

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, 14th January 2025 in Main Hall of Penybont Community Hall [LINK](#)**

Geraint Evans
Clerk to Community
Council
8th January 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: -
12th November 2024

4. Clerk's Update.

5. County Councillors Report

6. Planning:

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

7. Community Issues Raised or Ongoing

- Climate Change
- Llandegley Road Signs
- Traffic Calming, Cllr Turner
- Anti-social behaviour- Cllr Lyall

8. One Voice Wales

Penybont and District Community Council

9. Finance

(i) To Approve:

4/11/24	Grant to Welsh Air Ambulance	£250
5/12/24	G.Evans Ink cartridge replacement	£55

*PAYE

- Current financial position.
- Annual Budget 2025-26
- Appoint Mrs T Price as internal auditor for 2024/25

10. Correspondence

- Wales Air Ambulance letter of appreciation
- Letter of assessment re planning application for Ffaldau re-cycling plant.

11. Public Discussion ¹

12. Date of Next Meeting and format

11th March 2025 at 7.30pm 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 12th November 2024. At Penybont Community Hall and online at 7.30pm

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

Apologies: County Councillor G.Morgan

Absent:

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/0047/24 Cllr Bayliss (matter not discussed in council)

PD/0044/24 Minutes

To authorise the Chairman to sign minutes of the previous meetings of the Council held on the 10th September 2024.

Proposed Cllr R.Duggan Unanimous

PD/0045/24 Clerk's update

Traffic signs at Llandegley A44, indicating either a right or left turn. Clerk has been informed no maintenance has been done, Clerk to chase up.

PD/0046/24 County Councillors Report

Apologies received, required at another meeting.

PD/0047/24 Planning:

(Mention only) Application Reference: 24/1221/FUL

Proposal: Siting of a timber chalet for holiday use, formation of vehicular access, installation of private treatment plant and all associated works

Site Address: Lower Trewern , Llandegley,

Llandrindod Wells, LD1 5UF. Councillors resolved to make 'no comment', via email.

- **Request of Cllr Turner Ffaldau Waste Recycling Centre, Llandegley, Llandrindod Wells, LD1 5UD - Planning Application No. 23/1484/FUL.**

The Chair gave consent to Mr Ben Evans, a local resident, to read a complaint, attached as appendix A.

As previously (PD/052/23) the council unanimously supported this and other objections with regards to this planning application. Clerk to establish the current position,

whether ‘called in’ for full planning committee and the process for formal objections to be made at their meeting.

PD/0048/24 Community Projects/Issues:

- **Climate Change**
On going arrangements for public engagement.
- **Llandegley Road Signs** (Clerks report)
- **Traffic Calming**, Cllr Turner re submitted his paper on ‘Traffic Calming Measurers’ from Llandegley to Crossgates via Penybont. (copy attached to agenda). In the discussions, various elements were identified. It was thought that the council contact Mr Tony Caine of Highways PCC. For his assistance in determining those that may be beneficial and achievable. Clerk to write.
- **Anti-social behaviour Cllr D Lyall**
Reports that numerous complaints are being made relating two youths throwing rubbish into the river: interfering with residents’ property. Discussions varied on responsibility, powers of the council or taking further advice from the local police officer. It was pointed out by Mr E.M and agreed by the council members this wasn’t a matter with the youths, of creating criminal offences. The Clerk to make discrete enquiries. This and like matters throughout the local villages are becoming more prevalent, highlighting the lack of facilities for the youth. Cllrs to consider what support can be given.

PD/0049/24 One Voice Wales

No area representation at meeting, minutes available.

PD/0050/24 Finance

- Expenditure to authorise.

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

HMRC to be informed

Proposed to pay Cllr Bufton Unanimous

- Bank reconciliation, supplied to Council 1/10/24-31/10/24

PD/0051/24 Correspondence.

- Area Traffic Manager to Cllr Turner- response to the council letter discussed. Matter to be raised again

subject to the Welsh Governments review of local speed limits.

Wales Air Ambulance Appeal – **Resolved** to donate £250 to this charity.

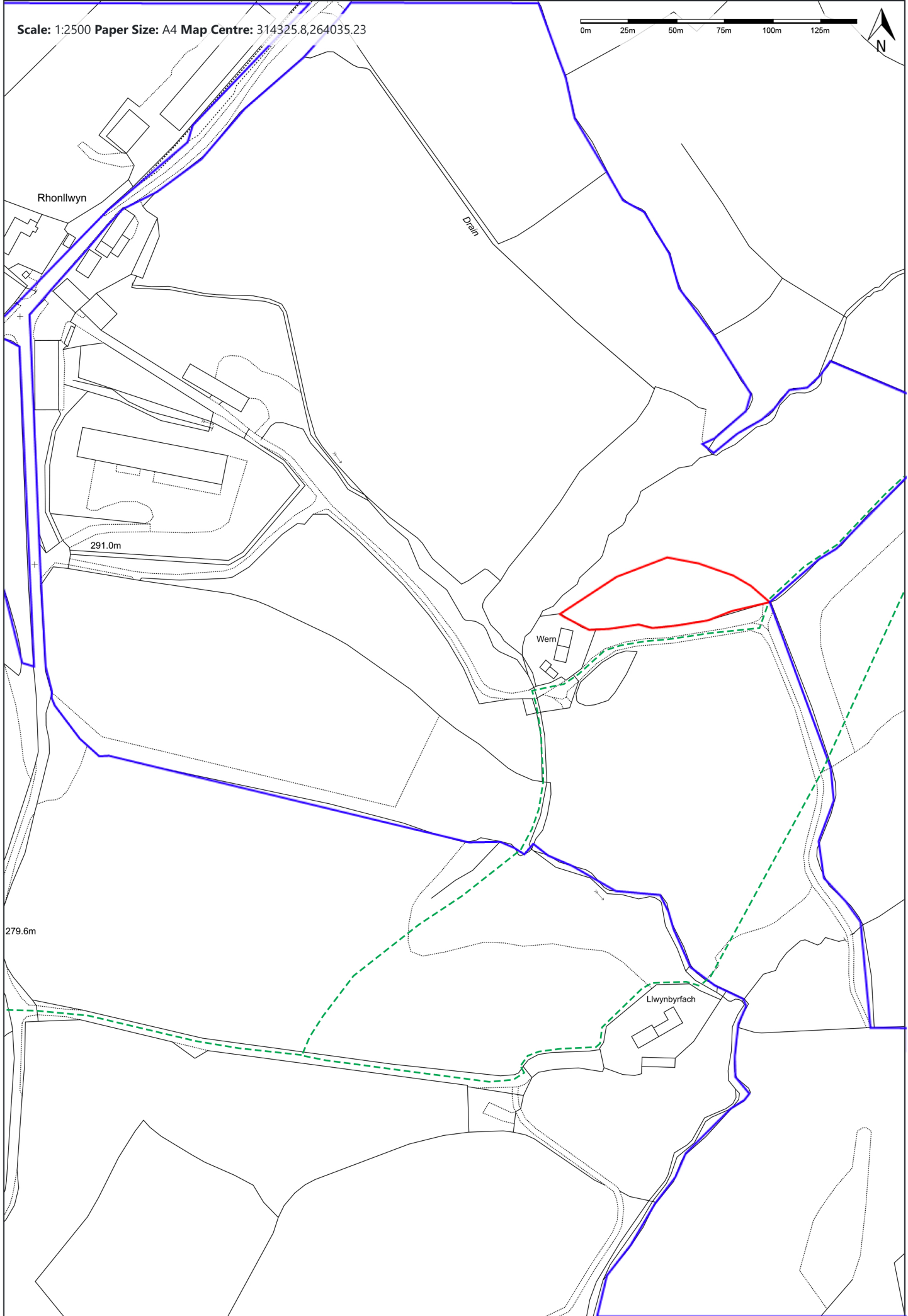
Cllr Turner Unanimous

PD/0052/24 Public Questions

- Mrs Jenkins highlighted assistance given by an employee of PCC worthy of note. Clerk to inform the County Councillor and relevant department.
- Local matters raised not requiring any resolutions.

PD/0053/24 Date of Next Meeting and format

14th January 2025 Budget setting. at 7.30pm Hybrid available.





Application No: 24/1802/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. Craig Ingram
Location of Development:	Land at The Wern, Llandegley, Llandrindod Wells.
Description of Development:	Erection of five bell tents, toilet blocks and composting toilet.

The County Council as Highway Authority for the County Class III Highway, C1085

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

Thank you for consulting the Highway Authority on this planning application at land at The Wern Llandegley Llandrindod Wells Powys LD1 5UH. The proposal seeks construction of a tourism glamping site of 5 bell tents and associated works.

We note that this is a resubmission of a previously refused planning application for the identical development (24/1136/FUL). The Highway Authority requested a confirmation from the applicant in respect of the site access as it was not indicated on the original submission.

The applicant has confirmed that the private access onto the county highway which has already been constructed under the provisions of previously approved planning application for the adjacent agricultural building (P/2017/0145) shall be utilised for the proposed development. As such we note that the exiting access is configured to a standard which would be suitable to serve a development of this scale without detrimental impact on highway safety.

We further note that main access routes leading towards the site are adequate to cater for the proposed development as there is a sufficient number of passing places to accommodate additional traffic which will be created by the proposed development.

On this basis, the Highway Authority would have no fundamental objection to the proposal as currently submitted.

Signed _____

Edin Hrustanovic MRTPI
For Highways, Transport and Recycling

Date: 19th December 2024

Penybont & Llandegley Community Council

Prepared by: _____
Name and Role (Clerk/RFO etc)

Date: _____

Approved by: _____
Name and Role (RFO/Chair of Finance etc)

Date: _____

Bank Reconciliation at 01/01/2025			
	Cash in Hand 01/04/2024		6,530.29
	ADD		
	Receipts 01/04/2024 - 01/01/2025		6,669.34
			13,199.63
	SUBTRACT		
	Payments 01/04/2024 - 01/01/2025		2,950.39
A	Cash In Hand 01/01/2025		10,249.24
	(per Cash Book)		
	Cash in hand per Bank Statements		
	Petty Cash	01/01/2025	0.00
	Unity Trust Bank	01/01/2025	10,249.25
			10,249.25
	Less unrepresented payments		
			10,249.25
	Plus unrepresented receipts		
B	Adjusted Bank Balance		10,249.25
Error A does NOT equal B			
	ERROR IS	£-0.01	

1 January 2025 (2024-2025)

Penybont & Llandegley Community Council
RECONCILIATION - Unity Trust Bank 01-01-2025

From Accounts	£10,249.24
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Payments not cashed	Add
Receipts not entered	Subtract

Statement should be	£10,249.24
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Ambiwylans Awyr Cymru
Wales Air Ambulance

Tŷ Elusen
Ffordd Angel
Llanelli Gate
Dafen
Llanelli
SA14 8LQ

Ffôn/Tel: 0300 0152 999
enquiries@walesairambulance.com

Our Ref: 215980

Penybont & District Community Council
Bryn Hall
Cwmbach
Llechryd
LD2 3RP

Dear Penybont & District Community Council

On behalf of our pilots, medical team and staff at Wales Air Ambulance, I would like to thank you for your donation of £250.00 on 18/11/2024.

Your support will enable us to deliver advanced medical care to people across Wales, 24 hours a day, 365 days a year.

We are the only air ambulance charity based in and dedicated to the people of Wales, and rely entirely on your charitable donations to keep the helicopters in the air and rapid response vehicles on the ground.

The on-board consultants and critical care practitioners are highly skilled and carry some of the most pioneering medical equipment in the world. They can deliver blood transfusions, administer anaesthesia and undertake emergency operations at the scene of the incident, before flying the patient directly to specialist care.

Thank you again for supporting Wales Air Ambulance Charity. Your donations are the only way we can provide this service and continue "Serving Wales, Saving Lives".

Yours sincerely,

Capt. James Grenfell
Regional Managing Pilot

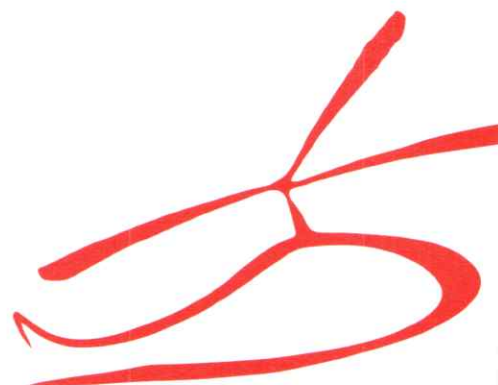
P.S. Sign up to our newsletter to find out about our recent missions in your area and the difference your support is making across Wales. To sign up visit www.walesairambulance.com

www.ambiwylansawyrcymru.com
www.walesairambulance.com

Rhif Elusen/Charity Number: 1083645

Ambiwylans Awyr Cymru yw enw masnachu Ymddiriedolaeth Elusennol Ambiwylans Awyr Cymru sydd yn gwmni cyfyngedig cofrestredig yn Lloegr a Chymru gyda'r rhif cofrestredig 04036600 a'r rhif elusen cofrestredig 1083645. Mae ein swyddfa gofrestrddig yn Ty Elusen, Ffordd Angel, Llanelli Gate, Dafen, Llanelli, SA14 8LQ.

Wales Air Ambulance Charity is the trading name of Welsh Air Ambulance Charitable Trust, which is a limited company registered in England and Wales (registered no: 04036600). Our registered office is at Ty Elusen, Ffordd Angel, Llanelli Gate, Dafen, Llanelli, SA14 8LQ.



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

Planning,

At a meeting of the Penybont & Llandegley Community Council, a member of the community, Mr Mark Evans, addressed the meeting. I have summarised the address given as the council is aware these matters are already in your file.

Never the less, the matter was discussed and fully supported by the councillors. They would ask that our mirrored objections are taken onto account on behalf of the community.

Geraint Evans CiCLA(Wales)
Clerk to council

Summary of Objection Letter RE: 23/1484/FUL

The authors express **strong opposition** to the proposed Combined Heat & Power (CHP) plant for reasons related to its **location, environmental impact, noise, and lack of community consultation.**

Key Points of Concern:

1. Location and Scale:

- The site is too close to the authors' home and land, causing periodic contamination and smoke from ongoing fires.
- The proposed structure is disproportionately large, with a 20-meter-high chimney and footprint exceeding ¼ acre, disrupting the scenic valley and affecting views of their Grade II listed property.

2. Environmental and Health Risks:

- CHP plants, which run 24/7, are noisy and likely to project sound through the valley.
- Burning Refuse Derived Fuels (RDF) can release toxic gases, including ammonia and nitrous oxide, harmful to humans and livestock.
- The plans indicate hazardous materials (e.g., urea, lime, fly ash) which pose significant respiratory and environmental risks.

3. **Infrastructure Concerns:**

- Lack of existing mains sewerage raises questions about waste management for increased staff and operations.
- Current site practices, including oil seepage and uncontrolled burning, already harm the environment.

4. **Traffic and Accessibility:**

- The doubling of lorry traffic and removal of hedges for screening will increase noise and visual impact.
- It remains unclear how additional staff and deliveries will be accommodated without further landscape disruption.

5. **Community Engagement:**

- No formal notice or consultation with nearby residents has taken place, fostering distrust and resentment.

Conclusion:

The letter highlights **unsatisfactory planning, environmental negligence, and a lack of meaningful dialogue** with the community.

The authors argue that the proposal prioritizes profit over sustainability and local well-being, leading to their **vehement objection**.