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**Minutes of Llangors Community Council Planning Application Decision meeting  
held on the Llangasty Community Hall Car Park on Saturday 1<sup>st</sup> November 2025 at 9.45 am**

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

**In attendance: none**

**1. Welcome and participation rules for the meeting.**

**2. Apologies for absence:** Cllr S Bailey, Cllr D Scully, Cllr Helen Quarrell, Cllr Mr C Preece, Hannah Davies (Clerk).

**3. Absent:** None

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

**5. Consideration of the applications, following members having viewed them online and both sites prior to the meeting: -**

POWYS 25/1467/HH Extension to existing garage, and replacement outbuilding. Llyswyddog , Llanfihangel Tal-Y-Llyn, Brecon, LD3 7TF.

Having visited the site the members present noted that although clearly visible from the highway and in a prominent location the infill between the existing property and the garage and the extension to the front of the garage would not be too obtrusive. Also although some of the existing off-street parking would have to be surrendered the remainder would still be sufficient.

The existing garage within the back garden is unsightly and its potential exit to the highway lacks adequate sight lines, consequently there were no concerns over the proposal to demolish this redundant building. Cllr Beaven pointed out that the NRW consultation submission had already covered the potential issues regarding roosting bats and the disposal of waste material. The replacement building to be sited at the rear of the back garden will be well screened by the existing hedge.

It was agreed that the application would be supported.

BBNPA 25/24134/FUL Installation of ground-mounted solar panel arrays in garden/pasture area. Hen Ysgol, Llangasty Tal-y-llyn, Brecon, Powys, LD3 7PX.

Members present agreed that the site visit confirmed that the proposed location is already well screened by existing hedges and trees and the installation will not be visible from the highway or the local public footpaths. The existing trees also already provide screening from the churchyard and any remaining concerns will be addressed by the proposed new planting. The agent also confirmed that the proposed arrays will be secured with ground screws.

It was agreed that the application would be supported. Cllr Beaven pointed out that although the proposed visibility mitigation from the churchyard, through new planting, is described in the Landscape Impact document it is not shown on any of the plans. His proposal that the Council's support for the application should be on the basis that these mitigation measures are added to the plan or become an approval condition was also agreed.

Cllr Beaven to respond to both consultations.

**6. Consider any other planning applications received.**

None were considered.

There being no other business the meeting closed at 10.05 am.