

Llanfihangel Rhydithon Community Council

Minutes of an Extraordinary Meeting of the Council

held on

Thursday 7th January 2016

**Present: Cllrs. D Lewis (Chairman, K Bufton, M Jones, R Shelton, J Thomas, R Watkins
and C Cllr H Lewis**

Also present: Mr & Mrs K Lewis

1 Apologies for absence: None

2 Correspondence:

Garreg Lwyd Hill Wind Farm: The Clerk explained that he had received a document entitled *Engaging with communities during construction* from RES, who will construct the windfarm, which has been produced to outline different elements of the construction programme and how RES intends to keep the local communities and elected representatives informed of progress. Work on the construction of a roadway from the A483, at a point approximately halfway between Llanbadarn Fynydd and Llanbister, to the main site will begin on 11th January and there will be increased traffic on the A483 due to the movement of stone wagons.

3 Consideration of Planning Application P/2015/1171 for Outline (some matters reserved): Erection of two dwellings and associated garages, installation of septic tanks and upgrade of existing access at Site adjacent The Oaks Dolau Llandrindod Wells Powys

A site meeting was held in the afternoon at which Mr K Lewis, the applicant, gave details of the plans and answered questions. The two proposed dwellings will be a family-sized house and a bungalow. There will be sufficient space for a 9 or 10ft wide access road to be built.

There appears to be two obstacles to this application receiving Outline Planning permission. The first of these is that the site is not shown on the Powys Unitary Development Plan as a development area. There is no doubt in the minds of Councillors that this is due to the absence of access to the area, a problem which has been addressed by the Applicant proposing to give up a part of the rear garden of The Oaks in order to create an access to acceptable standards.

Secondly, if Tanhouse is treated as a Hamlet, contrary to the wishes of the Community Council that the four areas which make up the village of Dolau be treated as a Small Village, then only affordable housing may be built. It seems very unlikely that the Applicant would wish to create an access as stated above in order for affordable housing to be built on the site.

After visiting the site and closely questioning the Applicant, Councillors decided that they strongly support this Application for the following reasons:

- the site has very little suitability for agricultural use;
- the low building density would be ideal for this site;
- the proposed dwellings would appear to respect the character and appearance of their surroundings;
- the proposed dwellings would not obstruct the views of the countryside seen from the existing buildings.

4 Further consideration of Precept for 2016-17:

A provisional figure for the precept was agreed at the last meeting but since then the Clerk had

received additional figures from the Finance Department of Powys County Council. After some discussion it was agreed to request a precept of £2,600, which will entail an addition of about £5 on the Council Tax for a Band D household. This will allow the Council to offer an increased grant to the Dolau Recreation Association, which has been told that it will receive £1,500 less in the coming financial year from Powys County Council.

5 Date of next meeting: Thursday 28th January 2016