

Minutes of Llangors Community Council Planning Application Decision meeting
held at the Llangasty Community Hall Car Park on Tuesday 24th June 2025 at 7.00 pm

Members present: Cllr G Beaven, Cllr A Jevons (chair), Cllr Mrs C Owen, Cllr Mr C Preece, Cllr D Jones, Cllr D Scully.

In attendance: none

1. Welcome and participation rules for the meeting.

2. Apologies for absence: Cllr S Bailey, Cllr Helen Quarrell, Hannah Davies (Clerk).

3. Absent: none

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 25/22858/FUL 28 May 2025

The Change of use of land and buildings from overnight accommodation by school children using the facilities at the Outdoor activity centre to the use of land and buildings for overnight holiday accommodation and 3 additional holiday cottages including reconfiguration of existing car parking and enhancement to existing on-site restaurant. Royal Oak Camp Llangorse Brecon LD3 7TR.

After the Cllr Jevons opened the meeting Cllr Beaven reviewed the background to the above application.

He explained that planning application 23/21931/CON sought to amend the conditions of an extant approval in order to replace the 27 ex-PGL accommodation units with 15 accommodation pods of two different designs. The Council expressed a number of concerns in particular with the design of the Snowdon pod and its potential for light pollution. A number of design features were introduced to ameliorate this potential problem and the application was approved with conditions that further reduced the potential for light pollution. The conditions from the extant approval that limited the occupancy of the pods to school children during the summer months only were reintroduced.

Planning application 24/22850/FUL sought to allow occupation of the already approved pods by other family members and for the whole year. This application also proposed the conversion of some existing buildings into holiday accommodation and a restaurant. The Council had a number of concerns particularly as it appeared that the design features and conditions that would reduce light pollution were being dropped. Also that the ecological impact of occupation during the winter period had not been adequately assessed and there was insufficient information on how the site would be operated. After a PAD attended by the applicant further information and re-assurances were provided on these matters. Subsequently the Authority also confirmed that should the application be approved a 9 month occupancy restriction would apply.

The application was re-consulted several times and for the most recent submission the Council expressed satisfaction that its concerns had been largely addressed and that in these circumstances, the Council would normally have supported the above application. However, the Council did not support the application because it was underpinned by the variation of condition application 23/21931/CON. The Council recognises that this earlier application has already been granted planning permission but the Council's concerns over the suitability of the Snowdon Pod for this sensitive location were not fully addressed. Consequently the Council was not fully content with the redevelopment of the Royal Oak Camp site as described by both applications which could be implied should the Council support the current application. This application was recently withdrawn.

The scope of the current application 25/22858/FUL is essentially the same as the recently withdrawn 24/22850/FUL but with some new or revised supporting documents. From an initial review of the supporting documents it was apparent that none of the previously provided reassurances and additional material provided by the applicant on the Council's key concerns has been incorporated. When the applicant was made aware of this situation a number of updated documents were submitted to the authority.

Cllr Beaven said that the June 25 version of the Planning Statement provides welcome clarity and he drew attention to Paragraph 3.20 which states that "The effect of this proposal is to seek consent for the use of the site for persons whom are not school children for a period of 9 months of the year, this representing an increase in season use by 2 months of the year. The scheme also seeks to convert some existing building to holiday accommodation.". Also to Paragraph 6.13 which states that "The Applicant's intention has always been to develop upon the previous applications at the Site and, except where changes are sought, is to carry forward the previous designs and approval conditions. In this respect it has been confirmed with Officers that the Snowdon pods will be built with a solid roof in accordance with the approved drawings and the condition requiring the blinds to be closed during dusk will be maintained. For example, the re-imposition of Condition 9 of permission 23/21931/CON would be included. This document also includes the previous reassurances regarding the operation of the site.

The Planning Statement explains that that the withdrawal and resubmission of essential the same application was needed to allow the proposals to be assessed against the new Technical Advice Note (TAN) 15 regarding flood policy in Wales which was updated in March 2025.

Cllr Beaven advised that in light of the highlighted statements in the June 25 version of the planning statement he was confident that the Council's conclusions reached at the end of the most recent consultation on 24/22850/FUL were still valid for the current application. After further discussion and careful consideration members present supported this view and agreed that following a suitable preamble the wording of the previous submission could be reused.

Consequently, the Council did not support application 25/22858/FUL because it is underpinned by the variation of condition application 23/21931/CON. The Council recognises that this earlier application has already been granted planning permission but the Council's concerns over the suitability of the Snowdon Pod for this sensitive location were not fully addressed. Consequently the Council is not fully content with the redevelopment of the Royal Oak Camp site as described by both applications which could be implied should the Council support the current application.

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.