

A meeting of the Community Council took place on Monday 27th November 2017 at 7.30pm in Llanfrynach and Cantref Community Hall.

Present

Mr Bill Burrows **BB**

MS Heather Hornung **HH**

Mr Tony Hamnett **AH**

Mr Thomas Jones **TJ**

Mr Charles de Winton **CdeW**

Ms Jackie Williams **JW**

Mr Ray Powell **RP**

In attendance: County Councillor Liam Fitzpatrick **LF**.

Ms Sue Dale **SD** (Clerk) and 28 members of the public.

**1. Election of a Chairman for the meeting.**

It was unanimously resolved to elect AH as the chairman for the meeting. AH accepted.

**2. Apologies for absence.**

Mr Ian Matthews **IM**

**3. Declaration of Interest.**

CdeW declared an interest, the applicant is a member of the organisation he is employed by. He took no further part in the proceedings.

**4. Planning Application 17/14934/FUL – Change of use of agricultural land to accommodate the installation of a luge run with ancillary building and erection of a toilet block and kiosk. Upper Cantref, Cantref. To discuss and agree comments to be reported to the planning authority.**

Attendees and participants were welcomed by the Chairman and thanked for coming out and giving their views. He pointed out that the proceedings were governed by the Community Council's standing orders. Eight attendees asked to speak and were given 3 minutes each in which to do so.

Four themes emerged from their contributions:

- Concerns over traffic, including dangers to pedestrians and other road users, congestion on the narrow lanes of Cantref.
- Noise generated by the installation will be incompatible with the tranquility of the National Parks.
- Environmental impact of the proposed installation on the beauty and tranquility of this special place.
- Conditions 11 and 12 of the 2012 planning permission which aim to control the scale of the operation of an adventure farm.

In addition to these themes a comment was made about the lack of support from the Community Council.

Attendees were welcomed to stay and watch the Community Council compile the comment to go to the Brecon Beacons National Parks:

**Llanfrynach Community Council's response to the proposed change in use of agricultural land to accommodate the installation of a luge run with ancillary buildings and erection of a toilet block and kiosk.**

**Brecon Beacons National Park Authority Application Reference: 17/14934/FUL.**

Llanfrynach Community Council is cognisant of the statutory purposes of the National Park as set out in Section 61 of the Environment Act 1995 :-

**First Purpose:** to conserve and enhance the natural beauty, wildlife, and cultural heritage of the National Park;

**Second Purpose:** to promote opportunities for the understanding and enjoy of the special qualities (of National Parks) by the public.

The Community Council is equally mindful of the National Park Authorities duty under Section 62(1) of the Environment Act 1995:

**Duty:** In taking forward the National Park purposes, to seek to foster the economic and social well-being of local communities within the National Park.

The original planning application, reference 12/08328FUL was granted with conditions 11 and 12 being pertinent to this current application:

**Condition 11** – the development hereby permitted shall remain ancillary and subservient to the primary use of the premises namely pony trekking centre, bunk house and adventure farm, the development shall not become the primary or separate use at any time and shall not be operated independently or during the hours the pony trekking centre is not in use.

**Condition 12** – the attraction shall only be used by persons using Cantref Riding Centre and Adventure Farm and shall not be offered as a separate attraction.

With these purposes ,duty and conditions in mind the Community council has facilitated two meetings with the residents of Cantref and the other wards in the Llanfrynach Community Councils area.

The first meeting held at Cantref and Llanfrynach Village Hall on 10<sup>th</sup> July 2017 and was a public meeting when approximately 20 residents attended. At this public meeting the Applicant gave a presentation of the history and future proposals for the development of

Cantref Adventure Farm; he listened to objections and addressed these issues undertaking to answer the real and genuine concerns of the residents.

The second meeting was an Extraordinary meeting of the Council held in public and as such was not a public meeting, it allowed the Council to listen to the concerns and objections of the residents: 25 residents and interested parties attend on 27<sup>th</sup> November 2017 at Cantref and Llanfrynach Hall.

The Community Council recognises the concerns and objections of the residents and believes them to be real and consequential.

The Community Council also acknowledge the benefits that the Applicant's enterprise brings to the community being the largest employer of staff (particularly of young people).

Following the initial consultation with the BBNPPA the applicant has addressed issues concerning noise (sound); landscape and the visual impact of the development which may well satisfy the planning authority. However the residents have strong reservations that the noise levels will not be reduced to an acceptable level particularly in such a sensitive area. The fundamental objection raised by the residents and an objection supported by the Community Council concerns the access to the site and the number of traffic movements over unclassified narrow country lanes.

It was resolved that the draft submission would be forwarded to Councillors eligible to vote by email correspondence.

The submission by Llanfrynach Community Council is attached as Annex 1.

Notwithstanding whether the application is granted or not the Community Council will support the Applicants requests to Powys County Council for better signage to the site from the A40 southerly route and for prohibitive notices to be placed on the Llanfaes route.

**5. Date of Next Council Meeting:** 7<sup>th</sup> December 2017 at 7.30 pm in Llanfrynach and Cantref Village Hall.

