

**MINUTES OF THE BRECON BEACONS NATIONAL PARK AUTHORITY
EXTRAORDINARY GENERAL MEETING HELD ON 11 JUNE 2013 AT PLAS
Y FFYNNON, CAMBRIAN WAY, BRECON**

Present

Powys

Cllrs E T Morgan, D Meredith, M Jones, J Holmes, P Ashton, C Davies and G Hopkins

Monmouthshire

Cllrs M Hickman and Mrs A Webb

Carmarthenshire

Cllrs G Davies and A James

Blaenau Gwent

Cllr M Bartlett

Merthyr Tydfil

Cllr R Thomas

Rhondda Cynon Taf

Cllr Mrs J Ward

Members appointed by the Welsh Government

Mrs J James (Chairman), Mr E Evans, Mrs M Doel, Mrs M Underwood, Mr M Buckle and Prof A Lovell.

In Attendance: Mr J Cook (Chief Executive), Mr C Morgan (Director of Planning), Mrs R Edwards (Monitoring Officer and Solicitor), Mrs J Gruffydd (Democratic Services Manager), Ms T Nettleton (Head of Strategy, Policy and Heritage), Mr R Greaney (Principal Planning Officer, Strategy), Mr R Norman (Planning Officer, Policy) and officers presenting reports.

61/13 CORRESPONDENCE

Apologies were received from Cllr A Furzer, Ms C Howell and Mr I Rowat (representing the Chairman on other Authority business).

The Chairman welcomed members of the public and was pleased to see so many present. She apologised for the delay in starting the meeting, due to the length of the Planning, Access and Rights of Way Committee which preceded it.

She also welcomed Mr Bracey (Chairman of Standards Committee), observing the meeting, and Cllr Mike Bartlett who had just been appointed by Blaenau Gwent County Borough Council in place of Cllr Malcolm Cross. She would be writing to thank Cllr Cross for his work with the Authority.

She thanked Members for their condolences on her recent bereavement.

62/13 MEMBERS' DECLARATIONS OF INTEREST

It was noted that all eight Powys Members had successfully applied to the Standards Committee for dispensation (meetings held on 1 May 2013 and 4 June 2013) to fully participate in decision making on two of the recommended sites for additional housing in the Local Development Plan. The Chairman reminded them that they would still need to declare their interest in the usual way.

The following declarations of interest were made:

Member	Agenda Item	Nature of Interest
Prof Alan Lovell	All LDP sites relating to Talgarth	Personal, non-prejudicial
Cllr Michael Jones	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)
Cllr David Meredith	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)
Cllr Evan Morgan	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)
Cllr Chris Davies	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)
Cllr Paul Ashton	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)
Cllr Jeff Holmes	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)

		Committee)
Cllr Geraint Hopkins	Mid Wales Hospital and Cwrt y Gollen sites	Member of Powys County Council, Personal, non-prejudicial (dispensation granted by Standards Committee)

63/13 PUBLIC SPEAKING

The Chairman made some general points about the process she had decided to adopt in relation to public speaking on the proposed additional sites for inclusion in the Local Development Plan (LDP). She reminded speakers that comments should be restricted to the consideration of sites in Talgarth, Crickhowell and Hay-on-Wye highlighted by the Inspector as outlined in the report on the agenda and not in relation to the LDP as a whole. She proposed to take all sites together relating to a community and all speakers had been given a schedule of the running order.

In addition to public speakers a number of statements had been received from members of the public and organisations, and these would be read out during the meeting by an officer. All Members had been sent advance copies of these with sets of hard copies tabled. Some items of correspondence had been received in support of the public speakers, which had been copied to Members but would not be read out.

She advised that the order of the LDP recommendations would be changed as she proposed to take recommendation (b) first. If any Member had proposals about the way in which she proposed to take the agenda she would put these to the meeting.

Note: In line with the Authority's Public Speaking Scheme the minutes will note the speaker and the main points. If supplied, the text will be filed with the agenda for public record. Representations can also be viewed on the webcast of the meeting available at: <http://www.breconbeacons.public-i.tv/core/>

All statements and correspondence received would also be filed with the agenda for the public record.

64/13 EQUALITY SCREENING FORMS

Equality screening forms for the decision reports were noted.

65/13 BRECON BEACONS NATIONAL PARK AUTHORITY LOCAL DEVELOPMENT PLAN. RESPONSE TO THE INSPECTOR'S PRELIMINARY FINDINGS ON HOUSING AND EMPLOYMENT LAND PROVISION

The Director of Planning advised that the LDP had been submitted to the Welsh Government in October 2011, had undergone extensive public consultation including the Examination in Public conducted by the Inspector, and this meeting was one stage of the process. The Head of Strategy, Policy and Heritage referred to the various stages of Plan

preparation including the Preferred Strategy, Deposit, and Focussed Changes along with the Examination and advised that decisions taken today would be subject to a six week consultation period and the Inspector would consider all the comments received. The final Examination hearing session would take place on 5th September at the Castle of Brecon Hotel. She referred to the Inspector's Preliminary Report on housing and employment land provision at Enclosure 3 on the agenda and highlighted the Inspector's wish to see mixed use sites as part of some of the residential sites. Without the additional flexibility in the housing numbers requested by the Inspector there was a risk that the LDP might not be found sound.

Public Speakers: General Points

The Chairman invited speakers who had general points to make.

Mrs Elizabeth Gibbs (Brecon Beacons Park Society)

Referred to the Park's statutory purposes and the need to reconcile the needs of local communities with the need for housing. Key settlements are acceptable for development but not to concentrate on two sites previously rejected as unsustainable. Acknowledged Planning Policy Wales stated preference for previously developed sites, but owners should return them to their former state if not needed.

Mr David Sharman

Raised concerns about Powys County Council's input to the Examination in particular the involvement of a number of the County Council's Officers and Members which did not reflect local consultation meetings. Supported officers' attempts to exclude the two main sites from the LDP. Concern about creating new isolated communities against Park principles.

Cllr Niel Bally (Talgarth Town Council)

Tabled a paper about the Planning Policy Wales Search Sequence. While lack of development opportunities in Talgarth during previous plan periods, opposed to concentrating numbers of houses in a site outside the town – these sites should be the final option. Current proposals put 'all the eggs in one basket'. Outside PPW principle of looking at previously developed land within settlements first.

Andrew Bevan (Agent)

Urged Members to be clear their decisions would deliver objectives recommended by the Inspector and sites must be clear of planning constraints. Raised problems with sites identified in all three settlements.

A Statement from Cllr John Morris was read out. The Chairman asked the Director of Planning to respond to some inaccuracies within this.

Talgarth Sites

65.1 Site I: CS111, SALT 032, 033, 036, 047, 062 - The Former Mid-Wales Hospital, Talgarth

Members received a presentation on the site.

Public Speakers: Site I

Clr Niel Bally (Talgarth Town Council)

Referred to letters sent to Members from the council. Site not included in previous plans and long building period. Constrained access and a walk from the town centre. Council wants site developed but not on the scale proposed.

Mrs Elizabeth Gibbs (Brecon Beacons Park Society)

Previous planning application refused on access issues and should be smaller development with allocation on smaller more sustainable sites.

Mr Niel Bally (Mid Wales Hospital Neighbours Group)

Residents Group agree with letter from Talgarth Town Council dated 8 June 2013. Should address brownfield sites within settlements first. Access not improved since previous application and no sound basis for approval.

Mrs Virginia Brown

No changes since previous application. In open countryside. Referred to SAVE Britain's Heritage suggestions for site which would resolve and enhance the site.

Mr Andrew Bevan (Agent)

Agreed with previous speaker. Referred to the Inspector's recommendations on 11 sites not just the three main ones. Too much traffic would be generated from this site.

Mr Ben Stephenson (representing Collins Development Ltd)

The site in ownership of his client since 2010. Fair and thorough LDP process and recommendations for site reached after extensive discussions on housing sites at the Examination. Site development would provide, housing, employment, community uses and open spaces. Further to consultation (following the Inspector's Preliminary Findings) the Highways Authority stated that the scheme was acceptable in principle. There was commitment to bring about development within the plan period.

Statements were read out from the following individuals and organisations:

- John Tushingam
- Joyce and Ray Shaw
- Wyn Morrell

- Antonia Spowers
- Marcus Binney (SAVE Britain's Heritage)
- John Dunne
- Simon Thomas, AM
- William Powell, AM

Three letters were noted: two from Talgarth Town Council and one from John Tushingam.

A Member proposed that all sites for Talgarth were discussed before recommendations were addressed.

RESOLVED: To debate all sites proposed in Talgarth before making a decision on each site.

A Member expressed his concern about the site on the grounds of highway safety, and the fact that it was contrary to the sustainable transport and sustainability policies of the Authority. He concurred with the Town Council in allocating some dwellings to the site but exploring other sites in town. In order for Talgarth to develop economically it needed to grow from within its boundaries and avoid creating a satellite village.

Another view was expressed that while it was a complex site with issues to be resolved, these could be addressed. The recommendation should specify no more dwellings than the figures proposed and be subject to assurances on highway issues, building conservation and contamination issues. While it should be mixed use, Members should consider other sites before making a decision.

A Member stressed that they must listen to communities and referred to the excellent letter from the Town Council. He wondered who would live in the houses, as the needs of young families would not be met by living on this out of town site, nor of elderly residents.

The Chairman advised Members that they should not enter into 'horse trading' between the number of dwellings on any of the sites.

65.2 Site 4: SALT 037, 048 and 055 – Proposed extension to site T9

Members received a presentation on the site. The Chairman invited public speakers.

Public Speakers: Site 4

Ryan Williams (Chartered Surveyor, McCartneys)

Referred to the struggle that Talgarth faced with no sites for development coming forward and a history of non-deliverability which represented poor forward planning. This site could deliver in 6-12 months, with easy access. Not good planning to put all houses on one site.

Andrew Bevan (Agent)

Concurred with previous speaker. Referred to Powys County Council's preferred site for the school and this could be an allocation for mixed use. Could create a roundabout at Hay Road for access. No significant impact on landscape. Housing shortfall restricting regeneration.

Cllr Niel Bally (Talgarth Town Council)

Endorsed previous speakers. Opportunity on current school site if moved to this site. Current owner wishes to create cycle track.

(Cllrs Mrs Ann Webb, Martin Hickman, Jeff Holmes and Mike Bartlett left the meeting at this point).

The Head of Strategy, Policy and Heritage advised that while there had been references to 'putting all the eggs in one basket' there were in fact sites allocated already in the LDP, such as a site south of T9 in the same ownership but not yet developed. She also referred to recent pre-application discussions with Powys County Council regarding a new primary school. This was the preferred location and would require 1.5 hectares. This together with an additional housing allocation would extend the development boundary of Talgarth into open countryside. Members welcomed this clarification but the point was made that the Inspector was not suggesting a specific site allocation for the school at present.

A Member expressed the view that this site complied with sustainable transport and sustainability policies and did not create traffic pressure through town. The point was also made that there was no guarantee that Powys County Council would use this site in future and that the Authority should not sterilise the site on the off chance of it being required for the school, as the primary requirement was to enable families to live in Talgarth.

65.3 Site 5: CS26, SALT 035, 049 AND 053 – Land adjacent to Hay Road, Talgarth

Members received a presentation on the site.

Public Speakers: Site 5

Cllr Niel Bally (Talgarth Town Council)

Referred to Planning Policy Wales – development within settlements. Potential for green homes on site with solar energy. Supported inclusion of site into the LDP.

Andrew Bevan (Agent)

Felt the site to be an anomaly in the way the Authority had dealt with it as it was surrounded by a network of boundaries. Potential site for employment and complements T9. Makes good planning sense to include it.

The Head of Strategy, Policy and Heritage advised that the site had been identified in both the Unitary Development Plan and the previous Local Plan for employment use and that the Inspector had queried the inclusion of sites identified in previous plan periods which had not been developed. She had doubts about their deliverability.

A Member referred to the officer recommendation which suggested the site was 'unnecessary' in light of other sites providing the allocation required by the Inspector, but he thought that the figure of 200 houses should be considered as a minimum figure. This site would add cohesion to Talgarth overall. Another Member agreed and said that had they not opted to consider all settlement sites before making decisions this site would have been taken out of the equation. The Principal Planning Officer assured Members that these were recommendations from the Inspector, and it was up to Members to consider the professional recommendations of officers. A Member agreed that they should not be critical of officers bringing recommendations which reflected what the Inspector had asked them to do. He did not necessarily agree with the Inspector's request to remove sites not previously developed within plan periods as it depended on market conditions at the time, and he did not feel wholly constrained in that regard.

65.4 Site 6: SALT 087 – Land adjacent to the Main Car Park, Talgarth

Members received a presentation on the site.

Public Speakers: Site 6

Mr Andrew Bevan declined to speak and was happy for Cllr Bally to lead on this site.

Cllr Niel Bally (Talgarth Town Council)

Referred to the site as .3 hectare rather than .4. Within settlement boundary but has constraints and would need to be an exemplar building to fit in with existing buildings, but could reap design awards. As surrounded by roads would need to be outward facing with internal road access.

A Member reiterated the importance of the site as a gateway to Talgarth and suggested that it would be a good place for an information/education use.

In response to a comment from Members the Principal Planning Officer confirmed that the Inspector had suggested at least 200 dwellings rather than a minimum of 200.

Members were divided on this site with some supporting the inclusion of the site as it complied with the criteria and others referring to it being a white area in the LDP. The Head of Strategy, Policy and Heritage advised that the site was included as white land within the development boundary. Allocating it for a specific use could restrict potentially more desirable uses from coming forward.

65.5 Site 8: SALT 003 – Land adjacent to Coed-Y-Bryn, Talgarth

Members received a presentation on the site.

Mr Andrew Bevan declined to speak on this site.

In response to a question the Principal Planning Officer advised that the site was disconnected from the public highway, with the lane in private ownership and not by the

applicant. A Member felt that there was doubt over deliverability of this site. It could come forward as a potential affordable housing site but he queried whether it should be allocated.

Debate on Talgarth Sites

Members then carried out a full debate on all the Talgarth sites, weighing up site constraints, potential for mixed use and the views of the community. A Member suggested including sites within the settlement boundary but the Head of Strategy, Policy and Heritage advised that only site 6 was within the boundary. She asked Members for a steer on the number of houses for Site 1.

The point was made that Site 5 was not needed for housing allocation but could be used for employment.

Some Members were concerned about Site 4 and the uncertainty of the local authority wishing to site the new school there. The Director of Planning advised that the Inspector had recommended the site for mixed use for housing and a school, and that this would provide a sensible integrated plan for Talgarth.

Regarding Site 1, a Member felt that decisions needed to have integrity and be realistic. If the site owners considered 93 dwellings viable but Members were minded to reduce that figure she wondered whether the Inspector would consider this manipulation and declare the plan unsound on this basis. The Head of Strategy, Policy and Heritage advised that the Inspector had put forward deliverable suggestions and was looking for soundness through the Authority demonstrating flexibility over the three settlements. If the number of dwellings was reduced it would depend on how strongly the Inspector felt about the deterioration of the buildings on site but also on whether the Authority had found sufficient allocation on other sites. The Authority was being asked to agree the principle of development on the site and the Inspector would then look at responses from the public during the forthcoming consultation period.

Whilst there was acknowledgement that the community accepted the need for some development on this site, there was some concern from some Members about the lack of evidence to support the number of dwellings, apart from the information from the developer and SAVE Britain's Heritage. The fact that the owner wished to build 93 houses was not considered to be a sufficient evidence base by some Members. The Director of Planning stated that the Inspector's suggestions were based on a large amount of evidence provided by the site owner and others during the public inquiry, and what she felt to be an appropriate level of development. A Member made the point that if they agreed a range at this stage, then the exact figure could be determined if a planning application was made.

The timescale was also raised in that development was required within five years. There was a perception by one Member that this might not happen and this would then impact on decisions to be made on sites in Crickhowell and Hay-on-Wye.

Summing up, the Chairman of Planning, Access and Rights of Way Committee stated that they had heard from the Talgarth speakers, as well as the evidence and a steer from the Inspector. He proposed that the site be included but with a development brief for the site be prepared at a later stage.

A counter proposal was made to include the site for mixed use with 57 residential units, but this fell when put to the vote.

Note: Cllrs Ray Thomas, Michael Jones and David Meredith left the meeting at this point.

Crickhowell Sites

65.6 Site 2: CS66 and SALT 050 – Former Army Camp Cwrt-Y-Gollen

RESOLVED: To consider all the Crickhowell sites proposed for inclusion in the Local Development Plan prior to making any decisions.

Members received a presentation on the site.

Public Speakers: Site 2

Mrs Sue Shaw (Vale of Grywney Community Council)

The council had opposed the site at the Examination but no account was taken of residents' views. Concerns about unsustainable and isolated community and inclusion of a site which was the subject of a former unsuccessful planning application and appeal. Constraints on site with high contamination levels. Historic settlement and environment should be protected.

Mrs Elizabeth Gibbs (Brecon Beacons Park Society)

Park Society opposed original planning application. Potential development represented suburban sprawl. Undermined national and National Park policies. Obstructed views. Isolated community with no facilities. Damage to Park's heritage.

Mr Bevan declined to speak to this site.

A letter received from the Vale of Grwyney Community Council was noted.

65.7 Site 9: CS3 and SALT 072 – Land adjacent to Standard Street, Crickhowell

Members received a presentation on the site.

Public Speakers: Site 9

Mr Geoff Powell (Powell Design)

Site within settlement and same elevation as Upper House Farm site already allocated in the Plan. Town Council support site, no issues raised by Welsh Water, access achievable with skilful design. Poor agricultural land. Crickhowell as the highest housing need but the lowest allocation.

65.8 Site 10: SALT 073 – Land adjacent to CS3 Standard Street

Member received a presentation on the site.

Public Speakers: Site 10

Mr Geoff Powell (Powell Design)

Should only be considered with previous site. Logical development achievable in first five years. Easy access to town. Town needs young families to keep the schools rather than relying on out of catchment pupils. Population needs to be maintained to support local businesses. No previously developed land in Crickhowell.

In response to a question officers confirmed that the site would be subject to a proportion (30%) of affordable housing units. They also confirmed that this site was only available subject to Site 9 being included, and that there had been no response from Natural Resources Wales on run-off issues. A Member suggested that any technical issues could be dealt with at the planning application stage if the site was allocated.

65.9 Site 11: CS141 and SALT 061 – Land adjacent to Llangenny Lane

Members received a presentation on the site.

Public Speakers: Site 11

Mr Geoff Powell (Powell Design)

Recommended site for its location, ease of access, sustainable and well screened. However, demands good design to enhance the town and has potential to complement vernacular and historic styles while fulfilling need for family housing. Arguments for economic growth as for Site 10.

Debate on Crickhowell Sites

A Member noted that the Park Society did not support Site 2 but neither did it support the other sites in Crickhowell which would therefore not achieve the number of houses required. He supported the development of Site 1 which had merits over the green field sites, which would provide low density housing at the expense of open space. It also went contrary to the principles of the Local Development Plan. The bus service, whilst not meeting urban standards, was one of the highest frequency in the National Park.

A Member expressed her concern about the gradient on sites 9 and 10 which were not suitable for young families or the elderly. The Head of Strategy, Policy and Heritage commented that the topographical constraints in Crickhowell made it difficult to identify potential development sites. For this reason another Member felt that these infill sites should be included. The officer also advised that there was a site already allocated in the Plan for 20 houses at land north of Upper House Farm.

Concerns were also expressed about the future sustainability of Crickhowell if sites were not included. Another Member felt that Crickhowell was a vibrant community which drew visitors in for a unique shopping experience.

In relation to Site 2 (Cwrt y Gollen), concerns were raised about the creation of a satellite community and a Member felt that he had not anticipated the LDP doing this, and that this was not what he considered the purpose of a National Park. Another Member disagreed and said that it was adjoining an existing community and that it was a brownfield site that would deteriorate without development. There was also an approved Development Brief for the site.

Hay-on-Wye Sites

65.10 Site 3: DBR-HOW-A – Land opposite the Meadows, Hay-On-Wye

Members received a presentation on the site.

RESOLVED: To consider all the proposed sites in Hay-on-Wye before making any decisions.

Public Speakers: Site 3

Mr Andrew Bevan

Purpose in speaking was to bring clarity. Mr Stephenson (in attendance at the meeting) had just confirmed that his client only intended to develop the site for a total of 60 (an additional 40 units over and above the 20 already allocated in the field). It was illogical therefore to allocate it for a total of 78

An email received from Hay Town Council was read to the meeting, which expressed their objection to the insufficient notice they had had to comment on these important matters. They requested more time to give due consideration. The Chairman commented that the Council had had the same amount of time as the other Town Councils but no requests to speak had been received by the public speaking deadline on Friday 7 June.

65.11 Site 7: SALT 059 – Land adjoining Brecon Pharmaceuticals, Hay-On-Wye

Member received a presentation on the site.

Public Speakers: Site 7

Mr Andrew Bevan

Considered non-inclusion of site odd as no reason not to include it and logical given its boundary with Powys and the National Park. Reference was made to Powys County Council considering this area in its Local Development Plan process. Suggested that there was still a shortfall in the additional housing numbers required.

The Principal Planning Officer stated even if Site 3 was allocated for just an additional 40 (rather than the 58 recommended) there would still be a minimum total of 202 (up to 238

should 93 come forward at Mid Wales Hospital). This figure did not include the potential five units at Site 7.

A Member said that the Authority should not reduce its aspirations for the site, and that they should be aware of the situation to the west of the site.

The Head of Strategy, Policy and Heritage agreed with the Member about the density of the development. She referred to the potential for affordable housing on this site and policy that had emerged during the examination which enabled extensions into the open countryside for existing businesses to avoid them moving away.

Debate on Hay-on-Wye Sites

A Member stated that he had been asked by Hay Town Council to raise the issue of high density on Site 3. 60-78 houses would be in keeping with the Meadows and the council were in favour of this lower density. Regarding Site 7 there were major concerns from residents of the Meadows as to what would be developed behind Brecon Pharmaceuticals as they would not expect the company to expand. He suggested that both sites be included.

Concern was raised about siting residential development beside industrial use. Officers advised that they believed this to be light industry.

Members asked about the total allocation but the Monitoring Officer advised that as this had not been taken into consideration when making decisions on earlier sites this should not be considered at this stage.

Decisions on the Amended Local Development Plan

RESOLVED:

- a) *To confirm the Authority's response to the Inspector's Preliminary Findings on Housing and Employment Land Provision, April 2013, by the decisions made in relation to each site:*
- b) *To allocate proposed sites as follows:*

Talgarth

I. RESOLVED: That given the comments made by the Inspector and the advice provided by the Powys County Council Highways Authority, Site 1 (CS111, SALT 032, 033, 036, 047, 062 - The Former Mid-Wales Hospital, Talgarth) be allocated for mixed use to include 57-93 residential units and 3,500 sq metres of floor space for employment and/or medical uses, the conversion of the chapel to provide community use, the reinstatement of cricket pitch and tennis courts for community use and the provision of

new landscaping and areas of public open space with a development brief to come later.

2. **RESOLVED:** That Site 4 (SALT 037, 048 and 055 – Proposed extension to site T9) be included as an allocation with the Local Development Plan for mixed use development to include 15 residential units and new primary school;
3. **RESOLVED:** That Site 5 (CS26, SALT 035, 049 AND 053 – Land adjacent to Hay Road, Talgarth) be allocated in the Local Development Plan for 0.6ha employment use.
4. **RESOLVED:** That Site 6 (SALT 087 – Land adjacent to the Main Car Park, Talgarth) not be included as an allocation within the Local Development Plan.
5. **RESOLVED:** That Site 8 (SALT 003 – Land adjacent to Coed-Y-Bryn, Talgarth) not be included as an allocation within the Local Development Plan.

Crickhowell

6. **RESOLVED:** That given the strong suggestion made by the Inspector that Site 2 (CS66 and SALT 050 – Former Army Camp Cwrt-Y-Gollen) is allocated for mixed use development to include 70 residential units and 1.8ha employment use.
7. **RESOLVED:** That given the prominent and elevated position of the site and the obstacles to the creation of acceptable road gradients, Site 9 (CS3 and SALT 072 – Land adjacent to Standard Street, Crickhowell) is not included as an allocation within the Local Development Plan.
8. **RESOLVED:** That given the prominent and elevated position of the site, the potential for backland development and the obstacles to the creation of acceptable road gradients, Site 10 (SALT 073 – Land adjacent to CS3 Standard Street) is not included as an allocation within the LDP.
9. **RESOLVED:** That Site 11 (CS141 and SALT 061 – Land adjacent to Llangenny Lane) be included as an allocation within the Local Development Plan for 20 residential units.

Hay-on-Wye

10. RESOLVED: That Site 3 (DBR-HOW-A – Land opposite the Meadows, Hay-On-Wye) be included as an allocation for an additional 58 housing units (78 units overall).

11. RESOLVED: That Site 7 (SALT 059 – Land adjoining Brecon Pharmaceuticals, Hay-On-Wye) is included as an allocation for residential development within the Local Development Plan for 5 residential units.

- c) *That the changes agreed be published for 6 weeks public consultation as part of the resulting changes to the Plan.*

The Chairman thanked members of the public, Members and officers for their concentration and commitment to these proposals.

66/13 WELSH LANGUAGE MONITORING REPORT

The Communications Manager presented the monitoring report on the Authority's Welsh Language Scheme and thanked the Member/Officer Working Group, and in particular Ms Howell, Welsh Language Member Champion, for their hard work and support.

The Shadow Welsh Champion addressed the meeting in Welsh (translation to be provided).

RESOLVED:

- a) *To submit the report monitoring the Authority's performance against the targets in the Welsh Language Scheme for the year 2012-13 to the Welsh Language Commissioner's office.*
- b) *To publish the approved report on the Authority's website.*

67/13 STAFF RESOURCE FOR SCRUTINY

Members considered a proposal to establish a part time post to support the scrutiny process. The Corporate Management Team had identified savings to fund this post.

A Member asked that desirable experience should include knowledge of National Parks.

RESOLVED: *That as recommended by the Corporate Management Team the new post of Democratic and Scrutiny Officer be approved on a permanent basis and advertised internally on a 0.5 FTE basis.*

68/13 PLANNING ECOLOGIST POST

Members considered a proposal to establish a new post following the splitting of the role between the Countryside and Planning Directorates. The additional funding had been found within budget. The Biodiversity Champion welcomed this additional expertise which would help the Authority comply with NERC legislation.

RESOLVED: **To approve the recruitment of a Planning Ecologist (permanent 1 FTE).**

69/13 ACCESS TO INFORMATION

RESOLVED: *To consider whether to exclude the press and public from the meeting during consideration of the following item of business in accordance with section 100A of the Local Government Act 1972, as amended, on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 12, 13 and 14 of Schedule 12A to the Local Government Act.*

70/13 ENFORCEMENT CASE: DIRECTION ACTION

Members consider a proposal to approve funds for continued direct action in an enforcement case. They noted a request from the Section 151 Officer to add a recommendation on recovering costs.

RESOLVED: **To agree the recommendations in the report to include a final additional recommendation that “every effort be made to recover costs”.**

CHAIRMAN