

# CYNGOR CYMUNED LLANGAMARCH

## LLANGAMMARCH COMMUNITY COUNCIL

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Minutes of the Meeting of the **Planning Committee** of Llangammarch Community Council held at 7.30pm on Wednesday 23<sup>rd</sup> September 2020, Virtual Meeting by Zoom.

**Present:** Cllrs Jon Hather (Chair of this meeting), Kay Coldrick, Anne Woods, Powys County Councillor Timothy Van Rees, Georgie Taylor and Mick Atack (applicants), Llinos Hallett (agent, Asbri), three residents, Sue Lilly (Council Clerk)

**Apologies:** Cllr Andrews and one resident.

### 2. Brief overview

The Clerk gave a brief overview and showed the site map from the application.

### 3. LCC response to pre – application

The Clerk read out the response by the council, to the pre-application. There are concerns about:

1. increased traffic at the Cefn Gorwydd crossroads
2. the state of the road from the Cynala T-junction along to the entrance of the property. The road has steep gullies on either side of it and it is very narrow. An increase in traffic is likely to make this worse.

### 4. Statement of the Current position from the Applicants

The applicants confirmed that since the pre-application they have noted concerns and have mitigated those where they could, working alongside Asbri.

### 5. Views of those present.

The chair then opened up the meeting to the views of those present.

Richard Wilson (RW) – confirmed that the local residents have worked together to produce a joint response to Asbri over the pre-application, but the application as presented has not addressed the points raised. They are likely to individually respond to the planning application. There is still concern over the grain silos being out of character and reflective, and also the traffic, light and noise pollution. There are also other topics.

Cllr Van Rees (TVR) – confirmed that he had ‘called-in’ the application, so would appreciate other topics to be mentioned here.

RW – answered by saying that maybe not enough had been said about the commercial side – is employment envisaged? There is also a query about the pole-barn, thought to have been erected in the 1990, with no concrete foundations or planning permission. Does the application include conversion to something more?

Georgie Taylor & Mick Atack (G&M) – confirmed that employment in the area would be needed for changeovers and laundry. Food is not supplied on site, but cooking facilities will there. People staying there will still need the local pubs etc. They also pointed out that the commercial aspects are not part of planning.

LH – LH advised that whilst unknown if the Pole Barn benefitted from a planning permission, large agricultural sheds can be erected under permitted development rights. Notwithstanding, the barns, having been in place for 30+ years would benefit from deemed consent and are without question lawful.

TVR – agreed but that it would require consent for change of use.

LH – confirmed that change of use is part of this application.

G&M – explained that the silos are onsite. They have a dull surface, and are 40 years old. They should not protrude with screening around them and being nestled into the land. A visual impact has been done. This will be sent to the Clerk for her to distribute.

LH - confirmed that many tourist developments are yurts, cabins etc.

RW – queried that the structures are tall, so not able to be screened from any angle. However, a yurt would be single storey and easily screened.

G&M - visual impact assessment should deal with this, being screen by local hedgerow planting (\*).

LR – counterpointed that silos have conical roofs.

G&M – said that conical roofs can be seen from Maesyron, but agreed they are food silos, not grain silos.

JH - confirmed that the dimensions of the silos are in the application.

G&M - Highways have discussed the road situation and there has been some road improvement from Cynala to Tynllwyni. The busiest the site will be is 8 cars, one per dwelling.

LH – Traffic movements have been revised after comments by Powys Highways. The chance of traffic passing is less than 1%.

TVR – queried the placement of the proposed passing places as land either side is not owned by the applicants.

JH – confirmed that from Cynala the road has been resurfaced, but it has not been widened. The re-surfacing does not go as far as Maesyron.

LH – confirmed that the passing places within Powys Highways ownership. The passing places are in the traffic report.

JH – asked if there had been an environmental assessment as some plants there are unique to the area.

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LH – responded that the project was too small to require an Environmental Impact Assessment

AW – requested to allay concerns around grain silos - may we have pictures please?

G&M - yes, we can do that. Low level lighting is planned for pathways, downlighters on the silos, lighting the decks. Noise - in the planning there is 11-6 noise limiting.

RW- but this mitigation is not part of planning ....?

LH –A management strategy was developed would form an approved document. In the unlikely event that the site was sold, the site would need to be managed in accordance with this approved document.

Powys CC would likely impose a planning condition advising that the site be managed in accordance with the 'approved' management strategy.

The Clerk then introduced the email from two residents who were not able to attend. All the points raised have been covered.

TVR – asked if the applicants have experience of any similar business in the past.

G&M & LH – confirmed that a business plan has been completed but does not form part of the planning application

TVR – pointed out that sometimes applicants are asked for this.

Gemma Bufton is the Planning Officer dealing with this now.

CLlr Hather summed up by confirming there had been a broad discussion covering both sides.

The members of the public were then asked to leave the meeting. They were thanked for their input by CLlr Hather.

CLlr Coldrick confirmed that she would like to see pictures of the silos, and wishes to go up to the site.

CLlr Woods agreed that it was good seeing recycled items being used and would also like to visit.

Several thought that traffic might still be an issue.

CLlr Van Rees to review the traffic statement with Head of Powys Highways.

\*Local hedgerow planting to reduce the impact of the silos -plants/trees should be named as few local trees/plants would grow high enough, quickly enough.

\*\* Equisetum telmateia, Great Horsetail is along the side of the road and should be conserved. The passing places may endanger this.

CLlr Hather then closed the meeting at 2035.