

Minutes of the Planning Meeting held at the Village Hall on Tuesday 25th October 2011 at 7.30pm.

Present: Mrs Margaret Price, Mr David Filsell, Mrs Elizabeth Gibbs, Mr Brian Griffiths, Cllr Rosemarie Harris, Mr George Moretta and Mr David Williams.

1. **Apologies for absence:** Mr Chris Jenkins, Mr David Mantle and Mr Paul Lindoewood.
2. **Declaration of interest in items of business listed below:** EG declared an interest in item 4ii.
3. **The minutes of the meeting held on 27th September 2011 were approved and signed by the Chair** (prop. GM and sec. EG)
4. **Planning Applications:**
 - i. **11/ 06647/FUL** - Reconsultation due to amendment on planning application for construction of 5 detached dwellings on land at Castle Road. These technical changes do not change the views of the Community Council, already expressed. The fundamental objections still remain. This development would have a detrimental effect on the whole Village.
 - ii. **11/07206/FUL**- New house at Glan Yr Afon, Castle Road, Llangyndir - Castle Road is a very narrow lane and any increase in traffic will cause difficulties. Part of the site is outside the settlement boundary. The design is thought to be out of keeping with the vernacular. Concerns about a building with so many outside walls being energy efficient were also raised. The Nant Y Ail stream also lies outside the settlement boundary. This stream is important to farmers downstream for watering stock. The lower reaches already tend to dry up in dry periods and the proposed diversion of the stream onto the site is likely to exacerbate this. This is also likely to cause a reduction in biodiversity rather than the increase suggested by the architect.

If the plans are passed, there is a culvert under the road which takes the stream down the boundary. Care would need to be taken to avoid damage to the culvert area and to the stream bed. Any mismanagement of this water could cause problems further downstream.



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5. **Planning Approvals Received:**
 - i. **11/07017/FUL**- Ground mounted photovoltaic panels at The Garth, Llangynidr
 - ii. **11/07062/FUL**- Garage and carport at Rhiwgarn, Llangynidr

6. **Planning Refusal of Permission Received: none.**

Nicky Williams - Clerk