

Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 25 May 2021 at Llanymynech Village Hall

Present:

Cllr M Connell (Chairman)

Cllr C. Backshall

Cllr R Dover

Cllr F James

Cllr C Jones

Cllr R McCluskey

Cllr R Pownall

In attendance:

Mr M Donkin – Clerk to the Council

1. Apologies for absence

County Cllr Arwel Jones

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

None

3. To confirm the minutes of the meeting held on Tuesday 27 April 2021

The minutes of the meeting of 27th April were agreed, proposed Cllr Dover, seconded Cllr James and signed by the Chairman

4. Matters arising from the notes

4.1. Planning application. The Clerk confirmed that the Council had not registered any objection to either of the planning applications but advised Council that a matter had arisen in respect of planning application no. 21/0537/HH which would be dealt with under item 6.

4.2. (Ref min 7.3) Printer / Scanner. The Clerk confirmed that Cllr Dover had forwarded details of a laser printer but that he had not yet had the chance to visit the supplier.

ACTION: Clerk

4.3. (Ref min 8.1) The Clerk reported that Lewis Bros had not been paid for the rent of the football field for the current financial year.

5. Finance report

5.1 Financial position

Council noted the financial position as set out in the papers for the meeting.

5.2 Audit process

Council noted the summary of the audit process in the papers for the meeting

5.3 Approval of payments

Council approved the payment to Clive Heaton as part of the routine grounds maintenance contract.

The Clerk said that after the papers had been sent out the following had been received:-

- Invoice from Gloversure for an SSI certificate - £36.00
- Invoices from Llanymynech Village Hall for rents for meetings - £60.00
- Payment due to Lewis Bros for the rent of the football field - £100.00

These were all agreed

6. Planning

Application Reference: 21/0537/HH Grid Reference: E:326430 N: 320863

Proposal: Removal of fence at the front of the property and replace with 6 ft. brick wall together with a single walkway entrance and gates to the entrance of the property Site Address: Elm Tree Farm House, Llanymynech, SY22 6PA,

The Chairman said that at its last meeting Council had supported this application but that since then the Highways department had lodged some objections. These were that any vehicle travelling from Llanymynech crossroads which wanted to turn into the property would have to wait on the highway until the electric gates had opened and this may cause a traffic build up behind the turning vehicle. In addition the Highways department wanted an opening of five and a half metres so that vehicles could enter and leave the site at the same time.

Mr Martin Clare who was the owner of 'Tailtoppen', the next door property had contacted the clerk to ascertain the Council's view and the Clerk had agreed to raise the matter at this meeting. The Chairman said that he had been contacted by the applicant and had agreed to attend a meeting to take place on Thursday 27th May at which representatives of the Highways department would be present. He also stated that the development could have a "knock-on effect" if the Canal Trust's plans for a bridge go ahead.

Cllr Pownall said that, regarding the opening of the automatic gates, it is possible to install a mechanism that would allow the gates to opening from a considerable distance away so that there need be no delay when the vehicle reached the premises.

The Chairman said that he would attend the meeting and report back at the next meeting.

ACTION: Chairman

Subsequent to the meeting the Chair met with the property owner, Martin Clare (who owns the chalet) and a rep from Powys CC.

The CC's stance of non-consent still stands, but discussion took place regarding alternative solutions. An agreeable solution was arrived at whereby the gates would be "recessed" into the drive and would be operated by GPS key fob so that there would be no delay in entering the property. If there was a problem (electric failure or GPS being down, a care could still get off the road safely and park in front of the gates without obstructing traffic.

The applicant has to contact Powys Planning dept. and advise that an amendment to the proposal is to be submitted, which hopefully means the development can continue.

7. Other matters

7.1 Community award

The Chairman reminded members that at the last meeting it was decided to institute a Community Award and the first of these should go to Mr Duncan Borthwick and Ms Susanne Walker in acknowledgement of the work that they had done through the Llanymynech Covid 19 Support group. It was agreed that a suitably inscribed plaque should be presented. Cllr McCluskey felt that the plaque should be held by the person to whom it had been awarded for one year and then pass

on to the next person. An inscription each year would be added. This was agreed but it was felt that, in the first instant, the work done was worthy of a plaque which the holders could retain.

The Clerk drew the attention of Council to a company in Oswestry which provides trophies and he was asked to follow up on this and bring the results to the next meeting.

ACTION: Clerk

7.2 Memorial benches

7.2.1 Llanymynech Rocks

Cllr Backshall said that the work on the bench at Llanymynech Rocks is now complete. It is now in its original place and solidly fixed in place.

7.2.2 Walls Bridge

Cllr Pownall said that he had not, as yet, managed to repair the bench but would do so shortly.

ACTION: Cllr Pownall

7.3 Printer/scanner

The Clerk confirmed that Cllr Dover had sent the information on a laser printer/scanner but he had not been able to get to the local supplier.

ACTION: Clerk

7.4 Website Compliance

Cllr Backshall has carried out a basic check of the website, revealing that it falls short of WCAG 2.1AA compliance and could not be brought up to standard in its existing form. For example, it does not adapt for viewing on mobile devices, compromising access for all users. Details are in a report, to be circulated to all. Cllr Backshall today attended a webinar by a prospective supplier that gave useful insights into considerations for making content accessible, such as fully descriptive link text rather than just 'click here for more'.

Cllr Backshall confirmed that the website should have been compliant by September 2020. The upgrade will necessitate moving away from Gloversure for hosting and support; the new supplier will handle the transfer.

Next steps: for the June meeting, Cllr Backshall will obtain quotations, details and references for three 'off the shelf' compliant website packages designed specifically for community and parish councils; decision to be taken at July meeting, when ideas for content will also be welcome; implementation to follow with the aim of becoming compliant by the end of September.

ACTION: Cllr Backshall

8. Amenities

8.1 Walls Bridge playground and football field

The Chairman asked if we had a date for the RoSPA inspection. The Clerk said that, as the Council had chosen not to accompany the inspector; RoSPA will not give a date. The inspection will take place sometime in June. It is not expected that there will anything other than minor issues to be dealt with.

In the absence of County Cllr Arwel Jones the matter of the broken fence was deferred until the next meeting.

9. Highways and byways

9.1 Potholes

The Chair raised the matter of numerous & increasingly dangerous potholes both at road junctions and around drains, the road on Carreghofa Lane heading towards the caravan park and the

subsidence near to the golf course caused by Severn Trent when laying new pipes. He thought he had written to Matt Perry but as he could not locate a copy e-mail, had written to him again. Mr Perry had responded immediately confirming he had passed the details the North repair team for scheduling.

Following the Chair's mail to Matt Perry, the North team have been round and "red painted" the areas requiring attention. Not sure when repairs will be done. All drains and junctions marked. Checked Carreghofa Lane and the area requiring attention has not been marked. Chair sent note to Matt Perry.

9.2 Dolphin car park

The Chairman reported that he had written to the landlord at the Dolphin reiterating that Powys County Council would repair the potholes and that the Council was prepared to pay half the cost if the Dolphin would pay the other half. He had, again, received no reply. Cllr Pownall said the Council should be dealing with the owner rather than the landlord but the Chairman said that this had already been tried with no success. He agreed to have one last attempt to get a response.

ACTION: Chairman

9.3 Speeding cars

The Chair registered concerns with Powys. CC, Dyfed-Powys Police & West Mercia Police. Powys CC advised they could not/would not consider speed calming measures, yet in a Zoom meeting, Talgarth asked for a Powys CC rep to investigate the same thing and they were to write to Nigel Brinn.

The Chair asked the Police to undertake speed checks - especially mornings. One check has been done on the A483 by WM, sited at the junction with Pen-y-Bont, but in full view of the traffic which was counter-productive.

The "speed activated" sign by the Village Hall is continually lit and yet no-one slows down.
(TO BE RAISED AT THE NEXT JOINT MEETING)

The Chair has contacted GoSafe (on 11/5) regarding speeding from the New Bridge along the B4398 to the Llanymynech crossroads. He has received a response confirming "an email has been sent to Dyfed Powys Police who will contact you shortly."

9.4 Red Lion Hotel

The Chair said this is a major ongoing problem and said he could not imagine how people living in the vicinity felt about this eyesore.

The building is a Grade 2 listed building.

Cllr Arwel Jones & the Chair approached Shropshire CC in February for updates. An answer was received from the planning team at Shropshire CC stating that 2 pending applications at the site had been raised but the conservation Team had raised an objection on the basis of insufficient justification. In addition Shropshire CC also had a pending enforcement enquiry on account of extensive demolition of the Listed Building without the appropriate Listed Building Consent.

There was no progress so the Chair wrote as a private individual to the new leader at Shropshire CC & Owen Paterson MP (which was passed to Craig Williams as Chair is a Welsh resident despite the building being in the England planning system.)

A response has been received from Craig Williams confirming he will take this up with Shropshire CC.

Subsequent to the meeting the Chairman received the following reply from Shropshire County Council:-

"I have raised your concerns to the officers dealing with this site. They have an application for a residential scheme under consideration, although there are significant concerns in terms of the level of information that has been provided, and the harm that would arise to the listed building and the conservation area. We also have an active and ongoing planning enforcement case, although progress has been slower than we would have wished due to the safety considerations relating the Covid-19 pandemic and absence of the owner from the UK for much of the past year. However, officers have been monitoring the situation and have assured me that they will continue to work to find a resolution as quickly as possible. The parking issues that you refer to have been raised with our highways team."

The Chairman will give a diary note for 3 month (say end of September) to follow up - maybe via Craig Williams MP.

10. To receive reports on Meetings from Outside Bodies

10.1 Burial Board

No meeting has been held since the last report

10.2 Powys CC and Town and Community Councils meeting

Notes of this meeting had been circulated by the Chairman.

10.3 Village Hall

There has been no meeting since the last meeting of the Council but Cllr Jones reported that the Village Hall is gradually opening up.

10.4 CHC meeting

The Chairman said that the April meeting had been online but that he was unable to attend. He hoped to attend the next meeting.

11. Correspondence

11.1 Correspondence for decision

There was no correspondence for decision

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. Any Other Business

None

13. Date of next meeting

Tuesday 29 June 2021 at 7.00pm

ACTION: All to note.

Approved by Council as a correct record:-

Proposed: _____

Seconded: _____

Signed: _____ Chairman

Date: _____