

**MINUTES OF BRECON BEACONS NATIONAL PARK AUTHORITY  
DEVELOPMENT CONTROL COMMITTEE HELD AT PLAS Y FFYNNON,  
CAMBRIAN WAY, BRECON ON TUESDAY, 1<sup>ST</sup> AUGUST 2006**

**PRESENT**

**Powys**

Cllrs Mrs K Silk, E T Morgan (Chair), Mrs M Morris, W D Powell, Mrs D James, J Griffiths.

**Carmarthenshire**

Cllrs H Morgan, E Williams

**Monmouthshire**

Cllr A Carrington

**Blaenau Gwent**

Cllr P Hopkins

**Merthyr Tydfil**

Cllr A Baynham

**Members appointed by the National Assembly for Wales**

Mrs M Taylor, Mrs J James, Mr M Buckle, Mr P Seaman, MBE.

**1. Apologies**

Apologies were received from Cllrs A Breeze, G Thomas, M Reece, K Pathak, Mrs J Charlton, Mrs I Evison, Mr T M Thomas MBE.

**2. Chairman's Announcements**

The Chairman welcomed Lisa Talbot to the meeting. Lisa is working in the Enforcement Section as an Enforcement Monitoring Officer.

**3. Declarations of Interest**

<b><u>Name</u></b>	<b><u>Enc No</u></b>	<b><u>No</u></b>	<b><u>Nature of Interest</u></b>
Cllr D Morgan	7	C21299	Work with applicant
	9	C21051	Community work in the past
Cllr P Hopkins	10(Sec 3)	ENF06/0 006/CU	Member of Blaenau Gwent CBC

<u>Name</u>	<u>Enc No</u>	<u>No</u>	<u>Nature of Interest</u>
Cllr Mrs D James	8	P21496	Lobbied by interested parties
	7	P21291	Powys County Council Member
	7	P21446	Powys County Council Member
Cllr J Griffiths	8	P21496	Powys County Council Member
	7	P21291	Powys County Council Member
	7	P21446	Powys County Council Member
Cllr Mrs K Silk	8	P21496	Powys County Council Member
	7	P21291	Powys County Council Member
	7	P21446	Powys County Council Member
Cllr Mrs M E Morris	8	P21496	Powys County Council Member
	7	P21291	Powys County Council Member
	7	P21446	Powys County Council Member
Cllr W D Powell	8	P21496	Powys County Council Member
	7	P21291	Powys County Council Member
	7	P21446	Powys County Council Member
Cllr E Morgan	8	P21496	Powys County Council Member
	7	P21291	Powys County Council Member
	7	P21446	Powys County Council Member
Cllr A R Carrington	6	P21496	Brother a member of Crickhowell Town Council
Mrs J James	6	P21496	Lobbied by interested parties

#### **4. Minutes**

The Chairman was authorised to sign the Minutes of the Development Control meeting held on Tuesday, 4<sup>th</sup> July 2006.

The Chairman informed Members that a letter had been received dated 26<sup>th</sup> July 2006 from Derek Wall and Delyth Lloyd in connection with ENF3705. A copy of the letter was circulated to Members for their information.

The Chairman was authorised to sign the Minutes of the Development Control Sub Committee held on Monday, 17<sup>th</sup> July 2006 subject to the addition of Cllr A Carrington to the list of attendees and the deletion of his name from the list of Apologies.

The Chairman was authorised to sign the Minutes of the Development Control Site Inspection meeting with regard to application P21455 held on Monday 17<sup>th</sup> July 2006.

#### **5. Members made the following decisions on planning applications before them (all permissions being subject to conditions and agreements recommended unless otherwise stated and refusals for the reasons recommended:-**

There were no planning applications for the Members to discuss.

## 6. Applications Delegated to the Development Control Manager

Powys Members declared an interest in items P21291 and P21446  
Cllr H Morgan declared an interest in item C21288

The Report was received.

## 7. Development Control Related Matters

P21496 – Extension of existing tennis court, Crickhowell Tennis Club, Lower Recreation Ground, Beaufort Street, Crickhowell

Powys Members declared an interest in this item. They took part in the discussion but did not cast a vote.

Cllr A Carrington and Mrs J James declared an interest in the following item.

**Decision:** Refused

*Proposed by: Cllr A Baynham*

*Seconded by: Cllr H Morgan*

M21463 – Change of use from holiday lets to residential at Hopyard Farm, Govilon, Abergavenny

**Decision:** Refused

*Proposed by: Cllr A Carrington*

*Seconded by: Cllr W Powell*

Update of the Development Control statistics

The Area Manager (West) presented graphs of the development control statistics. He explained there were no outstanding Decision Notices to be issued this month but there was a backlog in terms of registration of applications due to the break down of the scanner. Once this is operational DC Officers will be concentrating on validating applications when our performance in terms of the 8 weeks period will improve.

Our PS1 and PS2 forms for the last quarter have been returned to WAG and we are running at 43%. There are 240 applications not determined and 38 Section 106 Agreements to be completed.

Validation Best Practice will be introduced in September and we are in the process of preparing a press release to advise members of the public.

P21455 – Update on progress regarding Priory Church in Wales Primary School, Pendre, Brecon

Since the last meeting, the Area Planning Manager (West) has discussed various issues with the agent and was pleased to report they fully accept the material (treated zinc) for the roof. They are considering a ground source heating system with a back up of gas, but they will report back to us on this.

They are more than happy to provide solar panels for the heating system which will be incorporated in the roof. The agents however are reluctant to agree until they have confirmation of funding.

A full report for Members will be brought back to the September covering all the issues. Members will also be provided with samples of the roofing system.

### New Development Control Report

The Area Planning Manager (West) provided Members with a copy of the suggested new planning report. A lot of work had gone into preparing the new format and layout of the report and the opportunity to show a larger scale plan was now available with the new system. For the future a scale map of 1:1250 would be used in urban areas whereas a scale of 1:2500 would be used in rural areas to show the relationship of the application site to other settlements.

Members had previously asked for a key map, but Officers informed them there were technical difficulties with the system to produce these. It was also hoped that there would be enough room on the CD Rom to include the plans relevant to the agenda item but this has not been tested yet. There will be further improvements at some stage but the key thing is the running order.

Members were concerned with the scale of the application site shown in conjunction to other settlements. They also referred to the planning history and wished the date and decision to be added to the report.

## **8. Summary of Appeals**

Cllr H Morgan declared an interest in item C21052

The Report was noted.

## **9. 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 Paragraph 13 of Schedule 12A to that Act.

Not for publication. This report contains exempt information as defined in paragraph 24 of Scheduled 12A of the Local Government Act 1972 as amended.

The Report was noted.

## 10(a) Alleged Breaches of Planning Control

### Section 1 – Reports seeking authority to take enforcement action

ENF3749 – Alleged breach – Non return of a Section 16 requisition for information notice and the unauthorised alteration of a Listed Building (Grade II) – 62 The Struet, Brecon

**Decision:** Deferred

ENF 3786 – Alleged breach – Alleged unauthorised siting of static caravan – Land adjacent to New Rank Cottages, Llanelly Hill

**Decision:** That authority be granted to take formal enforcement action requiring the removal of the unauthorised static caravan and associated paraphernalia from the site.

ENF 3817 – Alleged breach – Alleged erection of unauthorised high fence and timber building at Plot 2 Uplands, Brecon

**Decision:** That authority be granted to issue an enforcement notice in relation to the unauthorised fence and timber building.

ENF3859 – Alleged breach – Unauthorised siting of resident caravans (received 29.5.05) – Land above Panlan, Llanigon

**Decision:** That authority be granted to issue an Enforcement Notice requiring the cessation of the unauthorised change of use of the land and remove all mobile homes and storage containers from the land.

ENF3895 – Alleged breach – Operating taxi business from residential garage – 16 orchard Street and adjacent car park, Llanfaes, Brecon

**Decision:** That authority be granted to issue an enforcement notice requiring the removal of the unauthorised aerial and the cessation of use of the dwelling as a taxi business.

ENF4064 – Alleged breach – Site of visual detriment – Land to the rear of The Forge, Govilon, Monmouthshire

**Decision:** That authority be granted to issue a formal notice under the provisions of Section 215 of the Town and Country Planning Act 1990/91 requiring the removal of the materials stored upon the land which is detrimental to the amenities of the area.

ENF4071 – Alleged breach – Unauthorised security shutters on windows of a Grade II Listed Building – The Beaufort Arms, Beaufort Street, Crickhowell, Powys

**Decision:** That authority be granted to issue an enforcement notice requiring the removal of the security shutters and the repair of any damage caused by fixing these shutters to the property.

**Section 2 – Update Members on Notices issued**

The contents of the report were noted.

**Section 3 – Reports where no further action is to be taken**

Cllr P Hopkins declared an interest in ENF06/00007/EO

The contents of the report were noted.

**11. Such other business of a planning nature as in the opinion of the Chairman is of such urgency as to warrant consideration**

None.

Signed as a correct record  
Chairman of the Development Control Committee