

Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 26th September 2017
at Llanymynech Village Hall

Present:

Cllr R McCluskey (in the Chair)

Cllr D Cavill

Cllr F James

In attendance:

Mr M Donkin – Clerk to the Council

One member of the general public – Mr R Dover

1. Apologies for absence Cllr M Connell Cllr C Jones
2. To record Declarations of Interest in items on the agenda None
3. To confirm the minutes of the meeting held on Tuesday 25th July 2017 The minutes were approved as a correct record and signed by the Chair
4. Matters arising from the minutes 4.1. (ref Min: 4.1.) The clerk confirmed that the new ‘No dogs allowed in the playground’ signs have been ordered and should be delivered by the end of the week. 4.2. (ref: Min 4.2.) in the absence of Cllr Borthwick this matter is still outstanding 4.3. (ref: Min 7.3) The Clerk confirmed that he had written to Shan Mayor and invited her to attend the October meeting. He had asked her for an indication of the level of further support that MontytraX would like from the Council and for details of the contributions made by other councils in the MontytraX area.
5. Finance Report <u>5.1. Financial Position</u> The financial position set out in the papers for the meeting was noted. <u>5.2. Approval of Payments</u> Council approved the following payment Clerk: £59.75 – travel and subsistence to SLCC meeting in Llandrindod Wells Council also noted the following payments <ul style="list-style-type: none">• Greenfingers Ltd via Standing order: £129.30 per month - grounds maintenance• Sutcliffe Play: £65.53 by BACS for items re playground repairs as agreed at the July meeting <u>5.3. Bank Mandate</u> The clerk informed the meeting that as a result of Col Thornycroft resigning and the anticipated co-option of new councillors a new bank mandate would have to be set up.

It was agreed that all councillors would be signatories and, therefore, all would need to sign the new mandate.

Cllr McCluskey asked if this could be done electronically and the Clerk undertook to find out from HSBC Bank.

ACTION: Clerk

6. Planning Application

Pre-application consultation – Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

Outline planning application for a Residential Development of up to 40 dwellings, formation of a vehicular access and associated works at Land at Carreghofa Lane, Llanymynech, Powys, SY22 6LA.

The Clerk set the scene by explaining that under new regulation Development Management Procedure (Wales) Amendment Order (2016) a major development requires the developer to hold a pre-consultation before submitting an application for planning permission. Roger Parry and Partners are carrying out a consultation in respect of the above application. The consultation period ends on 12th October. The Clerk pointed out that the land in question is listed in the Powys Local Development Plan but for a smaller density of housing than that put forward by the developer. The LDP is currently in public examination.

Cllr McCluskey referred to the fact that Llanymynech comprises two local authorities, on each side of the English / Welsh border and that the amount of development taking place on the English side should be taken into account when looking at planning applications in Powys.

Mr Dover (present at the meeting) lives adjacent to the proposed development and the Chair allowed him to address the meeting. He expressed concern about the environmental impact particularly of the possibility of flooding. He also felt that the increase in traffic on a small road which already has high traffic use would be problematical.

Cllr Cavill said that the type of housing proposed did not reflect the needs of the village and Cllr James noted that houses remained unsold in a number of developments already in the local area. This applies to the Parc Llwyfen estate on the south side of the B4393 close to the proposed site.

Mr Dover has organised a meeting of residents and interested parties to take place at Llanymynech Village Hall on Tuesday 3rd October. Cllr James said that Cllrs Connell and Jones would be attending and she also hoped to attend.

It was felt that, although this is a Wales planning issue this will impact on the whole village and details should be forwarded to Llanymynech and Pant Parish Council.

It was agreed that the Clerk would write to the developer to say that the Council has serious concerns about the application which it will address when the Planning Application comes before it.

ACTION Clerk to write to Llanymynech and Pant Parish Council and Messrs Roger

Parry and Partners

7 Other matters

7.1. North Montgomeryshire Community Interest Company

The Clerk set the scene by reiterating the points made at the last meeting and referring to the presentation by Graham Bradley, Director of the North Montgomeryshire Community Interest Company. He said that the CIC is to hold a meeting on 28th September and that the Council had undertaken to apprise that meeting of its own intentions vis à vis becoming part of the CIC.

However, the Chairman felt that the decision was critical for the future of Carreghofa Community Council and with half the Council absent at this occasion the matter should be deferred to the October meeting. This was agreed.

ACTION:

All: To do their utmost to attend the next meeting and to consider the issues and bring opinions.

Clerk: To write to Graham Bradley informing him of the Council's position.

7.2. Well-being of Future Generations (Wales) Act/Powys Well-Being Plan

Council endorsed the response to the consultation made by the Chairman and set out in the papers for the meeting.

7.3. Powys Local Development Plan– Consultation on Matters Arising Changes

The Clerk said that he had received no responses to the consultation set out in the papers for the meeting. The deadline for responses is 30th October, the day before the next meeting, and Cllr McCluskey asked members to submit any responses to the Clerk by Monday 23rd October at the latest.

ACTION: All

7.4. Co-option of Councillors

The Clerk said that a Notice of Vacancy had been displayed for the statutory period . There has been no response and so a Notice of Intention to Co-opt had been displayed for a period of one week.

There has been no response to this notice and, therefore, the Council is now at liberty to co-opt members. The Clerk reminded members that Mrs S. Morris had attended the July meeting where she had said that although she could not attend this meeting she was interested in becoming a councillor. Cllr Connell had spoken to Mr Dover about serving on the Council and he expressed his willingness to do so.

It was agreed (non dissenting) that Mrs Morris and Mr Dover be co-opted to the vacant places on Carreghofa Community Council

ACTION: Clerk to inform PCC Electoral Services.

8. Amenities

8.1. Walls Bridge Playground

The Clerk said that Fisher German on behalf of Severn Trent had asked whether the Council was satisfied with the making good following the works undertaken at Walls Bridge. The Clerk, having consulted with the Chairman, had said that the ground around the site had not been re-seeded. Fisher German has asked Council to obtain a quote from Greenfingers Ltd.

ACTION: Clerk

Cllr McCluskey noted that Greenfingers had recently cut the hedges and verges and felt that

they were doing a good job.

Cllr McCluskey said that the Canal Trust had repaired some of the holes in the hedges but those at walls Bridge still need doing. This was mentioned in the RoSPA Report.

ACTION: Clerk

9. Highways & Byways

9.1. Pen-y-Foel

Cllr James did not know whether PCC had done any work on Pen-y-Foel Lane as due to dry weather there had been no flooding. However, this needs to be addressed before winter. She also pointed out a considerable amount of leaves and mud is accumulating in the lane and again needs to be removed before the winter sets in.

ACTION: Clerk to forward to County Cllr Arwel Jones

9.2. Road works on the A483

Cllr Cavill said that Kier had removed some of the tar from the drain at the Pen-y-Foel car park but that more was accumulating. The clerk said that Kier had undertaken to clean out the drains and tidy up the area when the road works were complete.

9.3. Corner of Chapel Lane and A483

The Clerk said that a complaint had been received that the hedges at the house on the corner of Chapel Lane and the A483 were very overgrown and were affecting the line of sight for traffic emerging onto the A483. This is a recurring problem and the Clerk has written to the resident in the past. He had written again but, unlike previous occasions, no action had been taken. This matter will now be referred to the Highways Agency.

ACTION: Clerk

10. To receive reports of meetings from outside bodies

10.1. Burial Board

Cllr James reported that the Board is still engaged in looking for a new burial site. There is nothing further to report.

10.2. Montgomeryshire Council Forum

The Clerk reported that there had been no meeting since the last Council meeting. The next meeting is scheduled for October 3rd but Cllr Connell, who usually represents Carreghofa is committed to attending the pre-planning meeting. It was felt that most councillors would wish to attend the pre-planning meeting and the Clerk was asked to send apologies on this occasion.

ACTION: Clerk

10.3 Village Hall

In the absence of Cllr Jones there was no report on the Village Hall

11 Correspondence.

11.1. Correspondence for decision

11.1.1 Royal Agricultural benevolent Institution

The Clerk reported that a letter has been received from RABI requesting support for its work in Montgomeryshire. After discussion Council concluded that, regrettably, the work of the RABI fell outside the remit of the Council's Donations Policy.

11.2. Correspondence to note.

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

12. Next Meeting

The next meeting of Carreghofa Community Council will take place on **Tuesday 31st October 2017 at 7.00pm** at Llanymynech Village Hall.

Action: All to note

Approved by Council as a correct record:-

Proposed: _____

Seconded: _____

Signed: _____ Chairman

Date: _____