

Draft Minutes of Llangors Community Council Planning Application Decision meeting
held on the Llanfihangel Talyllyn Community Hall Car Park on Saturday 8th November 2025 at 9.15 am

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

In attendance: none

1. Welcome and participation rules for the meeting.

2. Apologies for absence: 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: -

BBNPA 25/24130/FUL

Siting of two shepherds huts on Agricultural land. Land south of Llanfihangel Talyllyn Brecon LD3 7TE..

Having visited the site the members present noted that the proposed locations for the shepherds huts are in open countryside although some distance and barely visible the narrow lane. Existing access arrangements are satisfactory. This not a through-road serving only a small number of rural properties and farm activities although it does form part of a popular foot path from the village to Llangors Lake.

The applicant confirmed that a mains water supply is already provided onto their land holding although a little distance away from the proposed locations. However other than general statements the application lacks any detail about the required solar panels and battery pack or where a local sewage system and soak away would be located and whether any such arrangement is feasible without potential detriment to nearby water courses. Also absent is any mention of the potential need for a dry storage facility for logs and LPG cylinders.

Despite the application's claims the local benefits will be minimal as the holiday accommodation will be serviced by the applicant's family and the shepherd huts will be constructed by a company based in Welshpool. The applicant does not envisage offering holiday accommodation during the winter period.

After careful consideration members present felt that the scheme had potential but they could not give it full support given the lack of information about the size and location of the required solar panels and battery storage system, the potential need for a dry storage facility for logs and LPG cylinders and the location and feasibility of a private sewage system at both locations. The lack of local benefits was also disappointing. To be consistent with other recently permitted holiday accommodation in the area occupancy should be between 1st February and 31st October only.

It was agreed that the application would not be supported for these reasons.

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 10.00am.