

Llangattock Place Plan Survey 2 Results + Motions

Llangattock Community Council (LCC) has conducted a survey of residents about possible sites for affordable housing, car parks and a community shop/hub. These included the candidate sites put forward for housing in 2019 and other suggestions put forward by residents.

There were 176 survey responses, 14 letters (of whom 8 had not filled out the survey) and 49 people attended our pop up (some of whom did go on to fill out a survey). This equates to nearly one quarter of the population, the precise figure will have to be validated by cross checking but this is a close approximation.

The Llangattock Place Plan Steering Committee must decide how to interpret these results:

Motion 1:

That this Committee accepts the results of Place Plan Survey 2 and decides to judge them alongside previous representations made in Place Plan Public Meeting 1, Survey 1, CHS Survey and Young Person's Survey, the small-area meetings in Park Drive, Beechwood Road/Beaufort Avenue, St Catwg's Church, Bethesda Chapel, The Rectory Hotel, Legar, Ffawyddog and Dardy during summer/autumn of 2023 and the pop-up events held at the LACAS fete, in the Community Hall in March 2023 and in letters, emails and face to face conversations over the past year. These responses have previously been collated and circulated to the council and were re-circulated before the committee meeting along with comments and letters from Survey 2.

- In Survey 2 the case of a yes/no question, a proposition should only be included in the Place Plan if a majority (50% + 1) of respondents cast are in favour
- In the case of a multiple-choice question in Survey 2, most votes in favour should prevail, with others judged on merit.

Proposed: RJ Seconded: GD Result: Approved Unanimously

Motion 2:

That Llangattock should remain a Limited Growth Settlement as defined by the existing Bannau Brycheiniog Local Development Plan 2013-2022, effectively preventing development of new housing for sale apart from in a few, clearly defined exceptions.

Proposed: HB Seconded: KI Result: Approved Unanimously

Motion 3:

That there is a clearly evidenced housing need in Llangattock, as demonstrated in LCC's Housing Q+A, <https://www.llangattock-cc.gov.wales/housing-questions->

[answers/](#) compiled with the assistance of the housing authority, Powys County Council and the Place Plan Consultation and surveys.

Proposed: GD Seconded: KI Result: Approved
Unanimously

Motion 4:

That there should be a presumption in favour of small, edge of settlement housing developments in Llangattock for affordable housing (defined as not for sale on the open market, for part ownership or social rent, with a local lettings policy applied). Efforts should be made to spread Llangattock’s affordable housing requirements around the community over time.

Proposed: RJ Seconded: HB Result: Approved Unanimously

Motion 5:

Developers are required by the Planning Act (Wales) 2015 to conduct pre-application consultation under the following circumstances:

- any application of 10 or more houses
- outline planning for 0.5 hectares* or more and where the number of houses is not stated
- buildings where the floor space is 1,000 sq m or more
- development of a site for any purpose of 1 hectare or more.

Motion: That in order for Llangattock Community Council to support a planning application, one or more of the above criteria should be met so that formal pre-application public consultation will be conducted. LCC should be actively involved in these consultations in order to help determine location, scale and composition.

* 1 hectare = 2.47 acres

Proposed: HB Seconded: Rj Result: Approved
Unanimously

Motion 6:

That there is community support for a small affordable housing development adjacent to the South Eastern boundary of Llangattock School, as well as additional parking and

a new entrance the school. The size and composition of this development, including the number of houses, should be determined by formal pre-planning consultation conducted by a developer who is either the housing authority or a registered social landlord.

LCC should record the Place Plan survey results about other candidate sites put forward in 2019 but await a further trawl to be conducted by Bannau Brycheiniog as part of the emergent LDP2.

Proposed: GD Seconded: KI Result: Approved Unanimously

Motion 7:

That LCC calls upon Bannau Brycheiniog National Park to consult upon and, if in favour, impose restrictions on future second homes and holiday lets in the 'old' village.

Proposed: HB Seconded: RJ Result: Approved
Unanimously

Motion 8:

That LCC calls upon Powys County Council to increase the Council Tax Premium on second homes in Llangattock.

Proposed: RJ Seconded: KI Result: Approved
Unanimously

Motion 9:

There is a shortage of small, energy efficient homes for local people who want to 'downsize' to smaller properties and there should be a presumption in favour of developing small numbers of houses for market on the site of existing homes and / or affordable housing developments, but only if all the following restrictions are met:

1. Local residency
2. Minimum age 60+
3. No use as a second home or holiday let
4. The property they are downsizing from must be suitable for affordable housing and must be sold to a housing association for this purpose.

Proposed: RJ Seconded: HB Result: 5 in favour, one
abstention

Motion 10:

There should be a presumption in favour of the sub-division of larger properties into smaller properties for people who want to downsize, providing there is adequate provision for parking and the gaps between properties are not closed.

Proposed: HB Seconded: KI Result: Approved
Unanimously

Motion 11:

That a feasibility study and / or trial should be conducted into the creation of a combined community hub / shop / cafe at the following locations and, if supportive, there should be a presumption in favour of planning permission being granted at the following sites subject to formal pre-planning consultation:

1. At the top of the allotment field, with additional parking.
2. On the recreation ground, opposite the Horseshoe Pub, with additional parking.

Proposed: HB Seconded: GD Result: 5 in favour one abstention

Motion 12:

That Place Plan consultation has demonstrated public support for the creation of more parking spaces in Llangattock and LCC should investigate options. If viable, there should be a presumption in favour of planning permission being granted at the following sites, subject to formal pre-planning consultation:

1. Top of the allotment field.
2. Next to Llangattock School, in conjunction with affordable housing.
3. At the end of Park Drive, on the right just past the cattle grid, with EV points linked to renewable energy.
4. At the Rectory Hotel.

Proposed: GD Seconded: HB Result: Approved
Unanimously

Motion 13:

That there should be a presumption in favour of renewable energy (solar panels) on land to the East of the cattle grid at Park Drive, next to park farm, combined with parking spaces with EV charging, subject to formal pre-planning consultation.

Proposed: RJ Seconded: KI Result: Approved
Unanimously

Motion 14:

That LCC should explore the following with Powys County Council Active Travel Team:

1. Road improvements at the Vine Tree junction in order to improve traffic flow.
2. A shared-used link path / roadway from Tan Dderwen / Llangattock School to Park Drive.
3. A better pedestrian / cycle crossing at Llangattock / Crickhowell Bridge.
4. Work to improve the kissing gates, in association with a National Lottery Application.

Proposed: GD Seconded: KI Result: Approved
Unanimously

Motion 15:

That Llangattock Community Council supports the policy of Powys County Council (PCC) to buy former council houses in Powys including Llangattock in order to return them to use as social housing and urges PCC and Welsh Government to extent this into other homes currently in private ownership as they come on to the open market.

Proposed: KI Seconded: RJ Result Approved
Unanimously