

# Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 25<sup>th</sup> October 2016  
at Llanymynech Village Hall

Present:

Cllr D Thornycroft (Chair)

Cllr F James

Cllr D Borthwick

Cllr M Connell

Cllr C Jones

Cllr R McCluskey

Cllr B Richardson

In attendance:

County Councillor Arwel Jones

Ms Shan Mayor (Montytrax Project) for Item 7.2.

Mr M Donkin – Clerk to the Council

## **1. Apologies for absence**

None - All present

## **2. To record Declarations of Interest in items on the agenda:**

None

## **3. To confirm the minutes of the meeting held on Tuesday 27<sup>th</sup> September 2016.**

The minutes were approved as a correct record and signed by the Chair.

## **4. Matters arising from the minutes**

### 4.1. Donation to Llanymynech Good Companions

The Clerk confirmed that the Good Companions had sent in a satisfactory balance sheet and he had subsequently issued a cheque in the sum of £300.

### 4.2. Memorial to Cllr Chris Backshall

The Clerk reported that he had consulted with Graham Evans of Greenfingers Ltd who had said that Walls Bridge was an appropriate site for a tree as a memorial to Chris Backshall. The Clerk is awaiting a recommendation from Mr Evans on a suitable species to be purchased.

## **5. Vacancy on the Council**

The Clerk reported that a notice of vacancy had been displayed for the statutory amount of time but no nominations had been received by Powys County Council Electoral Services. Accordingly the Council could proceed with a co-option. A member of the public, Mr Neil Jenkins, had attended the last meeting and expressed an interest but was not present at this meeting. The Clerk, as Proper Officer, advised Council that the matter would have to be held over to the next meeting.

Follow up: Mr Jenkins sent an e-mail to the Clerk which was not seen until the morning following the meeting saying that he was unwell and would attend the next meeting.

## **6. Finance Report**

### 6.1. Financial Position

The financial position set out in the papers for the meeting was noted.

### 6.2. Half Yearly Financial Statement

Council noted the Financial Statement as presented in the papers for the meeting. The Chairman asked whether the amount shown for rents included payments for the Jubilee Field. The Clerk said that he had written to the Landlord asking for an invoice against which he could pay the rent but, to date, nothing had been forthcoming.

There being no other questions, Cllr Borthwick proposed acceptance of the Statement. This was seconded by Cllr Richardson and agreed unanimously.

### 6.3. Approval of Payments

The payment to Greenfingers Ltd listed in the papers was agreed. The Clerk said that he had, that day, received a letter from Mr M Parry asking for a contribution towards the maintenance of the clock at St. Agatha's Church. No amount had been specified but last year a donation of £98.40 had been made. The Clerk was asked to reply to Mr Parry asking for details of the cost of maintenance of the clock and the amount of the donation required. Council agreed that if the amount was similar to last year the Clerk could issue a cheque to St. Agatha's.

**ACTION: Clerk**

### 6.4. Bank Mandate

Those councillors who were not present at the last meeting completed mandate forms. The Clerk will now submit the new mandate to the bank.

**ACTION: Clerk**

## **7 Other matters**

### 7.1. Local Development Plan

Council noted the period of consultation on Further Focussed Changes (FFC) set out in the papers to the meeting. The Chairman said that the original Powys Development Plan had been rejected by the Welsh Government and an independent inspector, Nicola Gulley, had been appointed. He and the Clerk had attended her exploratory meeting when she had required additional work from officers of Powys County Council. As a consequence the report had been amended and extended and was now available for consultation. The Chairman stressed that any comments must be on the new changes and could not address old matters. He felt that there were two issues on which the Council could comment. These were:-

#### **1. Housing**

The designated areas in Carreghofa were the same but there had been an increase in the density of housing proposed; that at Parc Llwyfen had risen from 10 to 11 houses, requiring 1.1 affordable houses to be built; that off Carreghofa Lane had risen from 15 to 20 houses, requiring 2 affordable houses.

These plans were subject to further study on the effects on the Canal, bats, the footpath system, sewerage and archaeological sites. The Council had previously commented on the need for car parking and improved sewage disposal. This last was a cause of even more concern as the sewage disposal systems are not currently connected to the mains.

#### **2. Wind Farm Development**

The Chairman drew attention to the communication from the Council for the Preservation of Rural Wales (CPRW) alerting councils to the fact that windfarm development was originally only allowed in Strategic Search Areas designated by the Welsh Government. Now, without warning and at the Welsh Government's

behest, that policy has been changed. A new designation of Local Search Areas has been introduced for wind farms of up to 25MW and large solar arrays of over 0.5ha and up to a capacity of 600MW which can be outside the Strategic Search Areas identified by TAN8. Decisions on builds within Local Search Areas will predominantly be determined by the Welsh Government and the presumption is that small wind farms will be considered whereas before the presumption was that builds outside the Strategic Search Areas would be by exception only. It is not clear how local councils will be able to make their views known.

The matters above were opened for discussion. On the subject of housing Cllr Jones felt that the site on Carreghofa Lane was already designated as part of the development of the canal. Cllr Richardson was concerned that building on the flood plain would divert water elsewhere, increasing the risk of flooding. Cllr James felt that the increase in density on Carreghofa Lane of 33% was too large. Cllr McCluskey expressed concerns about the increase in volume of traffic on what is a quiet rural area.

On the subject of windfarms Cllr Richardson said that 25MW was, in fact, quite sizeable and any development could have a deleterious effect on the environment and tourism.

Council agreed to make the following comments to the Inspector:-

1. Further Focussed Change FFC 90

Carreghofa Community Council notes with some concern the increase in housing units from 15 – 20 on area P40 HA2 (off Carreghofa Lane) which may conflict with current plans to develop the Montgomery Canal. In view of our previous comments, made during the original Focussed Changes exercise, about the lack of adequate sewerage and drainage for the original 15 units, we are only partly reassured by the proviso on page 152 that further investigation is required into sewerage among a long list of other things. Positive action on the development of adequate sewerage will be absolutely necessary if this increase in house numbers is sanctioned.

2. Further Focussed Change FFC 79

Carreghofa Community Council is also very concerned at the unheralded change of policy in FFC79 that replaces a presumption against building wind farms outside the Strategic Search Areas delineated by the Welsh Government by a new category of Local Search Areas, also to be delineated by the Welsh Government, with a presumption that in these areas smaller wind farms will be considered, subject only to (undefined) unacceptable visual impact. That appears effectively to remove any democratic input into such decisions from Powys County Council, let alone town and community councils such as ourselves that represent those actually affected.

**ACTION: Clerk**

7.2 Montytrax Project

Shan Mayor attended the meeting for this item. She gave an overview of progress to date, showed a number of maps of the projected route(s) for the network and gave out leaflets.

The bid for funding towards a feasibility study has been successful and £20,000 has been made available if the project can raise the remaining £6,000. Ms Mayor said that a number of events would be held to raise the balance of funding. She thought that it might be possible to organise an event in Carreghofa. The study should be completed by March 2017.

When asked by the Chairman if she wanted Councils to offer financial support she said that the Project may approach councils if fund-raising events did not realise the whole amount required.

### 7.3. Tirgwynt Windfarm

Cllr Connell reported on progress to date. He had had a long conversation with the person responsible for the Community Benefit scheme as he had experience of such schemes when he lived in Scotland. The next meeting of the Community Benefit Trust will be on Thursday 27<sup>th</sup> October.

Cllr Connell referred to the site visit at Carno on 9<sup>th</sup> November. He is not able to attend but the event is open to all councillors. Cllrs Thornycroft and James indicated that they would attend the visit.

Cllr Connell confirmed that he had written an article for the Parish Magazine apprising local organisations about Community Benefit and this should appear in the November edition.

### 7.4. Walls Bridge Play Area

Cllr Connell said that all the repairs have now been completed. He has also repaired the entrance lock to the gate on the main road.

Cllrs Connell and McCluskey had both removed litter from the site and from the football field following a match. Cllr Connell wondered if Powys County Council would donate some litter pickers for use in clearing the sites.

The Clerk reported that, with the help of Adrian Backshall, he had retrieved the sign from Chris Backshall's property and had it with him at the meeting. Cllr Connell offered to erect the sign on the site and took possession of it.

**ACTION: Cllr Connell**

### 7.5. Electoral boundary changes

The report on the meeting with Glyn Davies MP submitted by Cllr Connell was noted. The Chairman referred to a paper from Mark Drakeford AM confirming that local council elections would be held in 2017 and would be repeated in 2022. The Welsh Government is encouraging clustering of smaller councils and may be able to offer limited funding.

### 7.6. Best Kept Village in Montgomeryshire Competition

Cllrs James, Connell and Jones had attended the presentations at Welshpool where Carreghofa had been awarded joint second place in the competition. The judges commended the obvious and impressive love and championing of the village's heritage and its great campaigning spirit and 'can do' attitude.

The Council has been presented with a Certificate and a planter, both of which will be kept at the Village Hall. Cllr Jones offered to frame the certificate and put it on display.

**ACTION: Cllr Jones**

## **8 Reports from Committees and Working Groups**

### 8.1. Amenity

The Clerk confirmed that he has asked Greenfingers Ltd to repair the holes in the Football Field fence and is awaiting a quote

**ACTION: Clerk**

### 8.2. Highways & Byways.

8.2.1 Cllr Arwel Jones reported on the following:-

- The signs at the carwash had been moved off the public highway.
- The police are aware that off road motorcycles using Pen-y-Foel often do not display

number plates. The police and Highways Agency are satisfied that these vehicles are properly taxed and insured and do not consider acting against those without number plates as a high priority.

- Re dog fouling; there are no dog wardens in Powys. The County Council will take action against people who do not remove faeces, but only if evidence is provided. Essentially this means photographic evidence which the Council agreed is unlikely to be forthcoming. Cllr Connell said that he had submitted an article on the subject to the Parish Magazine.

8.2.2. Cllr Arwel Jones asked if any work had been undertaken in respect of the road surface on the upper part of Pen-y-Foel. Cllr James said that no action had yet been taken and Cllr Arwel Jones said that he would chase this up with the County Council.

**ACTION: Cllr Arwel Jones**

8.2.3. The Clerk reported that Cllr Connell had taken a number of photographs of the holes in the hedges along the canal path and that he (the Clerk) had forwarded these to the Canal & Rivers Trust with a request that they take remedial action.

8.2.4. Cllr Richardson asked what progress had been made regarding the situation at the pedestrian crossing where there have been a number of 'near misses'. Cllr Arwel Jones reported that he had raised the matter with the Andrew Jones of the Highways Agency on 27<sup>th</sup> September and received a reply from him on 29<sup>th</sup> September acknowledging that this came within their jurisdiction and that he would issue instructions. As far as is known no further action has been taken and Cllr Arwel Jones agreed that he would follow this up.

**ACTION: Cllr Arwel Jones**

8.2.5. Cllr Arwel Jones confirmed that the police will close the road for the Act of Remembrance on Sunday 13<sup>th</sup> November. The Chairman said that he would contact the Royal British Legion about providing a wreath on the Council's behalf.

**ACTION: Cllr Thornycroft**

8.2.6. Cllr Jones asked if any action had been taken regarding a drain which is causing flooding at Wern in wet weather. Cllr Arwel Jones said that he had not, as yet, been able to deal with this but would do so as a matter of priority

**ACTION: Cllr Arwel Jones**

## **9. To receive reports from meetings of outside bodies**

### **9.1. Burial Board**

Cllr James said that the Burial Board met the previous evening and, since its preferred site for a new burial ground is in Powys, asked the Council to proceed with a planning application. The Clerk said that he had already consulted the County Council which requires detailed information about the land in question before it can consider a planning application. If the Burial Board can provide this he will approach the Planning Authority.

**ACTION Burial Board and then Clerk**

Subsequent to the meeting the Burial Board should be aware that any site must be either owned by the Board or have the permission of the land owner for the site to be used for the purpose of a burial ground.

The Clerk reported that a letter has been received from the Burial Board asking for a representative to be nominated to replace Chris Backshall. Cllr Borthwick indicated that he would be willing to fulfil this role and Council gratefully accepted his offer.

### **9.2. Montgomeryshire Council Forum**

The report circulated by Cllr Connell was noted.

### 9.3. Llanymynech Village Hall

Cllr Jones reported that a plaque in honour of Alan and Debbie Davies has now been displayed at the Village Hall. She also said that Llanymynech and Pant Parish Council wishes to install defibrillator at the hall to complement the one installed by Carreghofa at the Dolphin Inn.

## **10. Correspondence.**

### 10.1. Correspondence for decision

Two letters, one from the Llangollen Eisteddfod and the other from Powys Citizens' Advice Bureau, were received, both asking for financial support. Council noted with regret that neither fulfilled the criteria of the Council's Donations Policy and the requests were, therefore refused. It was noted in respect of Citizen's Advice that most people in Carreghofa who use this service attend the Oswestry Branch, which is in England.

### 10.2. Correspondence to note.

10.2.1. Council noted the correspondence sent out by the Clerk since the last meeting and itemised in the papers for the meeting.

## **10. Next Meeting**

The next meeting of the Council will take place on **Tuesday 29<sup>th</sup> November at 7.00pm** at Llanymynech Village Hall.

**Action: All to note.**

Approved by Council as a correct record:-

Proposed: \_\_\_\_\_

Seconded: \_\_\_\_\_

Signed: \_\_\_\_\_ Chairman

Date: \_\_\_\_\_