



Yscir Community Council

Clerk

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Minutes of Yscir Community Council Planning Committee meeting held at Cradoc Golf Club on Wednesday 15 October 2014 at 7.30 pm.

Councillors Present: Jane Price
Bob Wood
Dilys Davies
Rees Price
Helen Howarth
Margaret Rees

Also present Mike Westhorpe (Clerk)

1. **Apologies for absence**

There were none.

2. **Declarations of interest**

There were none.

3. **Minutes of the Planning Committee held on 1 October 2014**

These were agreed as a true record of the meeting.

4. **Response to concerns raised about the development at St Cynog's Church**

4.1 The Clerk read out a response he had received from Dunya Fourie to the points raised:

Response: It is understood that the graveyard and ownership of the graveyard is dealt with via legal covenant, the details of which we (PCC) haven't been made aware of, in addition the continued use of the graveyard for future burials is again something, which would have been dealt with by legal covenant.

This was not considered satisfactory. Councillors thought that the graveyard access should be an essential part of the planning application process. The Clerk was asked to seek clarification on this, find out if a legal covenant was in place and bring its contents to the Council's attention. If access to the graveyard was not fully covered, the Council would object to the planning application.

4.2 *Response: I (Dunya Fourie) have raised the issue of the development boundary and common land with our Common Land officer, Sian Barnes. I can confirm the red line development boundary does not overlap the boundary of the Common Land at any point.*

The red line on the map in the Council's possession goes to the road and does include the Common Land. The Clerk was asked to check with Dunya Fourie the location of the development boundary to ascertain whether this is a misunderstanding or a disagreement about the location of the Common Land.

4.3 *Response: As I (Dunya Fourie) understand the parking area is not under the applicants ownership and as such the existing area used for parking shall not be enclosed or secured to prevent people using it as a parking area.*

The Council agreed with this but remained concerned because the map shows a red line

boundary going to the highway.

- 4.4 *Response: I (Dunya Fourie) understand Mark Walters of Clwyd Powys Archaeological Trust is meeting with the applicant on site and I believe he shall discuss all works that may require ground works, including a package treatment works.*
The Clerk said that the treatment works would be behind the church and Councillors confirmed that this was away from the graves.
- 4.5 It was reiterated that unless points 4.1 to 4.3 were clarified, the Council would object strongly to the planning application. The Clerk was asked to pursue these points with Powys County Council.
5. **Application for the erection of an agricultural worker's dwelling at land at Cusop Farm, Aberyscir, Brecon. Ref P/2014/0930**
- 5.1 It was explained that the Council had previously objected to a bungalow being built on this site as it was felt to be too far from the farm. However, Powys County Council had passed the application with the condition that it has to remain the residence of an agricultural worker. The Council could not object on this basis again. There were no objections to the proposed development so long as it remains an agricultural worker's dwelling.
6. **Application for a single storey extension at Cae Crwn Farmhouse, Battle. Ref P/2014/1015**
- 6.1 There were no objections to this application.
7. **Ref P/2014/0971 Lawful Development Certificate for an existing use: Residential use of former parish hall attached to dwelling at Upper Lodge, Battle, Brecon, Powys;**
- 7.1 The Council had no objection to this property's development for residential use but no-one had ever lived in the property, it having been used for storing household items.
8. **Ref P/2014/0936 Conversion of agricultural buildings to 2 dwellings and installation of package treatment plant at Llwynmerched, Aberyscir.**
- 8.1 There were no objections to this planning application.

The meeting closed at 8.00pm