

Draft Minutes of Llangors Community Council PAD Meeting
Held on Tuesday 5th May at 18:00 at the car park of Llangors Y&CC

Members present: Cllr A Jevons (Chair), Cllr G Beaven, Cllr C Owen, Cllr D Scully, Cllr H Quarrell.

In attendance: Hannah Davies (Clerk)

1. Welcome and participation rules for the meeting – Chair

The Chair reminded all in attendance of the participation rules for the meeting.

2. Apologies for absence

Cllr C Preece, Cllr D Jones, and Cllr S Bailey.

3. Declarations of interest for agenda items as per Members' Code of Conduct

None raised.

4. Consideration of the following planning matters, members having viewed the recently presented documentation online prior to the meeting.

Planning Applications:

- a) BBNPA 26/24535/FUL - St Michael's Church, Cathedine, Brecon Powys LD3 7SZ - *Change of use to single domestic property including single storey glazed link, various internal and external modifications, new driveway and parking, installation of new sewage treatment plant and new garage/workshop.*
- b) BBNPA 26/24536/LBC - St Michael's Church, Cathedine, Brecon Powys LD3 7SZ - *Change of use to single domestic property including single storey glazed link, various internal and external modifications, new driveway and parking, installation of new sewage treatment plant and new garage/workshop.*

Both applications BBNPA 26/24535/FUL and BBNPA 26/24536/LBC refer to the same property for which, some members visited the site prior to the commencement of the meeting. The plans were discussed by Councillors including the plans for parking, services including soakaways, electric and water, and the presence of bats. The members present noted that the only proposed change to the external appearance of the building would be a very modest glass enclosed walkway which would not be visible from the highway. The proposed new access point from the highway to the proposed parking area would be an adequate distance from the existing acute entrance to Tower House and this feature would also provide much need parking for visitors to the churchyard. The land to be used for the parking area will require significant levelling but this will be below the level of the highway and is unlikely to be obtrusive. It was also noted that the existing hedge is to be relocated in order to provide the necessary visibility splays although experience on other local sites indicates that such action is rarely successful and new planting is needed. No information is currently available for the location of the proposed new sewage system although the soakaway test pits suggest that it will be above the level of the building which is unlikely. NRW are already seeking further information. The church tower is a significant bat roost which will have to be protected particularly during the construction phase.

After careful consideration members concluded that the proposals would represent a welcomed repurposing of this local landmark which they would support.

- c) POWYS 26/0372/HH - Y Deri , Llanfihangel Tal-Y Llyn, Brecon, Powys LD3 7TE - *Demolition of existing extension and replacing with new sustainable extension.*

It was noted that this was a re-submission of a previously withdrawn application which the Council supported. It is understood that the earlier version of the Ecology Statement was misleading regarding the level of disturbance to a

maternity roost for soprano pipistrelles which will not be lost as a result of the development, although disturbance is acknowledged as likely. Concerns were expressed by both Natural Resources Wales, and the planning ecologist of Powys County Council and in an effort to clarify matters, a letter was issued by Morgan Ecology, dated 6 January 2026. However, Powys County Council considered that the letter, and the original ecological report, were conflicting in their findings and advice, and asked that the owners withdrew their application until such time that they were able to fully clarify matters. The new document included with this new application is intended to be the definitive statement with respect to the status of the various bat roosts/species at the property, and to confirm, which of such roosts would be directly impacted by the development.

After careful consideration, all members were in agreement to support the application. The Clerk will respond to the consultation.

5. Consider any other planning applications received

There had been no other planning applications received.

There being no other business the meeting closed at 18:16.

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