attendance: none

1. Welcome and participation rules for the meeting.

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

3. Absent:

4. Declaration of Interest for agenda items as per Members' Code of Conduct: Cllr Mr C Preece.

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

BBNPA 25/23815/FUL Lower ground floor and ground floor extension"

Ty'r Cwm, Gilfach Farm, Llangorse Brecon LD3 7UH

Members present recognised that the property is essentially a ground floor bungalow over a lower ground floor storage area and garage set into a sloping site located in open countryside but well screened by the buildings of the adjacent Activity Centre. The proposal involves the provision of a ground floor garden room extension over a new second garage at lower ground floor level. The property is not visible from the highway or any immediate neighbouring properties although there is a public footpath nearby.

The Members present felt that the proposed extension would not look out of place but as the property is set into the hillside it will require excavation of an area of what is a well-managed nature friendly garden. However, members present recognised that the extra lower ground floor storage would overcome the current need for a number of small sheds and these would be removed to create a compensating green space.

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

Cllr Beaven to respond to the consultation.

6. Consider any other planning applications received.

None were considered.

There being no other business the meeting closed at 7.30 pm.