

Draft Minutes of Llangors Community Council PAD Meeting
Held on Saturday 17th October 2026 at 9:15am in the car park of Llangasty Community Hall

Members present: Cllr G Beaven, Cllr C Owen, Cllr S Bailey, Cllr D Jones, Cllr I Roberts and Cllr L Clausen

In attendance: none

1. Welcome and participation rules for the meeting

All agreed that Cllr Beaven would chair the meeting. He explained to the new members present that the PAD is a full meeting of the Council and all of the normal rules apply.

2. Apologies for absence

Cllr H Quarrell, Cllr D Scully, Cllr A Jevons, Cllr C Preece and Hannah Davies (Clerk)

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

None.

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

Planning application POWYS P/26/1026/FUL

Erection of a dwelling, including the creation of vehicle parking and associated works. U0199, LLANFIHANGEL TAL-Y-LLYN, BRECON.

Cllr G Beaven explained that although access to the application documentation had been limited due to problems with the new Powys County Council planning portal they were available online that morning. Also it had not been possible to view the previous application due to similar ongoing problems with the old Obis planning portal. Fortunately at least one of the Councillors present was involved at the time and had a good memory of the key features of that approval.

Cllr Beaven then explained that the current application seeks planning permission for a single open-market dwelling on a plot previously granted permission for three affordable housing units. These formed part of a 9 dwelling scheme that was approved in 2011 with a S106 agreement, which states that only five dwellings can be constructed before the affordable housing must be constructed. The five completed houses were sold as serviced plots to self-builders and the affordable housing site has been marketed for sale since 2023 on the same basis. No offers have been received despite the price being reduced from £165,000 to £120,000. Registered Social Landlords were contacted but none were interested in this location.

Cllr Roberts added that pre-application advice was sought by the applicant but although a copy of this had been included with the application, it appeared to have been redacted from the application form. Another viability assessment document was also not provided. Cllr Roberts explained that he was aware of significant grants that were available from the Welsh government that are intended to kick start affordable developments and these may offer an opportunity to reduce the price of the land.

Cllr Roberts suggested that should the application be successful the value of the plot would be enhanced and this should be recognised with a planning gain condition to benefit the local community. Cllr Jones added that according to the documentation a separate application would be needed to modify or remove the current Section 106 agreement and this may be an opportunity make further comments.

Cllr Beaven said he considered that a standalone development of affordable housing is unlikely to be viable as it would not benefit from the cross subsidy that is inherent when affordable units represent a small proportion of a larger development of free market housing. With the Dol Pistyll development the business model of selling individual plots for self-build has meant that the three affordable units have become a standalone development and it is not surprising that there has been no interest in the marketing of this plot.

Cllr Beaven recalled that there was a strong local social media reaction following a recent unsuccessful application to build as single affordable house in the area directed at both the Community and the County Councils showing much exasperation over the planning process which appears powerless to help satisfy this need for this type of housing.

After due consideration of the issues involved the members present considered the provision of affordable housing to be a fundamental feature of the Dol Pistyll approval that must be honoured by the applicant irrespective of the potential need for sacrifices or subsidies. Its viability should not be judged on the same terms that were applicable to the free market housing on the remainder of the site and for this reason the Community Council would not support this application.

Cllr Beaven was asked to draft a suitable consultancy response for further consideration before submission.

5. Consider any other planning applications received

There had been no other planning applications received.

There being no other business the meeting closed at 9.45am.