

Draft Minutes of Llangors Community Council Planning Application Decision meeting**held on the Llanfihangel Talyllyn Community Hall Car Park on Saturday 13th 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, Cllr D Scully, Cllr C Preece.

In attendance: none

1. Welcome and participation rules for the meeting.

2. Apologies for absence: 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 applications, following members having viewed them online and both sites prior to the meeting: -

POWYS 25/1582/HH

Creation of car parking. Y Fronwen, Llanfihangel Talyllyn, Brecon, LD3 7TL.

The members present recognised that there is a significant on-street parking problem in the village and this application would create four off-street parking places that may provide some easement. Having visited the site the members considered that the proposed changes to the appearance of the frontage of the two properties affected would not be significantly detrimental but ensuring safe exiting from some of the proposed new parking spaces could represent a challenge when vehicles are parked in the road nearby. However, any risk would be minimised when the parked vehicles exit from these new spaces in a forward direction. After careful consideration the members agreed that the Council could support the proposal providing that all parked vehicles exit in a forward direction.

POWYS 25/1544/RES

Application for reserved matters following the approval of 21/0402/OUT for the erection of replacement dwelling and associated works. Mobile Home, Cymru Deg Market Garden, Llan-y-wern, Brecon.

Cllr Beaven explained that this application is very similar to POWYS 23/1651/RES which was considered at a PAD in December 2023 when, unusually, the Council concluded that it would not submit any comments. In the event Powys CC refused permission and this new application provides an opportunity for the Council to reconsider its previous position in light of the reasons given for the refusal.

Cllr Beaven then reviewed the background to the current application following the briefing note that is attached to these minutes. The members present then reviewed the options detailed in the briefing and agreed that the conclusions they reached in 2021 for the outline application (POWYS 21/0402/OUT) were still valid. The current application would therefore be supported in principle providing any new building satisfies the provisions of the POWYS Local Development plan. It was agreed that the previous comments could be submitted again to the current consultation.

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.

Briefing note for POWYS 25/1544/RES

Application for reserved matters following the approval of 21/0402/OUT for the erection of replacement dwelling and associated works. Mobile Home, Cymru Deg Market Garden, Llan-y-wern, Brecon.

Introduction

The current application (above) is virtually identical to POWYS 23/1651/RES which was considered at a PAD in December 2023 when, unusually, the Council concluded that it would not submit any comments. In the event Powys CC refused permission and this new current application provides an opportunity for the Council to reconsider its previous position in light of the reasons given for the refusal.

Background

In October 2020 a certificate of lawfulness was granted by Powys CC for the existing use of a caravan as a single dwelling house located at the Cymru Deg Market Garden, Llan-y-wern, Brecon. The Community Council were not consulted and it was never clear to the Council whether at that time the caravan was habitable.

In March 2021 an outline planning application 21/0402/OUT 17/3/21 was approved to replace the caravan with a substantial permanent dwelling. The Community Council agreed to support this application, on the basis that Powys CC ensures that the application and the certificate of lawfulness complies fully with then current Local Development Plan (LDP) policy.

In December planning application 2023 POWYS 23/1651/RES addressed the reserved matters providing elevations, floor layouts and other details of a proposed dwelling on the foot print set out in the outline planning application. At the PAD on the 16th December it was felt that although the principle of replacing the existing caravan was acceptable the proposed house was more imposing than had been anticipated and a bungalow would be more appropriate for this rural location. Should the other properties in the area be bungalows there would be grounds for objecting to the proposed house but if the other properties are houses there would be no grounds for the Council to comment. Cllr Beaven was asked to confirm what exists and respond to the consultation accordingly.

An examination of Google images confirmed that there is a single substantial house close to the site of the caravan which would undermine the case for restricting the new build to a bungalow. In these circumstances there was no basis for responding to the consultation.

The POWYS CC Planning Officer's had concerns with the application that focussed on criteria 3(i) of policy H9 of the Powys LDP (2018) which states that: 'Development proposals to replace existing habitable dwellings will be permitted where they comply with the following criteria: - 3(i) The replacement dwelling shall be located within or adjacent to the footprint of the former habitable dwelling and reflect the form, size and scale of the former habitable dwelling unless there are demonstrable planning advantages to be gained from deviating from the former dwelling's orientation, position or size.'

The Planning Officer concluded that regarding criterion 3(i), the proposed replacement dwelling is not of the same scale, form, size and appearance as the existing dwelling. The existing unit on site measures approximately 36 square metres in floor area compared to the new dwelling of over 310 square metres. The new dwelling almost 9x larger in scale than the existing. It is recognised that the existing dwelling is single storey and the proposed dwelling is two storey. No planning advantages have been provided to the LPA to deviate from the former dwelling's size and appearance.

The principal reason for refusal was given as 'The proposed development is not of the same scale, form and size of the original dwelling house. Insufficient information has been provided to demonstrate any planning advantages to deviate from the former dwelling's size and appearance. The development is therefore not considered acceptable and is contrary to policies DM13 and H9 of the adopted Powys Local Development Plan.'

Current Application

POWYS 25/1544/RES Application for reserved matters following the approval of 21/0402/OUT for the erection of replacement dwelling and associated works. Mobile Home, Cymru Deg Market Garden, Llan-y-wern, Brecon.

This application is a fresh attempt to secure approval for a two storey house to replace the existing caravan however as detailed in the supporting document titled RESPONSE TO CONDITION 1 DETAILED DESIGN the scale of the proposed building has been reduced by an amount from that refused in 2023. This also document provides comparisons with the size of building proposed in the plan submitted for the outline application. This comparison is reproduced as Annex. The Planning Officer's assessment of the outline application stated clearly that they consider the Principle of Development to be that 'Consent is sought in outline and all matters reserved and therefore the design, location scale of the dwelling will be considered at the time of reserved matters.'

When considering this current application the following options could be taken into consideration:

Support – This would reflect the Council's previous support for the outline application. The submission at that time implies that this support is conditional on the proposal satisfying policy H9 of the LDP. The current application still fails to satisfy H9.

No Response – This would be consistent with the Council's position in 2023.

Does not support/Oppose – This would reflect a reconsideration from 2023 in light of a better understanding of the implications of earlier approvals resulting from Powys CC refusal of the 2023 application. The Council's previous conclusion that the principle of replacing the existing caravan was acceptable although the proposed house was more imposing than had been anticipated and a bungalow would be more appropriate for this rural location could still be valid and therefore a submission based on this conclusion would not represent an inconsistent approach.

Annex – Extract from document RESPONSE TO CONDITION 1 DETAILED DESIGN

'The original outline planning consent for the replacement dwelling (21/0402/OUT) granted on 31 October 2022, was based upon a building with maximum dimensions of:

Maximum Width 14.0m

Maximum Depth 12.0m

Maximum Ridge Height 9.5m

The submission responding to reserved matters, validated on 5 December 2023, was built upon a dwelling with dimensions:

Width 13.9m

Depth 10.7m

Ridge Height 9.0m

That submission (23/1651/RES) was regarded as being of an unacceptable scale even though it described a building of smaller dimensions than that attracting outline consent. The 'reserved matters' application was refused, primarily because of scale, on 30 June 2025.

This statement is accompanied by a plan describing a smaller dwelling with dimensions of:

Width 12.7m

Depth 9.5m a further 19% reduction in footprint.

The drawing illustrates the reduced footprint and the southern elevation as a basis for discussion. The three further elevations will follow depending upon that discussion. However, whilst appreciating the LPA's

standpoint, the fact is that from the original, consented, maximum footprint of 168m², the plan now submitted at 116m² offers a 30% reduction in footprint. The building now proposed does respond to that ambition, but further reduction in size brings into question the viability of delivering a home.'

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