Felinfach Community Council

Minutes of Planning Sub-Committee Meeting held at Delmar, Felinfach

On Friday 22nd March 2024 at 3.30pm

Present: C.Morgan, S.Shepstone, R.Carrotte

Absent – R.Williams

Declaration of interest – None

The meeting was arranged to discuss planning application 24/ 0231/FUL - Retrospective Application for a Shepherd’s Hut & Hardstanding, Rhyd-y-Garth, Llandefalle.

Clerk to express to the Planning Dept. how disappointed the Council are that this unpermitted development has been allowed to trade as a commercial business without granted permission being sought.

The Planning Committee took into consideration all documents published on the Planning Consultation portal. It was resolved that the Council would object to the application due to the following reasons.

The issues raised are:

Proximity to Tretirion – The siting of the Shepherd’s hut is extremely close in proximity (within five metres) to Tretirion.

The development being so close to a neighbouring property, would have enormous impact on the enjoyment/ amenities of one’s own property.

Environmental Impact – The discharge of water and sewage is of a concern. The application does not provide details of how this is managed.

Vehicle Access – Knowing the area very well there is also a concern for the number of vehicles that would be constantly using this very narrow lane that is not suitable for the volume that the development would create, with no turning area and no through access.

We would appreciate the concerns of the Community Council be addressed before further consideration is given to this application, as we feel that this type of development if granted sets an unwelcome and unlawful precedence of future developments.

Meeting Concluded at 4.30pm

Chairman …………………

Date………………