

-+CYNGOR CYMUNED LLANDYSILIO COMMUNITY COUNCIL

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Draft Minutes of a Planning meeting held on Thursday 12th December 2024 in Old School House

At 11.00 a.m

(Meeting not available via zoom)

Present; Chairman Cllr D C Harris presided, Cllrs C M Jenner, W J Lee, D M E Lloyd, D M Foulkes and N H Savage.

Planning

2024/624 Planning permission is requested for the following;-

a) 24/1565/FUL – Erection of 2 poultry units, feed silos and all associated works at land at Domgay Hall – (proposal is for 43750 birds per shed) for Mr E M Evans. Clerk explained that she has made a personal objection to the Manure Management Plan as it is incorrect in that it included land not belonging to the applicant and also did not show the presence of a ditch. This has subsequently been amended. Councillors agreed to the erection of the sheds in principle but were concerned of the spreading of all the poultry manure on owner occupied land. Some of the fields identified flood and manure heaps left behind Ty Coch are already entering the ditch/watercourse. There also does not seem to be any restrictions on any slurry being applied to the same ground.

b) 24/1738/REM Section 73 application to vary conditions 2 and 3 of planning approval 21/0754/OUT to allow for an extension of time at land adj Green Field House, Four Crosses for Mr C M & E Pryce. Condition 2 is in respect of the 3 year time period for reserved matters following approval of Electric service Station and drive through and condition 3 relates to the 5 year time period for the work to commence. It was agreed to approve a 3 year extension for both the reserved matters and for the work to commence

c) Planning Enforcement have been notified that work has commenced in respect of installation of demountable flood barrier at Ty Coch although planning application 24/1103/LBC has not yet been granted and it has now been withdrawn.

2024/625 Mr Doug Hughes, on behalf of Hughes Architects, joined the meeting to discuss the planning on the site of the former Four Crosses Pub. Chairman explained that the Community Council would want any revised proposals to include adequate car parking, the design to take into account that this site is the gateway to the Village and to also ensure that recycling/refuse is accounted for within the site and not left on the pavement.

Mr Hughes explained that the site is constrained by the drainage and he is currently waiting to hear from Welsh Government and Powys County Council as to what drainage would be sustainable which will then determine the density of housing that would be permitted. Powys County council are currently advocating for 27 dwellings /hectare.

Councillors asked if any discussion had been held with neighbouring property and also adjoining field which has been put forward as a candidate site in the forthcoming Local development Plan- Mr Hughes will look into this. There was concern over the condition of the former Four Crosses Pub and that work is needed before it deteriorates further – Mr Hughes is expecting to hear back with regard to the drainage in January and will look to submit plans in March/April 2025. He also agreed to invite the Community Council's comments before submitting revised plans which will look at the site as a whole.

Accounts

2024/626 Permission was granted to pay;-

i) Clira Ltd £72.00 under s19 (3) L.G (misc purposes) Act 1976

ii) Old School House £30.00 under L.G.A 1972 s112

Meeting closed 12.10 p.m

Next Meeting;- Thursday 23rd January 2025