

Penybont and District Community Council

You are summoned to attend a Council meeting of the Penybont and District Community Council to be held at **7.30pm**, 11th March 2025 in Main Hall of Penybont Community Hall

Geraint Evans
Clerk to Community
Council
5th March 2025

1. Apologies for Absence

2. Declaration of interest:

Reminder to members. A personal Interest is also a Prejudicial Interest because under the objective, public perception test (Para 12(1) of the Members' Code of Conduct) where you have a personal interest in any business of your authority you also have a prejudicial interest in that business if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest. Forms available from the Clerk

3. Minutes.

To authorise the Chairman to sign minutes of the previous meeting of the Council held on the: -
14th January 2025

4. Clerk's Update.

5. County Councillors Report

6. Planning:

- Application Ref:25/0130/FUL Grid Reference: Proposal: Conversion of an agricultural barn to dwelling, installation of treatment plant and associated works Site Address: Upper Swydd , Penybont, Llandrindod Wells, LD1 5TA
- Application Reference: 25/0236/REM Grid Reference: E:311601 N: 264044 Proposal: Section 19 application to vary wording of condition 5 of listed building consent 21/0252/LBC Site Address: Severn Arms Hotel, Penybont, Llandrindod Wells, LD1 5UA

7. Community Issues Raised or Ongoing

- Open for councillors to introduce matters for ongoing discussions

8. One Voice Wales

- No known meetings

Penybont and District Community Council

9. Finance

(i) To Approve:

30/1/25	Information Commissioners Office	£40
18/1/25	Penybont Hall WiFi	£648
17/1/25	Zoom	£155.88*
11/3/25	Clerks ½ yr Salary**	£1117.50
11/3/25	Home Allowance ½ yr	£156
15/01/2025	Vision ICT	270.00*

**PAYE * VAT reclaim

- Current financial position.

10. Correspondence

Letter of thanks-St.Teclas Church

11. Public Discussion ¹

12. Date of Next Meeting and format

13th May 2025 at 7.30pm AGM followed my monthly meeting. Hybrid available.

Public Attendance and Involvement at Community Council Meetings

1. Members of the public are entitled to attend Community Council Meetings except when the Council has something of a confidential nature to discuss.
2. Members of the public have no automatic right to speak at Community Council Meetings
3. Penybont and District CC have allocated a space at the end of meetings when members of the Public are invited to raise matters for the Community Council to consider as items to be put on the agenda for their next meeting.
4. Members of the public who bring other matters to the attention of the Community Council may be listened to at the discretion of the Chair.
5. Members of the public who are told that an item is not relevant to the work of the Council may be told to desist. Failure to desist could mean that the person is asked to leave. Failure to leave the Meeting could result in the Chair adjourning the Meeting and/or calling the Police.
6. The Chair may call upon members of the public who have specialist knowledge on an item being discussed to speak at any time during the Meeting.

¹ Standing Orders 2.15C

Minutes of Ordinary Meeting of the Council held on Tuesday 14th January 2025. At Penybont Community Hall and online at 7.30pm ¹

PRESENT: Cllrs D.Turner (Chair); Cllr D.Lyall Cllr Bufton
Cllr R.Duggan:R.Watkins:J.Lawrence

Apologies: County Councillor G.Morgan

Absent: Cllr Baylis

Others:

Declarations of Interest:

Reminder to members. A personal Interest is also a Prejudicial Interest because under the objective, public perception test (Para 12(1) of the Members' Code of Conduct) where you have a personal interest in any business of your authority you also have a prejudicial interest in that business if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest. Forms available from the Clerk

PD/0001/25 Minutes

To authorise the Chairman to sign minutes of the previous meeting of the Council held on the 12th November 2024.
Proposed Cllr R.Duggan Unanimous

PD/0002/25 Clerk's update

Recent matters during the school summer holidays but not limited to, that of anti-social behaviour by youths.
Llandrindod Police and PCC spoken too and advised that a formal complaint would be required if those involved were to be spoken too. Community councillors agreed to monitor the occurrences for any patterns. Then chair highlighted the need for the exploration of facilities designed towards the youth available between the villages.

PD/0003/25 County Councillors Report

Much of his time and address to the council was around the budget being considered by PCC. It is currently being reported as a charge increase of about 9%, with many 'non statutory' requirements being either, withdrawn, reduced or charged as an additional cost to local community budgets.

PD/0004/25 Planning:

- Application Ref: 24/1802/FUL Proposal: Erection of five bell tents, toilet blocks and composting toilet. Location: Land At, The Wern, Llandegley. Additional documentation

¹ Fault with on-line facilities

from ‘Highways’ supplied, supporting the application. There no longer being the concerns raised by the council. Noted

PD/0005/25 Community Projects/Issues:

- **Climate Change**
On going arrangements for public engagement.
- **Llandegley Road Signs-** on going
- **Traffic Calming,** Cllr Turner re submitted his paper on ‘Traffic Calming Measurers’ from Llandegley to Crossgates via Penybont. On going

PD/0006/25 One Voice Wales

No area meetings

PD/0007/25 Finance

- Expenditure to authorise.

2 nd Oct 2024	British Legion donation	£100		
27 th Sept	Subscription to SLCC	£80		

Proposed to pay Cllr Bufton Unanimous

- **Budget 2025-26**
The Council approved a precept of £5377 this equating to a reduction of 47% on 2024/5.
- Bank Reconciliation submitted 1/1/2025
- Appointment of Mrs T.Price as internal audit for 24/25

Prosed Cllr D Turner Unanimous

PD/0008/25 Correspondence.

- Wales Air Ambulance letter of appreciation -noted
- Letter of assessment re planning application for Ffaldau recycling plant, was submitted to the council for comment. A full version is attached to these minutes. Having discussed this further information, it was proposed to submit further comments to the Planning Authority.
Proposed Cllr D.Lyall Unanimous.

PD/0009/25 Public Questions

Matters pertaining to minutes above were permitted by the chair at the time.

PD/0010/25 Date of Next Meeting and format

11th March 2025 at 7.30pm Hybrid available.

Hi Derek,

I have just read the Acoustic survey that was recently posted and here are my comments, again, some unanswered questions /gaps:

1. Introduction

This response outlines objections to the planning application for the proposed Combined Heat and Power (CHP) Plant at Ffaldau Waste Recycling Centre, Llandegley, on the grounds of noise pollution and its impact on the local environment and residents. The application relies heavily on a Noise Impact Assessment (NIA) conducted by Hunter Acoustics Ltd, which contains critical flaws, data gaps, and inadequate mitigation measures that compromise its validity. These issues are outlined below, supported by references to relevant planning policies and standards.

2. Inadequacies in the Noise Impact Assessment

2.1 Lack of Operational Data

- The NIA relies on noise data from a similar facility where critical operations (e.g., ORC generator and waste unloading) were **not operational** during the measurements. This introduces significant uncertainty in the predictions, particularly regarding these major noise sources.
- Without actual operational data, the modelled noise levels cannot reliably reflect real-world impacts, especially during nighttime operations.

2.2 Background Noise Thresholds

- The report states that background noise levels at night were measured at **18 dB LA90**, which is at the lower limit of the monitoring equipment's detection range. This suggests that actual background levels may be lower than reported, making the predicted industrial noise impacts understated.

2.3 Reliance on Unverified Data

- Noise data for key equipment, including the air cooler and ORC generator, were provided by the client and not independently verified. This compromises the assessment's credibility and may lead to underestimating the noise impact.

2.4 Mitigation Measures Are Speculative

- Proposed barriers and building insulation are theoretical and lack validation specific to this site. The absence of real-world testing or consultation with manufacturers raises concerns about their effectiveness in mitigating noise.

3. Significant Adverse Nighttime Impacts

3.1 Noise Levels at Sensitive Receptors

- The NIA identifies **SSR3, SSR4, and SSR5** as experiencing **significant adverse impacts** during nighttime operations, with rating levels exceeding background noise by **6–16 dB**. These exceedances are substantial and contravene **BS 4142:2014+A1:2019** guidance, which states that such differences are likely to result in complaints.

3.2 Sleep Disturbance Risks

- The **World Health Organization (WHO) Guidelines for Community Noise** recommend maximum indoor nighttime noise levels of **30 dB LAeq** to avoid sleep disturbance. Even if external noise levels comply with standards, they may result in unacceptable indoor noise levels for nearby residents.

3.3 Lack of Mitigation Specificity

- The proposed mitigation measures for nighttime impacts (e.g., barriers) are insufficiently detailed, and their effectiveness is not supported by evidence. For example, the acoustic barrier design does not account for higher-frequency or tonal noise components.

4. Broader Planning and Environmental Concerns

4.1 Contradiction with Planning Policy Wales (PPW)

- **PPW (Edition 11)** emphasizes reducing exposure to noise pollution to achieve well-being goals. The introduction of an industrial noise source in a **quiet rural area** contradicts this objective by degrading the acoustic environment and public amenity.

4.2 Impact on Sensitive Rural Environment

- The rural location's low baseline noise levels amplify the perceived intrusion of industrial noise, even if levels comply with regulatory thresholds. This will negatively affect local residents, businesses (e.g., Spring Rock Caravans and Lodges), and visitors.

4.3 Cumulative and Long-Term Impacts

- The NIA does not account for cumulative impacts, such as increased traffic noise from **HGV movements** or future expansion. These factors could exacerbate the noise burden on the community.

5. Insufficient Monitoring and Mitigation Plans

5.1 Absence of Post-Implementation Monitoring

- The NIA does not include a robust plan for monitoring noise levels after the plant becomes operational. Without such a plan, there is no mechanism to ensure compliance with predicted noise levels or address unforeseen issues.

5.2 Lack of Adaptive Mitigation Measures

- There is no provision for additional mitigation if noise levels exceed predictions. A conditional approval requiring operational noise testing and adaptive mitigation is essential.

6. Recommendations

Based on the identified flaws and potential impacts, the following actions are recommended:

- 1. Reject the Application:**
 - Given the uncertainties in the NIA, significant adverse impacts, and insufficient mitigation measures, the application should not proceed in its current form.
- 2. Require Additional Studies:**
 - Conduct operational noise measurements under real-world conditions and reassess the impacts before granting approval.
- 3. Impose Conditions if Approved:**
 - Require a detailed post-implementation monitoring plan and enforceable conditions to halt operations if noise levels exceed acceptable thresholds.
 - Mandate enhanced mitigation measures, such as full enclosure of noise-generating equipment and advanced acoustic treatments.

7. Conclusion

The proposed CHP Plant at Ffaldau Waste Recycling Centre poses significant risks to the acoustic environment and the well-being of nearby residents. The Noise Impact Assessment is flawed, with data gaps and speculative mitigation measures undermining its reliability. Powys County Council has a duty to prioritize the health and amenity of its residents and the integrity of its rural landscapes. This application should be rejected unless substantial additional evidence and mitigation measures are provided.

Once again the Noise Impact Assessment report was funded by the applicant which provides yet another conflict of interest.

Finally, it troubles me that especially sensitive recording equipment was installed without my knowledge or consent or consultation in close proximity to my home, my grounds, my daughter's bedroom (!) during a 5 day period in July this year, 24 hours a day– this in breach of data protection laws and a complaint should be made to the ICO. Once again, this kind of behaviour confirms the un-sensitive nature of the planning applicant.

Feel free to share this with the environmental team.

Sincerely,

Ben Evans
The Ffaldau

Invoice



Zoom Communications, Inc.
55 Almaden Blvd, 6th Floor
San Jose, CA 95113

Invoice Date: Jan 16, 2025
Invoice #: INV289071173
Payment Terms: Due Upon Receipt
Due Date: Jan 16, 2025
Account Number: 2001747313
Currency: GBP
Payment Method: MasterCard *****4821
Account Information: Penybont Community Council

Zoom's VAT Registration Number: GB373142903

Purchase Order Number:

Customer VAT/Tax Number:

[Zoom W-9](#)

Sold To Address: Bryn Haul, Cwmbach Llechrhyd
Builth Wells, Powys LD2 3RP
United Kingdom

bryn_haul@hotmail.co.uk

Bill To Address: Bryn Haul, Cwmbach Llechrhyd
Builth Wells, Powys LD2 3RP
United Kingdom

bryn_haul@hotmail.co.uk

Charge Details

Charge Description	Subscription Period	Subtotal	Taxes, Fees & Surcharges	Total
Charge Name: Zoom Workplace Pro Annual Quantity: 1 Unit Price: GBP129.90	Jan 16, 2025 - Jan 15, 2026	GBP129.90	GBP25.98	GBP155.88
			Subtotal	GBP129.90
			Total (Including Taxes, Fees & Surcharges)	GBP155.88
			Invoice Balance	GBP0.00

Taxes, Fees & Surcharge Details

Charge Name	Tax, Fee or Surcharge Name	Jurisdiction	Charge Amount	Tax, Fee or Surcharge Amount
Zoom Workplace Pro Annual	Value Added Tax (VAT) 20.000%	Federal	GBP129.90	GBP25.98
Total of Taxes, Fees & Surcharges				GBP25.98

Transactions

Invoice Total	GBP155.88
---------------	-----------

Transaction Date	Transaction Number	Transaction Type	Description	Applied Amount
Jan 16, 2025	P-339047353	Payment		GBP-155.88
Invoice Balance				GBP0.00

Need help understanding your invoice?

[Click here](#)

Zoom One is rebranding to Zoom Workplace! This new name does not impact your services. Please note ZoomIQ for Sales is now called Zoom Revenue Accelerator. Your Services will remain the same and this name change does not change your current subscription pricing.

This plan includes products with monthly and/or yearly subscription periods. The subscription period for each plan, and the total charge, GBP129.90 (plus applicable taxes and regulatory fees), per subscription period for that product are set out above in the Charge Details section. Unless you cancel, your subscription(s) will auto-renew each subscription period and each subscription period thereafter, at the price(s) listed above (plus any taxes and regulatory fees applicable at the time of renewal) and your payment method on file at zoom.us/billing will be charged. You can cancel auto-renewal anytime, but you must cancel by the last day of your current subscription period to avoid being charged for the next subscription period. You will not be able to cancel your "base plan" (Zoom Meetings, Zoom Phone, or Zoom Rooms) without first canceling all other subscriptions in your plan. If you cancel, you will not receive a refund for the remainder of your then-current subscription period. You can cancel by navigating to zoom.us/billing and clicking "Cancel Subscription," clicking through the prompts, and then clicking to confirm cancellation. Should Zoom change its pricing, it will provide you with notice, and you may be charged the new price for subsequent subscription.

Print Version

[Close Window](#)[Print](#)

Summary

Reference	25/0236/REM
Alternative Reference	PP-13780785
Application Received	Mon 17 Feb 2025
Application Validated	Mon 17 Feb 2025
Address	Severn Arms Hotel Penybont Llandrindod Wells LD1 5UA
Proposal	Section 19 application to vary wording of condition 5 of listed building consent 21/0252/LBC
Status	Pending Consideration
Appeal Status	Not Available
Appeal Decision	Not Available

Further Information

Application Type	Removal or Variation of Condition
Expected Decision Level	Not Available
Case Officer	Sam Johnson
Parish	Penybont Community
Ward	Ithon Valley
District Reference	Not Available
Applicant Name	Collard
Agent Name	Mr Sam Bartholomew
Agent Company Name	BP&A Limited
Agent Address	15 Birch Close Hay On Wye HR3 5TL United Kingdom



Application No: 25/0236/REM

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (Radnor)

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Collard
Location of Development:	Severn Arms Hotel, Penybont, Llandrindod Wells.
Description of Development:	Section 19 application to vary wording of condition 5 of listed building consent 21/0252/LBC.

The County Council as Highway Authority for the County Class I Highway, A44

Wish the following recommendations/Observations be applied
Recommendations/Observations

Thank you for consulting the Highway Authority on this matter.

Based on the information provided, the Highway Authority does not wish to comment on this application.

Signed _____

Edin Hrustanovic MRTPI
For Highways, Transport and Recycling

Date: 20th February 2025

Variation of Condition 5 - 21/0252/LBC

Introduction

This application has been invited by the Planning Officer due to the wording of condition 5, the variation does not relate to any of the approved drawings or documents. Submitted with the application is an unchanged HIA to the one that was approved under the current approval.

Condition 5

We request to change the wording of condition 5 of the above approval from:

No demolition work hereby consented [or alteration by way of substantial partial demolition] shall begin before evidence has been submitted to and approved in writing by the Local Planning Authority of a binding contract for the full implementation of the comprehensive scheme of development (and associated planning permission for which the contract provides).

To:

No demolition work hereby consented [or alteration by way of substantial partial demolition] shall begin before a full schedule of works for a comprehensive scheme of development has been submitted to and approved in writing by the Local Planning Authority (and associated planning permission for which the contract provides).

The proposed works are all in line with policy guidance contained within the local and national policies which clearly resist any development that causes harm to the historic environment and properties. The proposed works will have a positive impact on the historic character of the grade II listed building. The heritage values of the elements that would be restored decisively outweigh the values of those that would be lost, without such work being undertaken. As a whole, it is therefore assessed that the development proposals would 'preserve' the character and appearance of the Severn Arms Hotel.

Urgent action now needs to be taken to counter harmful effects of the fire and the negative impact of parts of the hotel being left open to the elements. The development proposals will address this deteriorating situation; however the condition of the building and the appearance of the site will continue to degrade unless something positive is done to address it. It must be recognised that a 'do nothing' scenario will potentially lead to the loss of an important historical asset.

Furthermore it should be noted that, as highlighted in the structural report provided with the application for the proposed works, some aspects of the fire damaged buildings are in danger of collapse and are therefore a safety hazard.

These issues should be given considerable weight in the applications favour and to safeguard the public.

Changes to the building may be categorised as reconstruction and restoration, including:

Phase 1.- eastern wing.

1. Asbestos to be removed by licenced contractor.
2. Demolish modern shed/storage.
3. Replace first floor structural members.
4. Take down and rebuild the south stone wall, the south west corner and the north side of the entrance door.
5. Remove the east wall and rebuild.
6. Build new staircase and accommodation (lay out as per drawings)
7. New fire escape to be constructed as per drawing 2020/01/17.
8. Internal ceilings, walls and floors as per drawings 2020/01/15.
9. Services - renewal of electrical and heating installations.
10. Existing drainage to be retained.
11. Replace the whole roof.
12. Replace existing modern windows as per drawings 2020/01/33.

Phase 2 – stable outbuildings

1. Outbuildings to have new roof
2. Doors and door frames to be replaced
3. Windows to be removed and repaired
4. Stone walls to be repointed in lime mortar (sample already taken and Ty Mawr lime analysed) the photograph below shows a sample repointed area



5. Reinststate the cobbled courtyard which have been covered with sharp sand and marshall concrete paving slabs – see photograph below



Images of damage to the Stable block are shown below



By undertaking this work further deterioration of the grade II listed building will be prevented. Furthermore it should be noted that, as highlighted in the structural report provided with the application for the proposed works, some aspects of the fire damaged buildings are in danger of collapse and are therefore a **safety hazard**. Whilst attempts to prevent harm to health and safety are in place i.e. preventing the public's access to the site, it remains a real concern.

The applicant intends to reconstruct the eastern wing and stable outbuildings, ensuring that these elements of the hotel become usable and economically valuable once more. The fire damaged areas will be useful once more with aesthetic and communal values improved.

Changes in the historic environment are inevitable and conservation of historic buildings is about the careful management of change. The proposed works at The

The building has connections with important historical figures, other historic buildings with- in Penybont, the Penybont estate, and associations with many local families. It is connected with the development of transport and communication routes into Mid-Wales, to Aberystwyth and the rise of tourism and the spa towns, such as at Llandrindod Wells.

3.3 Aesthetic value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.

The Severn Arms is an attractive building, despite its current condition. It is indicative of the Gothic architectural style and the local interpretation of that style. It has many elaborate architectural features and also retains features such as the rear stable yard and carriage way which relate to its former use. It has an important roadside presence and is a key character building for Penybont.

There are opportunities for increasing its aesthetic value by sympathetically repairing the building, providing more information about its general history and the historical development of transport and communications systems.

3.4 Communal value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The Severn Arms is a well-known local landmark, provides a number of local services and has an important current role in the local community, as it has done in the past. It has historical associations with people and events as indicated above and it played an important historical economic and social role in the local area. It is the source of many local anecdotes both historical and more recent.

(end of Historical Analysis)

Evaluation of the proposed scheme in the context of the Conservation Principles.

Principle 1 – Historic Assets will be managed to sustain their values

Changes in the historic environment are inevitable and conservation of historic buildings is about the careful management of change, having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

completed in 1865. The line was officially opened on 10 October 1865. (D. Smith (1971) Shrewsbury to Swansea)

In 1870-72, John Marius Wilson's Imperial Gazetteer of England and Wales described Peny- bont like this:

PENYBONT, a village in Llanbadarn-fawr parish, Radnor; on the river Ithon, and on the Knighton and Central Wales railway, 7 miles W N W of New Radnor. It has a station on the railway, a post-office under Rhayader, an inn, a suspension bridge, a Calvinistic Methodist chapel, and fairs on 12 May, 27 Sept., and 26 Oct. P. Hall is the seat of J. Severn, Esq.

Although, John Bartholomew's Gazetteer of the British Isles (1887) merely describes Penybont as a village with a railway station and fails to mention the Hotel entirely.

2.4 Physical Remains & Building Analysis

The fire damage to the eastern wing has revealed its original construction and evidence of later alterations. The majority of the eastern wing is of a random rubble stone construction; however the eastern wall appears to have been replaced at some point (possibly the 1960s or 1970s) by a modern cavity wall constructed of cement block topped with a modern timber frame with asbestos sheeting. It is this wall and the wall between the front accommodation and the outbuilding to the rear which have suffered most severely in the fire. The roof over this area has also been mostly destroyed. The front gable has survived to roof level and there is minimal damage to the party wall between the main hotel block and the eastern wing.

Fig. 7 and 8 The eastern wall showing use of modern materials



The rear courtyard outbuildings have also been severely damaged by the fire. Yet they still retain evidence of their former quality and function.

Fig. 5 and 6 Junction in wall where rear building adjoins front wing, showing as a dog leg on historic maps



2.2 Census Returns

The census returns shed little further light on the historical development of the building.

The earliest return from 1841 simply indicates that it was an establishment of some size and also of some quality since it had a number of travellers of independent means staying with a reasonable number of servants also recorded. The Innkeeper was William Stevens who had a wife and a young female servant. John and William Downs are of a similar age, in their 20s (perhaps brothers?) and recorded as being of independent means. There follows three male servants: William Vale; Thomas Greenhouse and John Jones. Richard Williams is recorded as Pensioner and then two male and four female servants. A mason, Thomas Aubrey, is the last to be recorded.

The 1851 census return shows a similar situation, with Williams Stevens and his wife still running the Hotel, 2 visitors and six servants. The additional detail on this census allows us to identify several of the servants as belonging to the Severn Arms and not just lodging. It is possible that the Hotel was not doing so well in this period since William Stevens is also identified as a farmer and labourer, perhaps he was helping to make ends meet?

The listing description identifies the eastern wing, the part left of the covered passageway, as a former coach house and the middle block to the left of the main porch as the former Assembly Rooms. Arranged around the rear yard are a range of good quality coach houses, stables and other outbuildings.

The primary reason for its importance is therefore as a largely unaltered, full-scale coaching inn of historical importance to its locality.

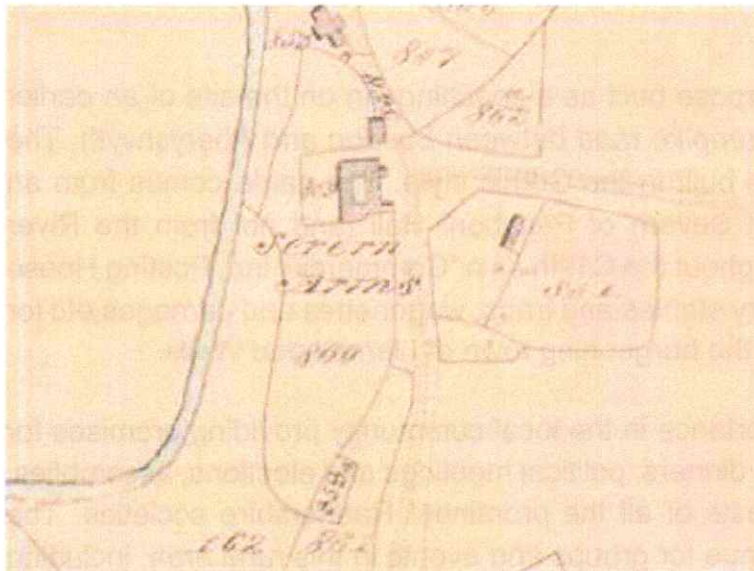
Fig. 1 Identified former uses



Former Coach House Former Assembly Rooms

2.1 Historical Maps

Fig. 2 Tithe Map



The Tithe Map was published in 1842 but must have been surveyed earlier since it shows the earlier coaching inn, with a smaller and different layout to the later building, with a pasture behind and a meadow field to the east. The landowner is recorded as John Cheesment Severn and the occupier as William Stephens. John Cheesment Severn owned a great deal of the surrounding land in this area at the time, including Penybont Hall. It is possible that some of the earlier fabric survives within the western

environment and on the significance and heritage values of individual historic assets and their contribution to character of place”.

Section 6.1.7 of **Planning Policy Wales 10th edition** requires that “the planning system looks to protect, conserve and enhance the significance of historic assets”.

Planning Policy Wales, Technical Advice Note 24: The Historic Environment states that changes in the historic environment are inevitable. This can be the result of decay caused by natural processes, damage caused by wear and tear of use, and the need to respond to social, cultural, economic and technological changes.

Planning Policy Wales, Technical Advice Note 24: The Historic Environment May 2017 highlight that it is important for those responsible to understand the heritage values and assess the significance of the historic assets that will be affected. There are four heritage values which need to be understood before the significance of the asset can be assessed.

- Evidential value
- Historical value
- Aesthetic value
- Communal value

Planning history

Justification for decisions and the actions that follow them are crucial to maintaining a cumulative account of what has happened to a significant place, and understanding how and why its significance may have been altered. The following provides the documented planning history of the Severn Arms

- P/2017/0343 - Listed Building Consent - Removal and re-instatement of 2 chimneys on the east side of the Severn Arms building. - Withdrawn.
- P/2018/0419 - Listed building consent for removing and rebuilding of east chimneys on central block. -approved
- R1440 - Provision of internal toilets and extension to Lounge – 13-june 1978 – approved
- R1440a- Proposed alterations to Listed buildings – 17th July 1978 – withdrawn.
- R1440b – Listed Building Consent, Extension to provide toilet facilities – 25th May 1983 – approved
- R1440C – Erection of 2 advertisement signs – 6th July 1982 – approved
- R1440D – Demolition of wall and window and replacement with patio door and ramp – 5th May 1993 – approved
- R1440E – Replace 6 existing windows with hardwood double glazed units – 3rd January 1995.
- PR144006 – Cover the existing cobbled courtyard with sharp sand and lay marshall concrete paving slabs – 17th October 2002 – approved

In short, there is a history of works over recent years that demonstrate the continued commercial pressures to provide an attractive and welcoming public house facility for the local community and Hotel for visitors. These applications represent various

The purpose of a Heritage Impact Assessment is to explore and understand the significance of a heritage asset and to assess the potential impacts of the proposals on those assets. Impact can be positive as well as harmful.

This Heritage Impact Assessment should be read in conjunction with the other supporting planning documents and drawings detailed below:

Document /drawing	Ref number
<i>Existing elevations</i>	2020/01/03
<i>Existing ground floor</i>	2020/01/02
<i>Existing site layout</i>	2020/01/30
<i>Fire escape</i>	2020/01/17
<i>Site location plan</i>	2020/01/31
<i>Proposed elevations</i>	2020/01/28
<i>Proposed elevations</i>	2020/01/19
<i>Proposed SE elevation windows</i>	2020/01/33
<i>Pre-fire roof plan</i>	2020/01/01
<i>Existing plans and section</i>	2020/01/08
<i>Structural report</i>	

Contents	Page Number
Explaining the objective (<i>what is intended to be achieved by the proposed work and why they are necessary and desired</i>)	2
Understanding the significance of the historic asset – historical analysis undertaken by Dr Cyllene Griffiths	5
Identifying proposed changes and options (<i>description of options considered ,preferred option, proposed works including design principles concepts and a schedule of works</i>)	13
Access Issues	17
Assessing the impact of the proposals (<i>description of potential benefits or harm</i>)	17
Conclusion	17

1) Explaining the objective

The Severn Arms Hotel is a grade II Listed Building (Cadw Ref: 9294) located in the centre of the small village of Penybont, Powys and immediately adjacent to the A44. The outbuildings in the stable yard are separately listed grade II (Cadw Ref: 9295). The stable yard buildings and eastern wing suffered severe fire damage approximately

Print Version

[Close Window](#)[Print](#)

Summary

Reference	25/0130/FUL
Alternative Reference	PP-13663481
Application Received	Wed 29 Jan 2025
Application Validated	Tue 04 Feb 2025
Address	Upper Swydd Penybont Llandrindod Wells LD1 5TA
Proposal	Conversion of an agricultural barn to dwelling, installation of treatment plant and associated works
Status	Pending Consideration
Appeal Status	Not Available
Appeal Decision	Not Available

Further Information

Application Type	Full Application
Expected Decision Level	Not Available
Case Officer	Kate Bowen
Parish	Penybont Community
Ward	Ithon Valley
District Reference	Not Available
Applicant Name	Mr Davies
Agent Name	Mr Gwyn Humphreys
Agent Company Name	Roger Parry & Partners LLP
Agent Address	1 Berriew Street Welshpool SY21 7SQ United Kingdom
Environmental Assessment Requested	No



Application No: 25/0130/FUL

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (Radnor)

With reference to the planning application relating to the following proposed development:

Name of Applicant: Mr. Davies
Location of Development: Upper Swydd, Penybont, Llandrindod Wells.
Description of Development: Conversion of an agricultural barn to dwelling, installation of treatment plant and associated works.

The County Council as Highway Authority for the County Unclassified Highway, U1509

**Wish the following recommendations/Observations be applied
Recommendations/Observations**

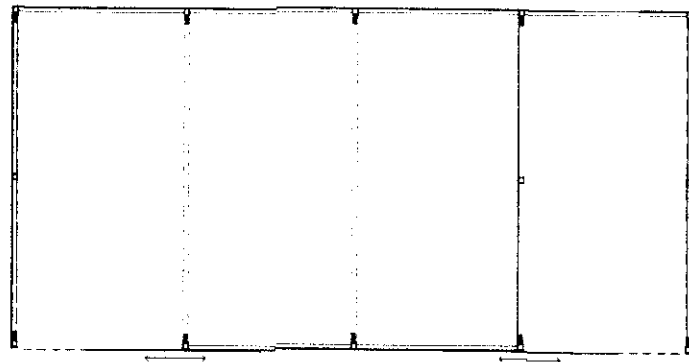
Thank you for consulting the Highway Authority on this matter.

Based on the information provided, the Highway Authority does not wish to comment on this application.

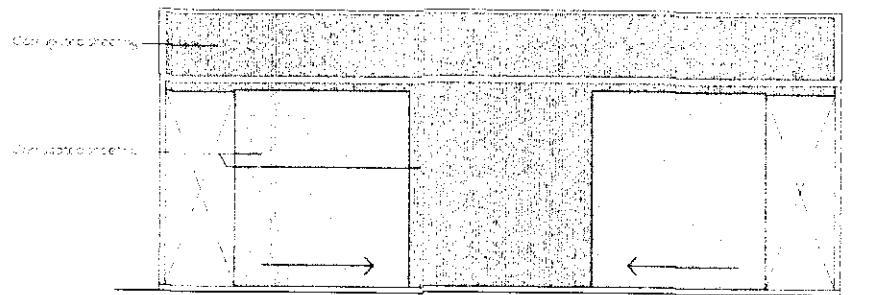
Signed _____

**Edin Hrustanovic MRTPI
For Highways, Transport and Recycling**

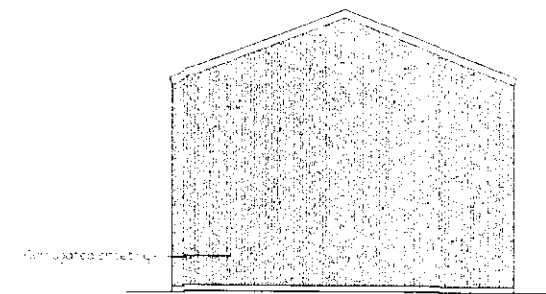
Date: 13th February 2025



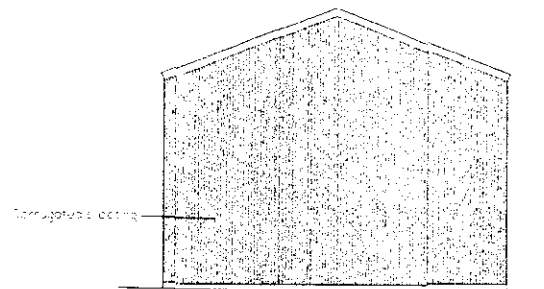
Ground Floor



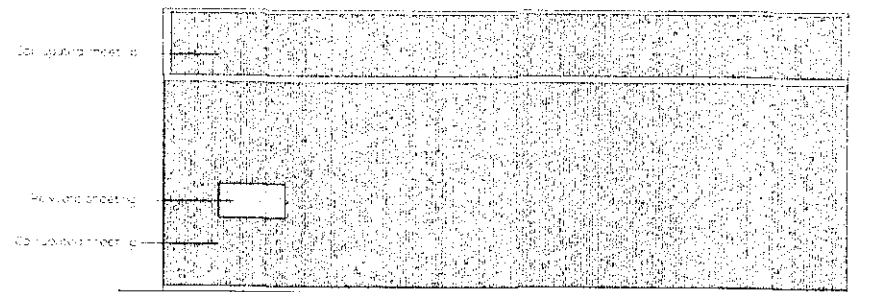
North



West



East



South

ST. TECLAS CHURCH
LLANDEGLEY

JANUARY 2025

Penybont and District Community Council

Dear Councillors

On behalf of the Church Wardens and members of St Teclas Church, Llandegley we would like to thank the four members of your Community Council who kindly put a Christmas tree in the Church Yard, it was a lovely jester and much admired by visitors to the Church and to the village. We all know that it is a very busy time in the farming industry in the run up to Christmas and the time you spent putting the tree in place is much appreciated.

Thank you very much.

Yours sincerely

Mary Bufton and Alison Lawrence

Church Wardens