

**MINUTES OF THE ORDINARY MEETING OF
ABERMULE WITH LLANDYSSIL COMMUNITY COUNCIL
held at
ABERMULE COMMUNITY CENTRE
on TUESDAY 12TH FEBRUARY 2019 at 8.00pm**

PRESENT

Cllr. Gwyneth Jones
Cllr. Jane Rees
Cllr. Paul Davis
Co. Cllr. Gareth Pugh
Cllr. Bryan Williams
Cllr. Gary Orrells
Cllr. Richard Jerman

APOLOGIES

Cllr. Anne Brewin

ALSO IN ATTENDANCE

Mr. Gwilym Rippon (Clerk)

14 members of the public present.

A number of comments were made in respect of the applications that were to be discussed.

Agenda
item

038-19 1. **OPENING AND WELCOME**

Cllr. J. Rees opened the meeting and thanked all for their attendance.

039-19 2. **ATTENDANCE AND APOLOGIES**

See list above.

040-19 3. **DECLARATIONS OF INTEREST**

The following declarations were made by members:

Name	Item	Personal	Prejudicial
Cllr. Jones	Planning item 7b	✓	✓

041-19 4. **PLANNING**

1. 19/0028/FUL

Application for the change of use of part of agricultural barn to tourist accommodation and installation of septic tank (part retrospective) at Cloddiau, Aberbechan, Newtown, Powys SY16 3AS

This application was discussed
RESOLVED
The Council supported this application

2. 19/0067/FUL

Application for the conversion of barns to form 3 dwelling units, installation of septic tank and new access and all associated works at Barns At Pentre Farm Llandyssil Montgomery SY15 6LJ 19/0067/FUL

This application was discussed

RESOLVED

The Council supports the application making good use of redundant buildings.

3. 19/0160/HH

Application for the conversion of a garage to habitable space, erection of an extension and a garage at Newlands Abermule, Montgomery, Powys SY15 6NR

This application was discussed

RESOLVED

The Council supports the application for a growing family

4. 19/0110/REM

A Section 73 application to amend condition 2 of permission P/2017/0134 to amend the approved plans at land Adjacent To Abermule House, Abermule, Montgomery, Powys SY15 6NH

This application was discussed

RESOLVED

The Council objects to this application as the information supplied has insufficient detail to allow members to make judgement on the development. The dimensions and shape of the buildings have dramatically altered which has changed the visual impact of the building. No elevations have been supplied also the roof design has altered. The reason for the re positioning of the building is weak are there any other reasons for the re location as there is nothing within the amended paperwork. There is nothing relevant from the finished level in relation to the road level.

It would appear that the drainage from the four houses exits onto a neighbouring dwelling.

Also there are no dimensions in relation to houses.

5. 19/0138/OUT

Application for the Erection of 5 no. dwellings, new accesses and infrastructure at land Adjacent Parkside Abermule Montgomery SY15 6NJ

This application was discussed

RESOLVED

The Community Council strongly objects to this application.

During the LDP process this Community Council objected to this site being included within the LDP due to drainage and highway issues.

Although apparently outside the flood risk zone local knowledge of the site it has flooded as recently as 2014, also inadequate drainage from road would cause water to run onto the site where this development is to take place. Site plan although an indicative site layout access to site 1 is

inappropriate as access is directly onto the road. Site access to plots 2 and 3 are in close proximity to a blind corner on the narrow highway C2052 from Abermule to Cefn y Coed.

Access to plots 4 and 5 off the Unclassified road U2659 access would necessitate increased traffic turning right across approaching traffic on a blind corner.

This application is not acceptable without significant improvements due to highway issues it is felt that the total length of the road should be widened to alleviate the identified issues, this must include a foot path.

042-19

5. **MALT**

The Clerk produced a number of designs for the new play equipment. Due to time this was deferred.

The updated Trust Deed was agreed and signed by the remaining Trust members.

The meeting was closed at 11.30pm.