



**Report on the Annual Parish Meeting 7.30pm 19<sup>th</sup> May 2015.**

**Speakers:**

Mr John Cook, CEO of Brecon Beacons National Park Authority and Planning & Heritage Manager also of Brecon Beacons National Park Authority, Ms Tracy Nettleton answered the community's planning questions. County Councillor Mrs Rosemarie Harris updated the meeting with news from Powys County Council.

Afterwards there was the opportunity meet and chat with the speakers and Council members. Twenty one people attended.

1. Since the first priority of a National Park is to preserve a high quality environment in ways which enhances the social, natural and economic environment (see your pledge made on Dec. 17th 2013 at the extra AGM held at Plas Yy Ffynnon); why is it the Llangynidr situated in an area of outstanding natural beauty has been allowed to develop into an urban sprawl without due regard for the vernacular, consistency and size of housing? Powys is a large county and could have spread its quota for building over a wide area with thought given to the impact of increased traffic on B road from service, private and show traffic (Llangynidr is already a busy North/South route). Other areas have access to urban conurbations and commuter routes.

The Cotswolds, the Peak District and other National Parks have heeded sustainability and built developments to integrate in to the environment. They have policies on solar panels and satellite dishes. A new housing development has placed these in unsightly positions in my opinion.

Everyone understands that houses are needed. It is a question of quality development. The present developments in Llangynidr have destroyed its rurality in a totally unnecessary way.

NB Traffic lights are needed at the bridge over the Usk.

**The CEO wishes to be able to listen to the concerns of the communities partially or wholly within the Park. He resolved to visit all the Town and Community Councils in the Park area, 52 in all, they have now visited about 85%.**

**Llangynidr has been designated a level 4 settlement in the Local Development Plan (adopted in December 2013) and now only affordable housing can be built within the boundaries of the village (or immediately adjacent to it). There are currently no**

**proposals for housing in the village. Historic permissions, given before December 2013 are still being built or may be built. No weight could be given to the new LDP because it wasn't adopted at the time planning permission was requested for the development at Castle Road. But Llangynidr is now classed as Level 4 (no market housing).**

**Ms Nettleton undertook to send the community a copy of the officer's report on the development at Castle Road.**

**Mr Cook and Ms Nettleton were asked if Powys could take development away from the National Park. Powys and BBNPA discuss applications and negotiate, but each planning authority has its own housing allocation. Populations are predicted in a NPA area on the basis of housing projections. Environmental and social capacity are weighed against the predicted population – 2000 houses in the next few years.**

**Half the population of the Park lives in villages.**

**Solar panels and satellite dishes are permitted development, permission is only required on listed buildings. BBNPA want to allow solar panels on all new developments. Some solar electricity slates look very like traditional slates but add cost to the builder which cannot be recovered – if people demand them developers will provide.**

**Llangynidr bridge is listed and an ancient monument – Highways authority have some powers to put up signs. Not many people are keen to have lights – it is likely that traffic would back up and there would be an increase in waiting times.**

**Events at Glan Usk Park cause problems – is there a technical solution? Could the community try to get Llangynidr Bridge taken off satellite navigation? Mr Cook responded that he could ask the BBNPA experts if it could be done**

2) I believe there is a map outlining the “Edge of Settlement” which suggests that this is intended to limit the extent of development. Why then does clause 4-8-1 permit development outside this area? How far does adjacent land extend? Could it be a mile or more?

**The settlement limit could be extended to allow for 100% social housing or to facilitate community development (food or fuel production or recreation). This applies only to land immediately adjacent to the settlement boundary, any such development would be small scale.**

3) What would be examples of circumstances which would cause you to allow housing development on land adjacent to the “Edge of Settlement”?

**100% affordable housing.**

4) Why is there a presumption that there is a need for affordable housing (clause 6-



3-3-3) ? What evidence do you have that affordable housing is needed in Llangynidr ?

**There is an assumption of the need for affordable housing all over Powys. Individual applicants would have to prove that there was no need.**

**Melin Homes provided evidence of the need from the Common Housing Register. The affordable housing at Castell Clos could have been assigned twice over to local applicants.**

**The essential point being that affordable housing is for local need.**

5) There were 452 dwellings in Llangynidr assessable for Council Tax as of 3 November 2014 and of these 108 (24%) were entitled to a 25% discount (primarily single occupancy). Is the extent of single occupancy something which you consider when deciding the need for additional housing ? Single occupancy represents 28% of band C, 33% of band D, 33% of band E, 22% of band F and 13% of band G properties.

**Single occupancy is taken into account. There is a housing need for 1 bedroomed property.**

6) 246 dwellings (54%) were rated in band F or above. Does this represent your desired mix for Llangynidr ?

**Private developers build what they see as profitable.**

7) As of 3 November 2014 there were 22 long-term unoccupied dwellings in Llangynidr. Do you consider these when granting planning approval for additional dwellings ?

**Unoccupied dwellings may be looked at more closely to see if they can be regenerated.**

**Mr Cook and Ms Nettleton were asked from the floor about the 3 minutes an objector has to put their case to the Planning Committee. They responded that 3 minutes was not unusual (amongst planning authorities) and the Chairman could extend this period. Also, the objector was usually supported by detailed comments.**

8) Principle 9 of the 12 Management Principles for IUCN Category V Protected Areas states "Economic activities that do not need to take place within the Protected Landscape should be located outside it." Why is market housing (an economic activity) permitted within the National Park?

**Landscape categorization – BBNP is category 5 ie people live there. Market housing must be allowed (not in Llangynidr) or communities will become stagnant with an ageing rich population. A middle way must be found, but not for Llangynidr at the moment. The future of the National Parks needs to be sustainable and dynamic.**

9) In the Draft Management Plan for the National Park the 5th Theme is 'Building and maintaining sustainable communities, towns and villages'. Within this theme, Vision Number 8 states: "Everyone will understand and appreciate how the planning process helps to achieve the Park's purposes and duty". What do you think is the best way of achieving this?

**Solution takes time, already initiatives and developments are under way.**

**Materiality of planning comments – what's material, that is the key thing. Workshops are being run with Town and Community Councils to communicate material considerations.**

**Workshops can be arranged if requested.**

**“Place Plans” are being piloted in Hay and Crickhowell. They describe what you want in your community. If adopted, within the LDP framework, as Supplementary Planning Guidance with significant weight in the planning application process. “Place Plans” can also be used for funding bids for the big lottery fund or the sports council.**

**Community Engagement is the key and need not be instigated by the Community Council.**

**Mr Cook and Ms Nettleton were asked from the floor if they were aware of the flying of private drones. The activity is becoming more popular as time goes on – it is very affordable. Privacy is the main issue, but also safety, Mr Cook assured the audience that he will ask about the private flying of drones, Cllr Harris will also ask at Powys County Council.**

**The questioner added that the BBNPA had failed the community of Llangynidr when the application for Castell Clos was approved. Mr Cook responded that the BBNPA are listening, Llangynidr is now a level 4 settlement up to 2022 with a review at 2017/18.**

**The traffic problems around the “Green man” were discussed. Mr Cook suggested inviting Mr Legge-Burke to meet the community and answer questions.**

**Cllr Harris highlighted the changes at Powys County Council. Powys is a quarter of the landmass of Wales, with a population of 133, 000 scattered along 135-140 miles.**

**There are changes within many services, libraries have reduced hours, 5,500 new homes are required, Highwayds have had their budget cut by 75% to £1.5million.**



**Powys has the biggest road network in UK – always work is needed.**

**Locally Crickhowell offers a very high level of education and seems unlikely to be closed, but Gwernyfed is to closed. Leisure is to be managed by trusts, eg Brecon.**

**Other challenges include; wind farms; recycling and waste management, off-roaders; PCC as an employer; the Williams' Commission (in the future Powys may not be as it is now).**

**More locally; the school has 130 pupils and a new Head who is working well with the Governors; the bus service is being reviewed, please respond to the consultation when it comes out.**

**The Chairman Mrs Price closed the meeting with thanks to Mr Cook and Ms Nettleton for coming to answer the planning questions and thanks to Cllr Harris for her description of important changes in Powys County Council.**

**Everyone was invited to stay for refreshments.**

**Sue Dale – Clerk 20<sup>th</sup> May 2015.**