

Llanfihangel Rhydithon Community Council

Draft Minutes of an Ordinary Meeting held on Thursday 3rd December 2015

Present: Cllrs. K Bufton (Vice Chairman), M Jones, R Shelton, J Thomas

Also present: Mr & Mrs Allen; Mrs S Brooks; Mr R Thomas: all members of the community.

1 Apologies: Cllrs D Lewis and R Watkins

2 Minutes of the meeting held on 15th October 2015: The Minutes were read, approved & signed by the Chairman.

3 Matters arising from the Minutes:

In answer to a question, Cllr Jones said he believed that tarmacing the entrance to Tregriggon Farm would be done in January.

4 Correspondence:

- The British Red Cross and the Wales Air Ambulance requested a donations. Councillors decided not to agree to their requests since both organisations are supported by community members in other ways.
- A letter was read from The Dolau Recreation Association requesting an increase to the grant they receive annually from the Community Council. In the next two financial years the Association will receive only half the grant from Powys County Council which came this year. Councillors decided to wait until a copy of the DRA' Accounts for 2014-15 has been received before making a decision.
- A letter from Powys County Council stating that paper copies of future planning applications will not be sent after 1st January. The Clerk will reply stating that the very slow broadband service to the community could cause a problem when downloading electronic copies. Also there is no way in which paper copies of large drawings can be made to enable councillors to fully understand the proposals.

5A To consider Planning Application P/2015/1033 for erection of 4 no. log cabins for holiday purposes, new access and associated roadways and installation of sewerage disposal plant, at land at Tan House Dolau Llandrindod Wells Powys

The four members of the community present stated that they had not received notice of this Application from Powys County Council even though this development would be close to and in direct view of their homes.

The overwhelming opinion of the Councillors was that this would be a totally inappropriate development for the village. It was felt that the proposal was not acceptable in scale and appearance and was not sympathetic to the environment, residents and local community as would be required for such developments as defined in the Powys UDP. The land on which it would be built is **not isolated** (see attached map) or screened from the existing buildings, therefore, the development would be in full view of local residents and would have a **big impact** on adjacent properties. Clearly this would not be an inconspicuous site in the sub-settlement of Tan House in the village of Dolau,.

Councillors noted that a number of holiday chalet developments in the area have been approved as part of farm diversification schemes, but this application is not one such since it is not enabling a farming enterprise to continue.

Notwithstanding that the scheme is not in accordance with Powys UDP, councillors also noted that drainage was a particular matter of concern, There is a long and well-documented history of

problems with soakaways in this part of the village – the geological nature of the ground does not permit water to soak away. Furthermore, the developer's design indicates soakaways at the north of the site which is the highest point, requiring water to run uphill! Local residents noted that currently a large pool of water has formed at the point of the proposed new access to the site. There is concern too about traffic movement if this holiday development is allowed to go ahead. The road is used at present by large vehicles serving the needs of two chicken farms; the land on the opposite side of the road to the potential development has planning approval for housing and this is expected to go ahead when the economic climate improves.

5B To consider additional information regarding Planning Application P/2014/0672 for Full: Construct and operate 7 wind turbines with a maximum tip height of 110m and maximum hub height of 69m together with ancillary development comprising substation, control building, new and upgraded access points with tracks, hardstanding and temporary compound and associated works at Land of A44 SW of Llandegley Llandrindod Wells Powys
The additional information, which concerns environmental issues, appears to run into nearly 200 pages, written in very technical language, giving answers to questions and observations raised by opponents to this development. Councillors decided to re-affirm their opposition to the development because the turbines would adversely impact the fine view from the A44 over the beautiful Radnorshire countryside.

6 Cllr Bufton, the Council's representative on the Governing Body of the Primary School gave the following report:

The new teacher, Adam Wright, is settling in well, the children really like him and are looking forward to future terms and outdoor activities.
The Playgroup now has 14 children attending.

7 Budget and Precept for 2016-17:

The Clerk presented figures showing actual and anticipated Income and Expenditure for the current year. These are appended to the Minutes.

Councillors decided to increase the precept by the amount which an additional £5 Council Tax would raise – anticipated to be about £600 since no actual figure had been notified to us yet.

8 A.O.B.: None

9 Date of next meeting: Thursday 28th January 2016

**Ray Trend
Clerk/RFO
The Crossing House, Dolau**



Cynllun Datblygu Unedol Powys Unitary Development Plan
 MAP MEWNOSOD R88 INSET MAP

Mawrth / March
 2010



Tanhouse

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