

# Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 26<sup>th</sup> April 2016  
at Llanymynech Village Hall

Present:

Cllr D Thornycroft (Chair)

Cllr C Backshall

Cllr M Connell

Cllr F James

Cllr B Richardson

In attendance:

Mr M Donkin – Clerk to the Council

County Cllr A Jones

10 members of the general public

The Chairman welcomed the members of the public attending the meeting. He assumed that they had come in response to Item 6 – Planning and said that, for convenience, this would be taken immediately after the minutes and matters arising. However everyone would be most welcome to remain for the rest of the meeting.

## **1. Apologies for Absence**

Cllr D Borthwick - family pressures

Cllr C Jones – on holiday

Cllr R McCluskey - work commitments

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

Cllr Backshall in respect of Item 7.3. as he is a member of the Village Hall Committee.

## **3. To confirm the minutes of the meeting held on Tuesday 29<sup>th</sup> March 2016.**

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

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

### **4.1. Pedestrian Crossing at Llanymynech**

Cllr Backshall reported that the Landlord of the Bradford Arms has still not submitted the petition. He is endeavouring to collect together all the sheets and will advise the Council when it is complete.

**Clerk to keep a watching brief**

### **4.2. Defibrillator Maintenance**

Cllr Backshall said that he had yet to meet with Cllr Borthwick. He is carrying out monitoring until a maintenance programme is in place. With regard to the error in the Advertizer when an incorrect location was given, a correction has now been published.

**ACTION: Cllr Backshall**

### **4.3. HM Queen's 90<sup>th</sup> Birthday Celebrations**

Cllr Backshall reported that it was with regret that the Council had been obliged to withdraw our entry in the Queen's 90th Birthday Beacon Chain on Thursday 21 April 2016.

He had encountered a problem with the provision of the steel Fire Drum which could not be overcome in the time available before the 21<sup>st</sup>.

However, the organizers of the Community celebration of the Queen's 90th Birthday on the 12<sup>th</sup> June 2016 have agreed that lighting the Beacon that evening will be a fitting end to the Day and with the Council's support he would work to achieving that objective.

Cllr Backshall said that he had notified Bruno Peck, Pageantmaster, of this decision, with apologies, and of our intention to light a Beacon on the 21 June.

#### 4.4. Ty Gwynt Wind Farm

Council noted the written report from Cllr Connell. He will continue to represent the Council on this group.

### **6. Planning (advanced up the Agenda – see note at the beginning of these minutes)**

Application Ref: **P/2016/0326** Grid Ref: 325940.13/320757.75 for Residential Development of up to 3 dwellings, to include new access to road at Land off Gwelfryn Carreghofa Llanymynech Powys

The Chairman informed the members of the public that the Community Council could not decide on the Application. This was the remit of Powys County Council. However, the County Council is obliged to consult with the Community Council and take seriously its views.

Mr J Fynes had expressed a wish to address the Council and was then asked to put his case.

Mr Fynes said that he opposed the application on the following grounds:-

- The property is steeply sloped and forms a natural amphitheatre which allows noise transference. Additional dwellings would increase the nuisance caused by this effect.
- The property is low lying and often wet and, with the assistance of the Montgomeryshire Wildlife Trust, an area has been developed as a peat bog, unusually within a domestic setting, which houses an number of important species. The planned dwellings would be likely to affect the water table levels to the detriment and possibly the drying up of the peat bog.
- The additional dwellings would also be likely increase the risk of flooding across the site because of increased run-off.
- There is no demonstrable benefit to the community; indeed it is likely to have a negative impact.

The Chairman invited other members of the public to address the Council.

Mrs Colls raised the issue of the unadopted road which would not be suitable for heavier traffic.

The Chairman then asked for contributions from the Councillors.

Cllr Richardson said that he was concerned about the likelihood of flooding. The local Severn Trent pumping station is already working at capacity despite being doubled in size to cope with the demands of the development at Badgers' Green. Any additional load could present a major problem in the future.

Cllr Backshall felt that the principal objection was that the planned development lies outside

the Powys Local Development Plan (LDP) Development Boundary and that it has not been taken forward as an allocation in the latest iteration of the draft LDP.

County Cllr Arwel Jones pointed out that the plans have been rejected twice before, most recently in 2003.

Cllr Connell said that the applicant's submission was based on unsupported assumptions e.g. that the development would provide additional children for the local primary school.

The Clerk reported that the Highways Agency does not approve on the grounds that visibility of egress is sub-standard and increased use of a sub-standard access cannot be supported. Furthermore the site has no footways back into the village and, therefore, is not considered sustainable within the terms of the Active Travel Bill.

Summing up the Chairman felt that the Council should make an objection to the application on the following grounds:-

- outside the Development Boundary The proposal lies
- ecological issues and, at the very least, no decision should be taken without an Environmental Impact Assessment There are important
- access issues as raised by the Highways Agency There are significant
- keeping with the character of the area The proposal is not in

Cllr Connell, seconded by Cllr Backshall, proposed that the Council submit a formal objection to Powys County Council and this was agreed unanimously.

**ACTION: Chairman to draft a reply and forward to the Clerk  
Clerk to submit the objection to Powys County Council.**

## **5. Finance Report**

### 5.1. Financial Position

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

### 5.2. End of Year Financial Statement

The End of Year Statement submitted with the papers was adopted. Proposer: Cllr Backshall, seconder: Cllr James. Passed unanimously. The Clerk noted that the donation for maintenance of the clock at St. Agatha's Church was made to Llanymynech Parochial Church Council not Llanymynech Parish Council.

### 5.3. Financial Regulations

The Clerk had submitted a revised set of Financial Regulations which were adopted unanimously. Proposer: Cllr Richardson, seconder: Cllr James.

### 5.4. Approval of Payments

Council noted the payments listed in the papers for the meeting. The Clerk said that since the papers had been sent out two further matters had arisen. They were:-

Membership of SLCC for 2016 - £77.00

Rent for the Village Hall - £48.00

Cllr Backshall, seconded by Cllr Richardson proposed payment of all items and this was approved.

#### 5.5. Revision of the Schedule of Assets.

Revisions made to the Schedule of Assets were proposed by Cllr Backshall, seconded by Cllr Richardson and agreed unanimously.

**ACTION: Clerk to amend the register**

### **6. Reports from Committees and Working Groups**

#### 6.1. Amenity

##### 6.1.1. Damage to sign at Walls Bridge

Cllr Backshall reported that a resident had apprised the Council that the Welcome sign at Walls Bridge had fallen on her daughter. He had investigated and found that the screws on the sign had been removed and the sign laid on the grass. It must have been there for some considerable time as the grass beneath the sign was withered and yellowed. He had examined the post for signs of rot and found that it had been broken off below ground level. A considerable amount of force would be required to break the post below ground level and Cllr Backshall posited that the likely cause was cutting machinery and that following the incident the sign had been removed and laid on the ground for safety.

Cllr Richardson said that without witnesses it would not be possible to pursue a claim for the damaged post and sign. He also asked whether the Clerk had received insurance details from MCO Ltd. The Clerk said that these had not yet been sent.

**ACTION: Clerk to approach MCO Ltd. for insurance details**

Cllr Backshall said that he would re-site the sign so that it could be seen from the canal. Cllr James suggested that it would be safer if it was fixed to the gate. Cllr Backshall thought that it might be too wide but that he would try this as the preferred option.

**ACTION: Cllr Backshall**

##### 6.1.2. Border Gateway

Cllr Thornycroft said that he had some wild flower meadow seeds and would plant these at the Gateway site.

#### 6.2. Highways and Byways

##### 6.2.1. Previous queries

County Cllr Arwel Jones said that he had not had any response to the queries that he had raised with Powys County Council following the last meeting. He would continue to try to get a response.

##### 6.2.2. Flooding on track at Pen-y-Foel

Cllr James drew attention to the track leading to Llanyblodwel at the end of Pen-y-Foel. This was now flooded to a considerable depth making egress difficult. County Cllr Arwel Jones agreed to raise this with the appropriate agency.

**ACTION: County Cllr Arwel Jones**

##### 6.2.3. Sale of cars on B4398

Cllr Backshall reported that there are still cars for sale within 10 metres of the junction of the A483 and B4398. This was causing a traffic hazard, as it means that there is, effectively, only one lane available for traffic turning in both directions. Cllr Backshall had spoken to local police officers but no action appears to have been taken. Cllr James felt that the double yellow lines at the junction should be extended. It was suggested that the Police

Commissioner should be approached to see if action could be taken and that the Highways Agency be approached re the extension of the double yellow lines.

**ACTION: Clerk to write to the Police Commissioner  
County Cllr Arwel Jones to contact the Highways Agency.**

#### 6.2.4. Complaint

Cllr Backshall reported that a complaint had been received from a resident to the effect that the owners at Carreghofa Farm had dug a trench under the farm road and laid a pipe to take water to the adjacent field. This had left a large hole. Cllr Arwel Jones agreed to investigate the matter further

**ACTION: County Cllr Arwel Jones**

#### 6.3. Web-site

The Clerk said that he would up-date the web-site within the next few days.

**ACTION: Clerk**

### 7. Other matters

#### 7.1 Best Kept Village Competition

Cllr James reported that the members of the sub-committee had collected various items including newspaper cuttings and photographs. The Clerk had then produced a pack which will be submitted to the judges who will be visiting the village during May.

**ACTION: Clerk**

#### 7.2. Queen's Birthday celebrations – Road Closures

Cllr Backshall said that all the celebrations will take place in the Village Hall and adjacent recreation ground and that road closures would not be needed.

#### 7.3. Queen's Birthday celebrations – Request for funding

The Council noted the request from Cllr Jones on behalf of the group organising the birthday celebrations for funding. Cllr Richardson said that past events had been joint funded by Carreghofa Community Council and Llanymynech and Pant Parish Council. It was agreed that the Council would donate £150.00 towards the celebrations and inform Llanymynech and Pant Parish Council of our decision in the hope that they would match fund. Cllr Backshall said that he would inform the Chair of Llanymynech and Pant Parish Council before its meeting on Thursday 28<sup>th</sup> April.

**ACTION: Cllr Backshall**

#### 7.4. Walls Bridge Play Area development

Cllr Connell reported that the Big Lottery Fund would not make a grant available for the work as it is seen by them as an extension to an existing project rather than a new project. The Clerk had forwarded information from Groundwork North Wales (see papers for the meeting) who are working with Tesco to fund local schemes. Cllr Connell had followed this up and the procedure is that applications are considered by the local store (Welshpool in our case) and the top three will receive funding which may be between £8,000 and £12,000. If we receive less than the top amount we would have to look for match funding. The organisers require photographs of the site, which Cllr Connell will provide, and a completed and signed Land Owner Permission Form. As the Community Council leases the land from Powys County Council it was deemed sufficient for the Clerk to provide a letter to this effect. The closing date for applications is 3<sup>rd</sup> June 2016.

**ACTION: Clerk & Cllr Connell**

### 8. To receive reports on meeting from outside bodies.

There had been no meetings of any of the bodies on which Councillors sit. Cllr Backshall

reported that the Burial Board meeting had been postponed until Monday 9<sup>th</sup> May at 6.30pm. All councillors were invited to attend to discuss potential new burial sites.

**9. Correspondence.**  
9.1. Correspondence for decision  
9.1.1. RoSPA Inspection.  
Council received the paper regarding the next inspection of the playground at Walls Bridge. It was noted that an additional £48 + VAT would be charged if a representative of the Council was appointed to meet and accompany the inspector. Councillors felt that this fee was unjustified and instructed the Clerk to write and to RoSPA to inform them of this.  
**ACTION: Clerk**

9.1.2. Motions for One Voice Wales annual conference.  
Council noted the correspondence seeking motions from affiliated councils. It was decided that Carreghofa would not submit a motion at this time.

9.2. Correspondence to note.  
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 Annual General Meeting followed by the next meeting of the Council will take place on **Tuesday 31<sup>st</sup> May at 7.00pm** at Llanymynech Village Hall.  
**Action: All to note.**

Approved by Council as a correct record:-

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

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

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

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