

**MINUTES OF BRECON BEACONS NATIONAL PARK AUTHORITY PLANNING,  
ACCESS AND RIGHTS OF WAY HELD AT CONFERENCE ROOM, PLAS Y  
FFYNNON, CAMBRIAN WAY, BRECON LD3 7HP ON TUESDAY, 18TH JUNE, 2019**

**PRESENT:**

**Powys**

Cllr E Roderick (Deputy Chair), Cllr E Durrant, Cllr M Jones, Cllr K Laurie-Parry, Cllr McIntosh, Cllr McNicholas and Cllr Ratcliffe

**Monmouthshire**

Cllr M Feakins

**Blaenau Gwent**

Cllr J Hill

**Members appointed by the Welsh Government**

Mr Julian Stedman (Chair), Mr Christopher Coppock, Mr James Marsden, Ms Deborah Perkin and Mr Ian Rowat

**1 Apologies for Absence**

Apologies were received from Cllr K Madge, Mr E Evans and Mr G Ham.

**2 Chairman's Announcements**

The Chair advised that he would be using his announcements today to update Members with regard to his year in the role of Chair of PAROW.

He took the opportunity to thank Ms Tracy Nettleton for the good working relationship he has with her and the planning team and for their continued good work during the past year given all the changes since the loss of the Director of Planning, Mr Christopher Morgan.

He advised of the changes and challenges over the last year and was pleased with the improvements to both the reports and presentations provided by officers to members. The Authority had approved a revised Protocol, amending, in particular, arrangements for site visits.

*(Cllr K Laurie-Parry arrived)*

The Chair advised with regard to the Welsh Audit Office (WAO) interviews that had taken place earlier this year and highlighted the positive response with regard the delivery of the planning service and delivery of this service.

The Chair advised he attended the Royal Town Planning Institute (RTPI) on 6<sup>th</sup> June 2019 in Cardiff. He added that the Authority received a glowing endorsement from the Minister for Housing and Local Government in relation to place-making. The Design Commission highlighted the importance of design, which he felt was especially significant within the Park. He added that there was a Welsh Government priority on achieving a large proportion of new affordable housing.

The Chair added that we should continue to seek to improve the reputation of our planning service as, across Wales, the perception of planning in the public eye is not as high as we would like. He encouraged members to participate in this also.

His final comment was that overall despite all the challenges we have faced this has been a very good year.

### **3** **Declarations of Interest**

There were no declarations of interest in any of the items on the agenda today.

### **4** **Minutes of last meeting**

The Chairman was authorised to sign the Minutes of the Brecon Beacons National Park Authority Planning, Access and Rights of Way Committee held on 9<sup>th</sup> April 2019 as a correct record.

### **5** **Minutes of the Local Access Forum**

The minutes of the Local Access Forum meeting held on 10<sup>th</sup> January 2019 were received and noted by members.

### **6** **Brecon Beacons National Park Authority Local Access Forum Annual Report 2018-19**

The Members received a presentation from Ian Maberley, Chair of the Local Access Forum.

The Chair thanked Mr Maberley and his colleagues for their work and encouraged PAROW members to attend meetings of the Forum from time to time.

### **7** **Development Control Reports for Decision**

- 1.** **18/16018/FUL – Alterations and additions to an existing public house and restaurant, to include the following work: 1. Partial demolition of existing building. 2. Sub division of public house into public house and two holiday let unit. 3. New rear extension to provide new entrance, toilets and kitchens at ground floor and 5 guest suites at first floor. 4. New rear annex to provide 4 one bedroom apartments for holiday lets. 5. New rear annex to provide 2 x 2 bedroom cottages for holiday lets and bin and cycle storage. 6.**

**Alterations to vehicle access, parking and external areas –  
The White Swan Inn, Llanfrynach, Brecon, LD3 7BZ**

Members were provided with a presentation by Case Officer, Mrs Ffion Bevan.

**Late Info:**

Late correspondence was received from NRW and two letters of support were received from local residents.

*The Chair authorised a short break to allow Members to read the correspondence from NRW*

**Public  
Speakers:**

Dr Mervyn Bramley addressed Members in support of his application.

A copy of his text was provided for the public record.

**Proposal:**

A proposal to be minded to overturn the officer recommendation to refuse and therefore approve this application was put to Members.

*Proposed: Cllr I McIntosh*

*Seconded: Cllr E Roderick*

**Decision:**

The proposal to be minded to overturn the officer recommendation to refuse and therefore approve this application was agreed.

The reasons for the overturn were as follows:

1. NRW removing their objection subject to the adoption of the conditions (as set out in their letter filed to the application 14<sup>th</sup> June 2019);
2. Important to village resilience and community cohesiveness;
3. Existing use and previously developed land;
4. Sustainable economic development otherwise supported by policy.

*Cllr E Durrant left from the meeting.*

*Cllrs G Ratcliffe and E Roderick withdrew from the meeting.*

**2.**

**18/16814/FUL – Residential development of 18 units – Land to the North of St Teilo’s Church and South East of New house, Llantilio Pertholey, Mons, NP7 6NU**

*Cllr G Ratcliffe returned to the meeting.*

Members were advised by Ms Tracy Nettleton, Planning and Heritage Manager that this item had been withdrawn from the agenda following an agreement by the Chair of PAROW, herself and the Chief Executive following a request from the applicant for

further time to submit further information.

*Cllr E Roderick returned to the meeting.*

**3. 18/16983/FUL – Proposed building to house a new concrete block production facility and associated external plant, aggregate storage bays, access alterations and sustainable drainage – W D Lewis Ltd, Chapel Road, Penderyn, Hirwaun, CF44 9JY**

Members were provided with a presentation by Case Officer, Mrs Donna Bowhay.

**Late Info:** None

**Public Speakers:** Mr Russell Pryce (agent) addressed the Members in support of the application.

A copy of the text has not been supplied for the public record.

**Proposal:** The Officer recommendation to permit the application subject to the conditions set out in the officer report was put to Members.

*Proposed: Cllr M Feakins                      Seconded: Cllr K Laurie-Parry*

**Decision:** The Officer recommendation to permit subject to the conditions set out in the report was agreed.

**4. 19/17317/FUL – Rear single storey extension to existing converted cowshed used for residential use and associated works – Felin Uchaf, Llanddeusant, Llangadog, SA19 9UH**

Members were provided with a presentation by Case Officer, Ms Davina Powell.

**Late Info:** None

**Public Speakers:** Mr Roger Mears (applicant) addressed the Members in support of the application.

A copy of the text has been supplied for the public record.

**Proposal:** A proposal to defer this item and undertake a site visit was put to Members.

*Proposed: Cllr E Roderick                      Seconded: Cllr M Jones*

**Decision:** The proposal to defer this item and undertake a site visit was defeated.

**Proposal:** The Officer recommendation to refuse the application was put to Members.

*Proposed: Cllr M Feakins*

*Seconded: Mr C Coppock*

**Decision** The Officer recommendation to refuse the application was agreed.

*The Chair allowed a short break for refreshments.*

## **8 Development Control Related Matters for Noting**

### **Item 1 Delegated Reports**

The report was noted.

### **Item 2 Delegated Agricultural Notifications**

The report was noted.

### **Item 3 Appeals**

Members were provided with a brief update by Ms Tracy Nettleton, Planning and Heritage Manager.

The report was noted.

### **Item 4 Planning Obligations**

The report was noted.

### **Item 5 Dwellings Calculation Commuted Sums Report**

The report was noted.

### **Item 6 Development Management Statistics**

The report was noted.

### **Item 7 Enforcement Statistics Report**

Members were provided with a brief update by Ms Tracy Nettleton, Planning and Heritage Manager.

The report was noted.

## **9 Enforcement Reports**

### **Access to Information**

**Resolved** that pursuant to the provisions of Section 100A of the Local Government Act 1972, the public be excluded from the Meeting for the following item of business on the grounds that there would be disclosure to them of exempt information as defined in Paragraphs 12, 13, 17 and 18 of Part 4 of Schedule 12A of the above Act and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

**Item 1            Enforcement Delegated Reports**

The contents of the report were noted.

Signed as a correct record  
Chairman of the Planning, Access and Rights of Way