

Llanfihangel Rhydithon Community Council

Minutes of an Ordinary Meeting held on Thursday 31st March 2016

Present: Cllrs. D Lewis (chairman), R Shelton, J Thomas and County Cllr H Lewis

In attendance: Mrs Gillian Preece

1 Apologies for absence: Cllrs. K Bufton, M Jones

2 Minutes of the meeting held on Thursday 17th March 2016: These were taken as read.

3 Matters arising from the above Minutes: None

4 Correspondence: None

5 Consideration of Planning Applications:

- **5.1 Application ref. P/2016/0288 for change of use of field for two holiday lodges, new vehicular access, parking area and all associated works at Cilybyddar Llanbister.** C. Cllr H Lewis stated that he had visited the site and spoken to the applicants. In his view, the site is ideal for the purpose and the proposals for landscaping are good. He suggested that the access point to the site is rather close to a brow in the adjacent road, which might be a safety issue. There is an existing gateway further away from the brow which might be a better access point. In the absence of any comments from persons living near the site, Council approved the application subject to a possible change to the access point.
- **5.2 Application ref. P/2016/0286 for Reserve Matters: Erection of a dwelling with septic tank and new access at Plot adjacent to Greenfields Dolau Llandrindod Wells.** After considering the plans Council decided to offer no comment.
- **5.3 Application ref. P/2015/1033: Erection of four log cabins for holiday purposes etc. at land at Tan House Dolau Llandrindod Wells.**

This application which was strongly rejected by both the Community Council and the County Council is now the subject of an appeal to the Planning Inspectorate in Cardiff.

The Clerk was asked to write a letter to the Inspectorate reiterating the comments submitted to the County Council. In particular it was suggested that he quote

Policy TR8 - Holiday and Cabin Developments, from the Written Statement of the Powys Unitary Development Plan which states:

Holiday Chalet and Cabin Developments of an acceptable scale, location and density will be approvedif the development would occupy an inconspicuous site, incorporating substantial landscaping and be of modest scale and acceptable design, such that the development would not have an unacceptable impact on the overall character and appearance of the area.

It is the Community Council's opinion that the site would be far from being inconspicuous, overlooked as it would be by neighbouring properties and the impact on the overall character and appearance of the area would not be acceptable.

6 A.O.B.: None

7 Date of next meeting: Thursday 21st April