Felinfach Community Council

Minutes of Regular Meeting held at Llandefalle Hall on

Wednesday 13th August 2025 at 6.30pm

Present: S.Shepstone, C.Morgan, G.Jones, S.Brown, R.Carrotte, G.Price

R.Williams. D.Rowlands(Clerk) Cllr Colbert.

Apologies – J.Pryce, A.Owens.

Absent – None

**Declaration of interest** – Cllr C.Morgan - Item Planning 2.1

Minutes of last meeting - MINUTES of the last regular meeting held on Wednesday 9th July 2025 were signed as a true account.

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Mr. Chairman rescheduled three planning motions to the start of the meeting, allowing public members in attendance significant time to make their representation and to allow challenges.

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2. Planning.

Cllr Morgan left the meeting due to a declaration of interest with this application.

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 , FelinFach, Brecon, Powys LD3 0UG –

The Chairman invited public members to present their views to the full Council. While objectors voiced their general support for the principles of “One Planet Development,” they expressed concern to its proposed location adjacent to the Grade II listed chapel and boundary wall. The same concerns had previously contributed to the refusal of the original application.

In response Miss Rodell’s representatives explained that the new application has seen the relocation of the cabin and soak aways further to the south of the field but still within 50m of the Chapel wall, this has been deemed acceptable by the Heritage consultant Sam Hale appointed by Miss Rodell, this report is not to be confused with the official Heritage report that is conducted by Powys County Council Heritage Officer. No response has been filed on the Planning Portal from this department.

Full Council was granted additional time to reflect on the discussions, with a deadline of 15th August 2025.all responses to be forwarded to Clerk.

Councillor’s responses see Appendix 1

Cllr Morgan rejoined the meeting.

2.2 - Application 25/0770/FUL Golwg-y-Mynydd holiday let – Cllr Morgan stated that full Council issued a holding objection to this application pending further information, which has not yet been made public.

A public member suggested the site should be considered as a whole, since environmental impacts cannot be assessed separately. Cllr Williams recommended that the Council ask PCC Planning Dept. to delay any decision, until all relevant information is available, reviewed by all parties and responses delivered.

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2.3 – Response from Caravan Club regarding Golwg-y-Mynydd – Cllr Colbert confirmed to all present that the Camping & Caravanning Club are legally permitted to issue a certified certificate to sites that they deem suitable to be used by their members without any licences or permission required from local authorities.

Public members raised the following concerns:

* The current number of caravans and tents allowed on site and the potential for an increase in their numbers.
* Increased traffic and the size of caravans using a single-track road.
* Adequacy of drainage provisions associated with the site.

The Chairman inquired whether everyone present had the opportunity to express their views and ask questions. All public members unanimous agreed that they were given the chance to speak.

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Actions

2.1 - Application 25/0770/FUL Golwg-y-Mynydd holiday let– See above.

2.2 - Update on Planning Application 21/1494/FUL – Contact has been made with Planning Dept. and Highways.- Update – Mr Chairman brought full Council and Public members up to date on the passing bays which was confirmed by C. Cllr Tom Colbert, that construction will commence approximately w/c 24th August 2025.

Clerk reiterated the response from Enforcement Officer regarding the static caravan.

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3.1 - Felinfach Play Park – Breach of rules regarding dogs. - Mr. Chair visited the Police Station to seek advice, which proved fruitless, Clerk contacted Stephan Butcher PCC Countryside and Outdoor recreation Officer who confirmed that the Community Council is within their rights to make policies and enforce them, which is encouraged by ROSPA.

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3.2 – Hedges & Potholes in the ward – resolved

Open Ditch, Llanfilo Pitch - David Lewis, PCC has resolved the issue with strimming the area and repositioning the bollards.

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

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Freedom of information request on drain inspection in Felinfach from Sue Loveday. – Cllr Colbert confirmed that the topography report carried out by PCC has not been received, will chase.

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2. Planning.

2.1 - Application Reference: 25/1009/FUL & 25/0770/FUL & Caravan Club issue motioned to start of meeting.

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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.

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FYI 2 - Calling in a Planning application – Cllr Colbert explained the procedure of “Calling an Application in” for the Planning Cabinet to decide. When it should or should not be used.

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3.0 - Correspondence

3.1 - Play Park Trees – pollarding required – Clerk has spoken to Matthew Phillips( Grass cutting Contractor) who is happy to do the job, Council were in agreement to obtain a quotation from Matthew. item for next month’s agenda.

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3.2 - Flood Defences in Felinfach – Two affected residents of flooding have been asked by Simon Roberts (Project Manager) to complete a questionnaire, which is the first step in the flood resilience project with the potential of receiving SPF funding for floodgates.

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Reports – One Voice Wales report from Cllr Carrotte – Mr. Chairman thanked Cllr Carrotte for taking up the mantel of dealing with the delivery of One Voice Wales e-mails, Cllr Carrotte reported on e-mail’s of interest.

* Digital health of community and town councils – N/A
* Training dates – circulated by Clerk
* Updated Farm Estate Petition - Extended Date, Cllr Carrotte will respond to this.

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County Councillor Report. – Nothing more to report \_\_\_\_

6 - Finance

6.1 - Current Account

Statement Dated : 01.08.2025, Period Covered 02.07.25 -01.0.8. 25

Previous Balance 7413.25

Withdrawn 3259.38

Income 465.00

New Balance 4618.87

Payments made Bitdefender 84.99

 Felinfach Show 120.00

 Transfer to Reserve Account 2500.00 Microsoft 84.99

 Go Daddy ( web hosting annual fee) 139.40

 Llanfilo Village Hall 330.00

Income: A.V.Griffiths( Jean Hosie) 355.00

 R.W.Evans ( Beryl Watkins) 110.00

No Payment to be made

Reserve Account

Statement Dated: 01.08.2025, Period covered 02.07.25 – 01.08. 2025

Previous Balance 195.77

Paid in 2500.00

Interest 1.41

New Balance 2697.18

Clerk advised of notification from NatWest that the interest rate would be reducing from 20/10/25 to 0.95% AER/Gross p.a

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6.3 - Financial Regulations to be confirmed as fit for purpose.- Clerk enquired if the Financial Regulations were deemed fit for purpose. It was proposed by Cllr Williams and seconded by Cllr Morgan that the Financial Regulations be adopted for 2025-2026.

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Point of Interest

Clerk informed full Council that the External Audit had been delivered to Audit Wales in Cardiff on 4.08.25.

New Bus Routes – Cllr Colbert confirmed that there will be a change to some of the bus routes and times

T4 - Bronllys /Talgarth service to cease.

X12 – Runs through Bronllys & Talgarth to Abergavenny – no Change

T14 now renamed X44 – timetables will increase from 55 to 65 (mon-fri) 13 on Saturday & 10 new timetables for a Sunday, concern has been raised with the late bus being cancelled

Cllr Price raised the point that Tylicci Grid was in poor repair and in need maintenance, Clerk to inform PCC Highways.

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Chairman’s Business

Dogs in playpark/police response. Addressed above.

Felinfach show – Mr. Chair enquired as to whether the Community Council should have a presence at the show, it was suggested that an advert could be printed in the schedule next year. Mr. Chair was invited to take a position on the Felinfach Show Committee to which he accepted.

Cover for external meeting attendance. – Mr. Chair is unable to attend a PAVO meeting on 16.09.25 to which he requested cover from another Councillor, Cllr Williams agreed to attend.

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Date of next meeting - Due to holidays and other commitments the next meeting will now take place on Thursday 25th September 2025, Maes-y-Bellan Chapel 6.30 pm.

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 Date

Appendix 1

Responses to Planning Application 25/1009/Ful Cae Gardd, Felinfach.

Response from Cllr Williams

My observations with regard to the Cae Gardd One Planet application is as follows : ( and I am happy for them to be included in the minutes) :

1. I am broadly in favour of the One Planet approach and would see this as a pilot with a view to informing the planning process regarding the viability of any similar projects should they come forward in the future.

2. The impact on the Listed Building, Maes-y-berllan Chapel, is an important factor in considering Felinfach Community Council's response to the Planning Application.

3. The Chapel has a considerable historical importance relating the Baptist Cause in rural Mid Wales and in the farming community.

4.While many Chapels face falling congregations and are closing this Chapel has regular services and large attendances at Anniversary Services and other special events.

5. Many in the local communities value the opportunity to worship in this historic building and hold it very special because of the important events in their lives which take place in the Chapel, such as Baptisms, Marriages and Funerals of family members. The sanctity and special location of this listed building is very important to the local community.

6. A previous application was refused mainly on the adverse effects the development would have on the Listed Building and Felinfach Community Council had put forward an objection on those grounds.

7. When responding to the present application the main consideration for the Community Council was if the siting of the main elements of the development had been moved far enough from the Chapel to mitigate the detriment to the amenity of the important Listed Building.

8.My view is this has not been achieved, and I would maintain the objection on these grounds.

9. Having said that I believe there are opportunities to design an application that would protect the importance of the Listed Building and permit the development to take place.

10.The land owned by the applicant is of sufficient size to reach a design by negotiation with the Planning Authority to allow the development to take place.

11. During such a discussion the Planning Authority should take the opportunity to regularise the planning of other elements on the site to improve the visual condition of this important landscape in Breconshire.

Response of Cllr Carrotte

My view on the planning application for Cae Gardd is that the community council support the idea of One Planet Development however in this instance cannot support the current application because of its close proximity to a historically important listed building and the visual impact it would have on those attending the chapel.

We would be more likely to support the application if it were positioned further down the field in the lower half where the building would be better screened from the road.

Response from Cllr Shepstone

Clearly the Chapel means so much to its' members and others in the community and I feel we would be doing them no favours by approving the application.  Like others, I have no problem with the One Planet scheme .............. but not there.  If Emma relocated (much) further down the field, I would have no objection.

Response from Cllr Pryce - This response is based solely on reviewing the application, not from the presentations presented by the applicant or the members of public.

Having read Emma’s mission statement/business plan and looked at her application I find it interesting especially as the report lays out the history of the area and will look forward to seeing how it progresses.

The tree planting to the north of the site will soften the impact on the Chapel. The Cabin and associated structures are the only things needing planning permission and these also have been moved sufficiently far enough away from the Chapel along with the extra planting to hide any impact.  Everything else, Emma can legitimately use the land for.

If a vote is made, can you cast a proxy vote in support of Emma’s application?

Response from Cllr Brown -

I would object to this application for the reason that the development is clearly visible from the chapel and the location adjacent to a historical building is unsuitable for such a project.

Response from Cllr Jones

As a regular attendee of the Chapel, I am deeply concerned about the proposed development’s location in close proximity to this historic and religious building. The visibility of the development from both entrances of the Chapel is unsettling and detracts from the character and heritage of the Chapel grounds.

Response from Cllr Owens: This response is based solely on reviewing the application, not from the presentations presented by the applicant or the members of public.

My view of the application is that the location of the development is extremely close to the Chapel which is a historical religious building dating back hundreds of years with a strong congregation that is supported by many local residents.

Response from Cllr Price

I am against this application for the several reasons, I would be very concerned how the site was managed particularly with the possible introduction of a chicken house or houses, the application does not specify any limits or clear boundaries for future additions, also the development is positioned very close to the chapel, which lacks respect for both the attendees of the chapel and the significance of the surrounding graveyard.