

CYNGOR CYMUNED LLANGYNIDR COMMUNITY COUNCIL

**Minutes of a Planning Meeting held in the Village Hall on 30th
October 2012 at 7.30pm.**

Present: Mrs Margaret Price(Chair), Mr George Moretta, Mr David Williams, Mr David Filsell, Mr Gene Taylor, Mrs Rosemarie Harris, Mr Chris Jenkins, Mr David Mantle and Mrs Elizabeth Gibbs.

Guests: Mr Andrew Bevan and Mr Martin Young.

- 1. Apologies for absence:** Mr Paul Lindoewood & Mr Brian Griffiths.
- 2. Declaration of interest in items of business listed below:** None.
- 3. The Minutes of the meeting held on 25th September 2012:** were approved and signed by the Chair. Proposed by GM and seconded by EG.
- 4. Planning Applications:**
 - a. Outline planning application and reconsultation: 19, Erw Bant. Proposed new dwelling. 12/08260/OUT-** Three Community Councillors visited the site, two with local residents and one alone. The local residents were keen to show Councillors the sloping nature of the site, risking any new building, over-shadowing of established residences. Representations from these neighbours were felt to be fair.

Powys County Council Highways Department has already been consulted on the Cwm Crawnnon entrance to the site. The entrance may have the effect of widening the road at point of entry which one Community Councillor found unwise. Speed of traffic, a nearby concealed entrance, and the lack of a pavement were all felt to contribute to the concern about the proposed access. Access to Pen-yr-Ale Lane has yet to be established but should consider the difficult nature of the left turn towards the village.

The loss of hedgerow from the establishment of these new entrances was a concern to one Councillor, although one of the guests pointed out that the hedges would mostly be displaced rather than removed. The oak tree which stands in the grounds of 19, Erw Bant is to be retained although other material which currently screens the property from view may not be.

A trunk water main exists on the property and Welsh Water has not objected to the outline planning application.

The conclusions of the discussion are given below:

- i. There was concern about the safety of access to and from the site on Cwm Crawn Road and Pen-yr-Ale Lane. Cwm Crawn Road access is particularly difficult because of the near-by concealed exit combined with the speed of traffic at that point. Pen-yr-Ale Lane is also difficult, mainly because of the awkward left turn towards the Village Hall.
 - ii. There was concern about the shading and over-looking of neighbouring properties.
 - iii. There was concern about the loss of the existing property's trees and hedges which currently screen the estate from view.
 - iv. The Community Council has stated in the past that there is no demand for in filling and will not support this application.
- b. **Full planning application. Proposed extension and alteration to 5 Pencommin. 12/08508/FUL - No objections.**
 - c. **Full planning application. Micro-hydro electricity generating scheme. 12/08507/FUL - No objections.**

Planning Approvals Received:

- a. **PAROW. Proposed extension and garden room to 2, Church Close. 12/08323/FUL. Consented.**
- b. **Proposed extension to The Barn, Cyffreddin Lane. 12/08015/FUL. Approved.**
- c. **Proposed extension to 31, Pencommin. 12/08314/FUL. Approved.**

6. Planning Refusal of Permission Received: None

7. Date of next meeting: 27th November 2012

Sue Dale
Clerk

Signed by Chair.....