

Llangors Community Council Annual Public Meeting 2025 – Planning Report

The planning process was described in some detail at the Community Council's Annual Public Meeting last year and this is now summarised to help understanding of the detailed information later in this report.

All planning applications are submitted to the Local Planning Authority which for the Council's area is mostly the National Park Authority but it is also Powys County Council for the area around Llanfihangel Talyllyn. All the submitted planning documents are displayed on these organisations' websites.

All planning applications have to be subjected to a consultation process where certain organisations are formal consultees and the public can also submit views. The Community Council is a formal consultee for all planning applications affecting our area.

The Council considers and decides how to respond to these planning application consultations at special meetings of the full Council which are called Planning Application Decision meetings or PADs for short. These meetings are minuted and the Council's decision and comments are set out in a consultation submission which is sent to the relevant Local Planning Authority. In general the Council either supports or opposes a planning application but often it submits more reasoned views for why it does not support an application providing an explanation of where the Council believes that changes are needed.

Last year the Annual Public Meeting was delayed by the general election and was held in July. Nevertheless, the following information covers the 12 months from the beginning of April 2024 to end of March 2025.

During this period the Council has considered 22 planning application consultations. This figure is similar to but not exactly the same as the number of planning applications that affect the Council's area as some applications were consulted more than once and for various reasons others are not subjected to the full consultation process. In order to consider these consultations the Council held 15 PAD meetings all of which included a visit and viewing of the application site. This figure is less than the total number of consultations because whenever possible more than one application was considered at a single PAD meeting or when appropriate the consultation was considered at a routine monthly meeting of the full Council.

Of these 22 consultations 4 were from Powys County Council and 18 from the National Park.

After careful consideration the Council supported 14 of these proposals, opposed 2 and did not support 4. On two occasions the Council chose not to respond at all.

Out of the 14 applications that the Council supported 9 have been subsequently approved and a decision is still awaited for the remaining 5.

One of the applications that the Council opposed was withdrawn and the other was re-consulted after further information was provided by the applicant and on this occasion the Council did not support the amended application.

Out of the 4 that the Council did not support one has been approved and a decision is still awaited for the other 3. Interestingly as part of this approval decision conditions were imposed that addressed many of the Council's outstanding concerns.

The Council chose not to respond to one consultation as it was aware that further information was about to be submitted which as it turned out resulted in a re-consultation. For the other the Council did not consider that consultation (or even planning permission) was needed although the application was approved.

The most significant applications that have been considered during this period cover the redevelopment of the ex PGL/Acorn Adventures sites at the Royal Oak Camp and Tan Troed. Both involve the same developer Green Parks Ltd.

The Tan Troed application originally proposed 48 holiday lodges on the ex PGL site just to the north of Llangors village. There were several public meetings on this proposal where residents expressed concerns and objections. Although the developer listened to these comments very few changes were made that responded directly to the issues raised. After negotiations with the planning authority the number of units was reduced to 40 and following a re-consultation the application was approved after being considered by the National Park Planning Committee. Another significant change from the proposed scheme was the imposition of a 9 month occupancy restriction.

Royal Oak Camp is the ex PGL site right next to the Llangors lake. A first planning application proposed swapping the then existing accommodation pods for 15 lodges with 7 of these being of a radical golf ball design. Although the Council expressed a number of concerns approval was given although as the application was in the form of an amendment to the site plan this approval retained some original conditions particularly those restricting the site's use to 6 months occupation by school children only.

Not unexpectedly a second full application proposed a change of use from school children to families, an extension to full year occupancy and also conversion of the existing buildings to holiday accommodation including a restaurant. The Council again had a number of significant concerns and initially opposed the application. However after a number of the relevant matters were later clarified by the applicant the Council revised its decision to not Supporting. After a further re-consultation it became known that if approved a 9 month occupancy condition would be applied but the Council still felt unable to give full backing to the scheme and currently does not support the proposal. A decision is still awaited and it seems likely that the application will be considered by the full Planning Committee.