

**Minutes of the Meeting of of Dissersh & Trecoed Community Council on 11<sup>th</sup> February 2020  
commencing at 7.00pm in Howey Hall**

**Present:** Cllr M Pleszkan, S Richardson, G Price, S Bridgewater, H Harwood

**Apologies:** Cllr D Morgan

**DT 11/20 Declaration of Interest :**  
None.

**DT 12/20 Public Speaking**  
4 requests had been received for agenda item 7c:

N Roscoe, T Dyke, D Petley & J Kerr

Members agreed to move item 7c to beginning of the meeting in view of the public attendance.

**DT 13/20 Planning Application**

**19/0643/FUL** - Proposal: Formation of motorcycle scramble track; Erection of a building for use as Motor-Cross Experience Centre with associated parking area; Use of land as overspill car parking area; Siting of 6 no. holiday lodges and associated works; Erection of a building for use as a yoga studio; Installation of 3 no. foul water drainage receptacles and soakaways; Alterations to existing roadways and improvements to 2 no. highway entrances -Land at Rhydblauw Farm, Dissersh, Builth.

The 4 residents addressed the meeting detailing their objections to this development. The Clerk had circulated additional objection letters to members prior to the meeting.

The Chair asked all members of the Council to make their comments on this application, specifically on the additional information provided and planning grounds.

The Chair suspended the meeting for 10 minutes to allow local residents in attendance to address the Council.

The meeting was reconvened.

**Resolved:** The Council unanimously voted to object to this application on the following grounds:

Point out that it is extremely difficult to identify the "Amended Information" without this being highlighted and would request that this is clearly identified in any future applications.

1. The Community Council wish its objections on the initial application notified to you on 12th June 2019 to stand as these have not been addressed in the amended information.

2. The applicant has not considered traffic approaching the site from the North which may be significant which is highlighted in the Highways Authority's response
3. No passing bays have been included on the lane from the North as there is little land to install these, however, we feel provision for these must be found.
4. The proposed Pods could significantly increase the amount of traffic accessing and leaving the site.
5. The lane is a single-track route which is already in extremely poor condition and is not being maintained by the local authority. Additional traffic will cause further significant issues, ground break-up and could lead to accidents.
6. Support was given to the Highways Department's response of 23rd July 2019 where they object to the proposal, on the basis that the development as proposed, will create an unacceptable risk to highway safety, contrary to Policies T1 and DM13 of the LDP.
7. There is concern over the road junction from A483 and the impact on traffic accessing the trunk road and lane – the National Speed limit applies on this road (60mph.) The Highways Manual should be adhered to at all times.
8. It is indicated that electric motorbikes will be loaned to staff and taken off site. The Council felt that as these are road-legal bikes there would be potential to allow customers/visitors to try them out on the open road. As these bikes are silent and extremely fast this may cause issues with pedestrians, runners, cyclists, domestic animals and those on horse-back which will rely on hearing the traffic approaching.
9. Although the site will host electric motorbikes, petrol and quad bikes will also be on site adding to the noise pollution. On event days, this will be significantly increased.
10. Supporting vehicles (Vans and Trailers) are likely to access the site on a regular basis, often in great volume on event days. This will place additional pressure on the track and issues with passing.
11. Regarding noise impact, Environmental Health expressed concern over Quad Bike events and level of noise, insufficient evidence was supplied with application.
12. The proposed building is not in keeping with the local area and surrounding buildings. TAN 12 should be consulted and adhered to.
13. There is great concern over the specific risks to the SSSI site and broader environmental risks from air pollution and damage to physical habitats TAN 5 should be consulted and adhered to.

14. The proposed new track crosses the brook (SSSi site) The track currently operates under a 'Certificate of Lawful Use', but this would not allow them to cross the brook. This would be a matter for NRW, however, the amended proposal mentions culverting the brook. If this is the case the entire length of the brook would need to be culverted to prevent bikes riding over the whole area. The application also points out there will be 14 events per year on agricultural land does not apply to sites that are an SSSI

15. Although the application refers to job creation there is insufficient detail on this matter to make an informed judgement. However, the proposed site may have serious environmental impact surrounding businesses which include holiday accommodation which may have an impact on their staffing levels.

16. There will inevitably be additional pressure placed on services and the water supplies. The current electricity supply is already struggling. The water supply will come from a borehole but, no consideration has been given to the effect this will have on others in the vicinity who rely on the same aquifer.

17. There is also concern how the site will be monitored by the Planning authority to ensure that it meets with any conditions which may be imposed.

The Community Council would recommend that the Planning Committee hold a site visit whilst motorbikes (electric, petrol and quad bikes) are in operation to monitor the noise levels.

The Chair thanked the residents for attending and participating in the meeting.

**DT 14/20 Minutes**

The minutes of the meeting held on 10<sup>th</sup> December 2019 were confirmed and signed.

**DT 15/20 Information from Minutes**

None.

**DT 16/20 Chairman's Briefing**

Nothing to report.

**DT 17/20 Planning Applications**

- a) **20/0085/FUL** - Proposal: Erection of an Agricultural Building to cover existing cattle yard, Site Address: Land At Caregwiber Farm, Llandrindod Wells, LD1 5NY. Clr Bridgewater declared an interest in this application and left the room whilst discussions took place. **No objection**
  
- b) **20/0098/FUL** - Proposal: Erection of a cover over an existing slurry pit - Site Address: Land At Caregwiber, Llandrindod Wells, Powys, LD1 5NY. Clr Bridgewater declared an interest in this application and left the room whilst discussions took place. **No objection**

**DT 18/20**

**Correspondence**

**a) Powys County Council – Transforming Education in Powys**

Members were encouraged to participate in this survey.

**b) Welsh Water – Sewage Issue**

WWA had visited the site and put a camera down to survey. The Clerk had recently been notified that they will extend the area of search and report back. This will be monitored by Cllr Bridgewater.

**c) Wales Air Ambulance – Application for Grant**

**Resolved:** to award a grant of £300.

**d) Llandrindod & Area Twinning Association – Application for Grant**

**Resolved:** not to award a grant.

**DT 19/20**

**Finances**

**a) Llandrindod Wells Town Council – Photocopying - £60.66 - Approved**

**b) Wales Audit Office – 2017/18 Audit Fee - £236.75 – Approved**

**c) Llandrindod Wells Town Council – Practitioners Conference - £125 (Bursary Received) - £125.00**

**d) Wales Air Ambulance - £300**

**DT 20/20**

**County Councillors Report**

Cty Cllr Williams was not present

**DT 21/20**

**Information**

**a) Fencing – The Kiln, Howey**

Cllr Price reported that the parts of the new fence installed by the Trunk Road Agency have fallen down. The Clerk will contact TRA and advise them of this.