Felinfach Community Council

Agenda for Regular Meeting to be held at Llandefalle Hall School

On Wednesday 13th August 2025

6.30pm

**Register of attendees will be taken.**

**Apologies.**

**Declaration of interest**

**Minutes of last meeting**

**Actions**

2.1 - Application 25/0770/FUL Golwg-y-Mynydd holiday let– Response sent to Planning Department & Campimg & Caravanning Club response.

2.2 - Update on Planning Application 21/1494/FUL – Contact has been made with Planning Dept. and Highways.- response - Just to update you that I will be requesting that a full application for the caravan. Once this has been submitted, I let you know the planning app number.

3.1 - Felinfach Play Park – Breach of rules regarding dogs. - responses from Police, & PCC

3.2 – Hedges & Potholes in the ward – resolved

Cllr Brown raised the issue of the bollards at the top of Llanfilo Pitch, Clerk will reiterate to Highways Dept. – Contacted David Lewis, chased 05/08/25, awaiting a reply

6.2 - Balance transferable to Reserve Account, with adequate funds remaining for expenditure - Actioned

Freedom of information request on drain inspection in Felinfach from Sue Loveday. – Cllr Colbert to chase Land Drainage report .

2. Planning.

**2.1 - Application Reference: 25/1009/FUL** Grid Reference: **E**:308605 **N**: 233918

Proposal: One Planet Development including a residential cabin, outbuilding,

decking, pole barn, solar PV array, new access and all associated works

Site Address: Cae Gardd , Felin Fach, Brecon, Powys LD3 0UG

**2.2 - Application 25/0770/FUL Golwg-y-Mynydd holiday let**– Response sent to Planning Department – see below for correspondence.

**2.3 – Response from Caravan Club regarding Golwg-y-Mynydd**

FYI 1

Rhyd-y-Garth Shepherd’s Hut application.

The appeal is made by Ms. Sarah Shuffell against the decision of Powys County Council.

• The application 24/0231/FUL, dated 20 February 2024, was refused by notice dated 16 August 2024.

• The development is described as the ‘retention of shepherd's hut and attendant hardstanding for occasional use by holidaymakers and other visitors’.

• A site visit was made on 13 June 2025.

**Decision**

1. The appeal is dismissed.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

FYI 2 - Calling in an application – recap on procedure.

**3.0 - Correspondence**

3.1 - Play Park Trees – pollarding required.

3.2 - Flood Defences in Felinfach – correspondence below

**Reports –** One Voice Wales report from Cllr Carrotte

**County Councillor Report.**

**Finance**

Balance of Accounts

Invoices to be paid – None

Income

6.3 - financial regulations to be confirmed as fit for purpose.- Please can all Councillors review these for adoption at meeting. (If you require an e-mail copy, please let me know)

**Point of Interest**

**Chairman’s Business**

Dogs in playpark/police response.

Felinfach show.

Cover for external meeting attendance.

Date of next meeting

CORRESPONDENCE

**2.2 - Application 25/0770/FUL Golwg-y-Mynydd holiday let- response from Streetworks**

Hi Delyth,

I hope all is well.

One of the Streetworks team will be attending site shortly, subject to priorities.

Other Sections within Powys have also taken a look.

We have also been in contact with the agent.

I am unable to give more info due to GDPR.

*Diolch yn fawr / Many Thanks,*

*Glen* Glen Jones, *BSc*

Streetworks Technical Officer, Swyddog Technegol Gwaith Stryd

Adran Gwaith Stryd / Street Works Section

Highways Transport and Recycling

Message from Adam Nickson – Planning Enforcement.

Just to update you that I will be requesting that a full application for the caravan. Once this has been submitted, I let you know the planning app number.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**2.3 - Response from Planning regarding the Camping and Caravanning Club** proposed certified site at Golwg-y-Mynydd

The [Caravan Sites and Control of Development Act 1960](https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.legislation.gov.uk%2Fukpga%2FEliz2%2F8-9%2F62%2Fschedule%2FFIRST&data=05%7C02%7C%7Cd3893a9eb2bf41cccd4a08ddcadc83e6%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638889770639272935%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=BmeL%2FeGJSr5a3K%2BsCj8uDelGLpLxYzrg0Sl19OtTI0E%3D&reserved=0) does allow for some caravan sites to operate without requiring planning permission. There are however strict circumstances which they must comply with which are specified in paragraphs 2 to 10 of Schedule 1 to the 1960 Act (cases where a caravan site licence is not required), but in relation to those mentioned in paragraph 10 do not include use for winter quarters.

So, there would potentially be no planning application submitted to us, as if certified by the Caravan Club (or other similar body) then the use would be considered permitted development and there would be no mechanism to call it into Planning Committee.

Hope that provides a bit of background if you need further information, please let me know.

Planning FYI 2 - Message from Cllr Colbert

Regarding Call-In. It is, as I expect you know not a routine part of the Planning Process, and indeed should be used responsibly and there are strict guidelines for its use.

I have used the Call-In process, and also seen it used infrequently at Planning Committee. However, the Planning Officer still makes a recommendation, and it is rare for the Planning Committee to go against that.

In general, I believe we can rely on Planning Officers to follow the Planning Rules. Nevertheless, I am always open to a discussion on Call-In with the Community Council at any time. I believe the Community Council has all Planning notifications at the same time as me and if CC want to discus it then it needs to be in a timely manner in order to meet the strict deadlines that Planning have.

I’m sure CC members are aware of this, but maybe a reminder is helpful. I leave it with you.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

3.**2 – flood defences in Felinfach – Conversation between Cllr Colbert & Land Drainage**

**Subject:** Fw: Flood Defences

**From:** Councillor Tom Colbert <[cllr.tom.colbert@powys.gov.uk](mailto:cllr.tom.colbert@powys.gov.uk)>   
**Sent:** 25 July 2025 12:32  
**To:** Simon Crowther <[simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)>  
**Cc:** Graham Astley <[graham.astley@powys.gov.uk](mailto:graham.astley@powys.gov.uk)>; Lyn Parry <[lyn.parry@powys.gov.uk](mailto:lyn.parry@powys.gov.uk)>  
**Subject:** FW: Flood Defences

Hi Simon,

 Please see the email below requesting flood protection.

Where are we on this. We have been discussing it for a while, and I am losing track..

 Is PCC going to supply these houses with some form of flood defence? I think they are only asking for some form of flood gate at their respective doors.

 Given what I (as a Chartered Civil Engineer of some 40+ years standing 😊) perceive to be a very confused picture of legal responsibility for the drainage in Felinfach, it might be prudent to do so.

Grateful for your thoughts. Kind regards, Tom

**From:** Graham Astley <[graham.astley@powys.gov.uk](mailto:graham.astley@powys.gov.uk)>  
**Sent:** Wednesday, July 30, 2025 11:32 AM  
**To:** Councillor Tom Colbert <[cllr.tom.colbert@powys.gov.uk](mailto:cllr.tom.colbert@powys.gov.uk)>  
**Cc:** Lyn Parry <[lyn.parry@powys.gov.uk](mailto:lyn.parry@powys.gov.uk)>; Simon Crowther <[simon.crowther@powys.gov.uk](mailto:simon.crowther@powys.gov.uk)>; Simon Roberts <[simon.roberts@powys.gov.uk](mailto:simon.roberts@powys.gov.uk)>  
**Subject:** RE: Flood Defences

 Hi Cllr Tom,

 Note your enquiry to Simon Crowther (Land Drainage team) regarding the use of floodgates at Felinfach.  You may recall that the opportunity for their use came about via the Shared Prosperity Funding (SPF) programme.  This programme was administered by the County Council’s Engineering Design Services team (Project Engineer - Simon Roberts).

Simon (Roberts) is already aware of the additional interest at Felinfach, and no doubt will be able to update you over any future possibilities here.

 I have copied in Simon (Roberts) to this reply.

 Kind regards, Graham.

Hi Cllr Tom

Please refer to the below email from Graham Astley.

Today, I have been in contact with Mrs Sue Loveday (Plough & Harrow Inn) and have asked her to complete a questionnaire which is the first step in the property flood resilience project.

Sue has also agreed to pass the questionnaire on to the neighbouring properties mentioned in previous correspondence.

As things progress, I will keep you apprised.

However, please be aware that the amount of recent SPF funding is quite limited (in magnitude and time) and it seems likely that the number of properties interested in receiving assistance will exceed the available funding.  This will become clearer over the next few months.

In the meantime, should you require further information please be in touch.

Regards Simon

**Simon Roberts** **Project Manager** 01597 826880

 **Chairman’s Business –**

**Dogs in Play Park,** Response from Stephan Butcher, PCC Countryside & Outdoor Recreation Officer

Hi Delyth,

Sorry to hear about the dog incident.

If you have a ‘No Dog’ policy for the Felinfach play area, then that is the policy.

The lady in question should not have taken her dog into the site and your committee member had every right o ask her to leave the playground.

RoSPA do strongly recommend the no dogs sign is put in place at every playground.

In Brecon there is a specific byelaw that says that there is one site that has a complete ban (Watton PF near the Theatre) but the rest of our sites have or will have a ‘No Dogs’ sign installed by the end of the year.

Regards

Steve

Stephan Butcher

Countryside & Outdoor Recreation Officer

Powys County Council

Tel – 01874 61 2288

Hi Delyth,

I hope all is well.

You may have had the following information sent to the CC mailbox, but just in case I have a response below-

*We have traced the developer/landowner via the agent involved and have had a reply this morning , after a few prompts.*

*As the landowner is away at the moment, we have had an agreement to get the issues rectified sent back via the agent.*

*They will call next week for guidance and advice on what has to happen to ensure the works comply with the applicable adoptable standard.*

*One of the team has attended site, and the area is coned off showing it is under construction/workzone.*

*As the locations were agreed with Planning, Streetworks will need to ensure that the works are carried out to the correct standard, on completion, and are correcly registered.*

*Hopefully this will be resolved next week, to the satisfaction of all parties involved*.

*Diolch yn fawr / Many Thanks,*

*Cofion Cynnes/ Kind regards*

*Glen*