

Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 26 April 2022 at Llanymynech Village Hall

Present:

Cllr M Connell (Chairman)

Cllr R Dover

Cllr R McCluskey

Cllr C Backshall

Cllr C Jones

In attendance:

County Cllr Arwel Jones

Mr M. Donkin Clerk to the Council

2 members of the general public

The Chairman welcomed the two members of the public one of whom, Mr Ian Parry had been nominated for the new Council and the other, Mr Ian Done who was interested in serving as a councillor, to the meeting and invited them to introduce themselves.

1. Apologies for absence

Cllr F. James

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

None

3. To confirm the minutes of the meeting held on Tuesday 29 March 2022

The minutes of the meeting held on 29 March were agreed as a correct record; proposed by Cllr Backshall, seconded by Cllr Jones and agreed unanimously. They were signed by the Cllr Dover who was Acting Chairman at that meeting.

4. Matters arising from the minutes

4.1 ref: min 4.1 Donation to Carreghofa Primary School

The Clerk reported that the Head Teacher was trying to find a source for the memorial coins. Cllr Dover explained that she could only purchase 10 coins and something like 120 would be needed. The Clerk asked if the County Council, as a larger organisation could help. County Cllr Arwel Jones said that he would make enquiries. Cllr Dover said that the help that the Council had given for the purchase of Tee shirts had been successful and the children wore these every Friday.

ACTION: County Cllr Arwel Jones

4.2 ref: min 7.7 Community Policing.

Cllr Connell reported that he had been contacted by PCSO Sarah Pocock to ascertain the level of vandalism after the recent problems He advised that matters had calmed down and were not currently a problem. He invited her to attend any future meetings.

4.3 ref: min 7.5 Kid's Cancer Charity

The Clerk confirmed that the donation has been made.

4.4 Red Lion Hotel

The Chairman explained the situation to date. He said that a difficulty arose in that two planning authorities, Powys and Shropshire were involved. A lot of work has been carried out which does

not appear to be part of the planning application. The Chairman said that he had contacted Russell George MS via email on 1 April as follows:-

"I am the Chair of Carreghofa Community Council in Llanymynech and have been liaising with Gwyneth regarding the work being undertaken (supposedly) at the premises.

I know you have recently "inherited" this case and accept it is a complicated situation. My major concern is that constituents have been asking what is being/can be done to get this progressed, in view of the length of time that it has been hidden behind wooden "fencing", which has now been destroyed by the recent storms.

This is a Grade2 building but is an eyesore due to the work that has been done.

Could you give me an update as to what action is being considered/taken to progress this matter?"

As a result a letter was sent from Powys County Council to the Chairman on 4 April as follows:

"Thank you for your email, which has been passed onto myself, as Case Officer, to respond to. I can confirm that at this time, discussions are still ongoing with Shropshire Council and Legal Teams etc. to ascertain what, if any, actions could be taken by Powys County Council at the site."

This was followed up on 6 April by a letter from Russell George's office to Powys County Council:

"The office of Russell George MS has been in touch with SCC and PCC for over 6 months now regarding the Red Lion Hotel in Llanymynech.

It was disappointing In October 2021, the Executive Director of Place. Mr Mark Barrow had to inform me "that despite leaving messages, we have not yet got a response to find out who is the most appropriate member of the Powys team to liaise with" (Please see attached).

As the site in question straddles Powys and Shropshire, it is imperative these works are decided upon. The length of time being taken does appear to be rather excessive as the lack of any action or impetus isn't resolving the eyesore which we all see in Llanymynech. I would be grateful if you could outline what has been done, what is being done in a planned timeline for the issues to be addressed which will enable the building to be rebuilt / recited.

I look forward to hearing from you."

On 11 April Powys County Council wrote to Russell George:-

"Thank you for your below email.

Powys Local Planning Authority has been aware of the issues on this site since 20th October 2021, when an officer from Shropshire Council submitted a planning

enforcement complaint to Powys. I, myself, have only been more recently involved, following the previous Case Officer leaving the Authority's employment.

I contacted Shropshire Council last week regarding the matter in an attempt to obtain further information on the case. I also outlined that from my initial investigations, it appears unlikely that Powys Local Planning Authority would be in a position to take any formal enforcement action. Indeed, Powys County Council does not have any recent planning history for the property, however, it is noted that Shropshire Council has determined several applications for Listed Building Consent at the site within the last 10 years or so.

These applications were for works to the whole building, and its curtilage – not just the sections lying within the County of Shropshire. It therefore appears that Shropshire Council has taken the view previously that for the purposes of listing, the building lies within Shropshire's jurisdiction. Furthermore, Condition 3 attached to Listed Building Consent ref: 16/01993/LBC (granted by Shropshire Council) has been breached.

Given that this is a consent issued by Shropshire Council, it would appear to be the responsibility of Shropshire Council to enforce against this breach of condition, not Powys County Council.

I would re-iterate that the building has not been listed by CADW, and therefore from a Welsh perspective, the building is not listed. This, combined with the above, leads me to suggest that Powys Local Planning Authority would not be able to proceed with any formal enforcement action. The building also does not lie within the Llanymynech Conservation Area.

I also undertook a visit to the site last week. Whilst the complaint received by Powys County Council suggests windows within the principal (western) elevation have been replaced, this does not seem to be the case. Indeed, whilst several of the windows within the principal elevation have been removed, they have not been replaced. Whilst windows have been replaced with uPVC alternatives within the rear elevation of the building, this section of the building lies wholly within Shropshire.

*At present, I am awaiting a response from Shropshire Council to my email of last week, however, I have outlined my current position above.
I trust this is of assistance. Please do not hesitate to contact me if you have any queries."*

On 13 April Russell George's office contacted Shropshire County Council as follows:-

I refer to the issue of the Red Lion Hotel, Llanymynech. Please see below the most recent email correspondence the office of Russell George MS has received from Gwyn Humphreys, Planning Officer at Powys County Council.

It appears the planning issue is the responsibility of SCC, and I would be grateful if you could provide up to date information on what SCC are going to be doing to ensure this building is repaired / remedied etc within a reasonable timeframe.

If, in the event you are not the correct planning officer looking after this case, can you please provide me their name and contact details.

I look forward to hearing from you."

It was agreed that the matter would be kept on the agenda and the Chairman would keep councillors updated as further progress is reported.

ACTION: Chairman

5. Finance Report

5.1 Financial Position

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

Deposit account: £17,855.67

Current account: £562.30

Pension account £72.76

5.2 End of Year Financial Statement

The Clerk presented the end of year financial statement. He pointed out that there is a small discrepancy in the reconciliation although all other figures add up. He would revisit this and make sure that it was corrected before the accounts are presented to the annual meeting next month.

ACTION: Clerk

The Clerk also pointed out that HSBC has begun making a monthly charge of £5. It was agreed that this would be added to the notes.

5.3 Approval of Payments

Clive Heaton – 1st Quarter Grounds Maintenance contract - £637.10

Tabled at the meeting: Llanymynech Village Hall – rent of room for meetings - £40.00

Proposed by Cllr McCluskey, seconded by Cllr Dover and agreed.

6. Planning

There were no planning applications to consider

7. Other matters

7.1 Elections

The Clerk reported that he had heard from the Returning Officer that only four people submitted nominations by the deadline and, as a result they have been 'elected unopposed'. They are:- Cllr Michael Connell, Cllr Richard Dover, Cllr Ryan McCluskey and Mr Ian Parry. Mr Parry was attending the meeting.

He further reported that that Cllrs Fiona James and Carol Jones were unable to submit their nominations in time for the deadline but are willing to be co-opted.

The second member of the public present had also indicated that he was interested in serving as a councillor.

The Clerk said that a notice of Intention to Co-opt has been placed on the Council's noticeboard and website and would remain in place until 12 May.

People willing to serve as councillors will be co-opted at the May meeting by majority vote of sitting councillors.

7.2 Website

Cllr Backshall said that as she was not seeking re-election she would be handing over the running of the website and asked if anyone was interested in taking the task on. She said that TEEC, the

company which designed our website can offer administrator services for £36 per month and it was agreed that TEEC be approached with a view to providing this service.

ACTION: Clerk

The Chairman registered the Council's thanks to Cllr Backshall for the sterling work that she had undertaken in producing a compliant website for the Council. He said that the new website looked "terrific" and noted that the work to produce a website of this standard had been huge. He wished Cllr Backshall success in her future ventures.

7.3 Canal developments (This item was undertaken at the start of the meeting)

The second member of the public present, Mr Ian Done said that he had cleared the canal from the Dolphin to Carreghofa Lane and intends maintaining this section. Cllr Backshall pointed out that the area is an SSSI and care needs to be taken not to affect rare fauna and flora.

The Clerk pointed out that the Canal Trust representatives mentioned last month had been approached to attend the Council but had said that the time was not yet right; they would be happy to address local councils once plans were more advanced.

Council decided to keep the matter under review and ask for quarterly reports on progress.

ACTION: Clerk

7.4 Picnic benches

The Chairman said that the benches were now fixed in place and thanked County Cllr Arwel Jones for his help in the process. He said that he had received favourable comments from members of the public especially about the fact that one of the tables allowed disabled access.

7.5 Donations

This matter was referred from the last meeting as Council is concerned that local organisations are either not aware that the Council can make donations or are not applying for them. The Chairman pointed out that Council had revised its Donations Policy to enable it to donate to organisations with a wider base but noted that we do not seem to be getting through to local groups. Cllr McCluskey said that the Council had tried media drops in the past with little or no success and wondered if groups knew how they could make applications. Cllr Backshall suggested that the Council should ask the local community for ideas on how it should spend the money available to it. Cllr Dover felt that 'word of mouth' was often the best way to get one's message out. The Clerk suggested that a prominent advertisement in the Parish magazine and on the website might alert people to the opportunity of applying for help from the Council. He agreed to draw up a draft advertisement for consideration.

ACTION: Clerk

7.6 Woodlands

Council noted the email from Pryor & Rickett Silviculture about working with local councils to create new woodlands across Wales. Cllr Backshall noted that this company had been involved in work at Lake Vyrnwy clearing invasive conifers. Cllr McCluskey said that the Council does not have land available on which to plant trees. The Council has recently planted a number of trees in the playground at Walls Bridge but other land was under the care of organisations such as the Shropshire Wildlife Trust; there just was no land in the community that could be used for creating additional woodland.

The Clerk was asked to respond in this vein.

ACTION: Clerk

8. Amenities

8.1 Walls Bridge Playground and Football Field

Cllr Jones reported that although the fence along the pathway and Lewis' field had been repaired it had been damaged further up to make an access route across the field into the lane. County Cllr Arwel Jones said that he could make good the new damage but it was felt that as the path was open and the field was privately owned this was not the responsibility of the Council. It was agreed that, for the time being no further action would be taken.

8.2 Dolphin Car Park

Cllr Dover said that he had had a conversation with the landlady of the Dolphin Inn on the way to the meeting. She maintains that she now owns the pub which includes the whole of the car park. She said that she is happy to grant open access during the day but intends installing a barrier which will be locked at night. She will also be re-surfacing the care park area. There was some discussion on ownership; hitherto it was the Council's belief that Powys County Council owned the bottom end of the car park. Clearly any action that could be taken would depend on the ownership of the land. County Cllr Arwel Jones undertook to clarify ownership with the County Council.

ACTION: County Cllr Arwel Jones

9. Highways and Byways

9.1 Road Repairs and Potholes

9.1.1 County Cllr Arwel Jones said that although some repairs had been carried out others were still outstanding, particularly on Pen-y-Foel and the large pot hole by Carreghofa Hall.

ACTION: County Cllr Arwel Jones

9.1.2 The Clerk confirmed that he had forwarded Cllr Backshall's concerns about a tree blocking a footpath to Calum Carr.

10. To receive reports on Meetings from Outside Bodies

10.1 Burial Board

No meeting held in last month but Cllr Jones confirmed that Cllr Dover has now taken up his place on the Burial Board.

10.2 Powys C. C. and Town and Community Councils meeting

No meeting held in last month

10.3 Village Hall

Cllr Jones informed the meeting that Carreghofa Community Council and Llanymynech and Pant Parish Council each have two councillors as trustees for the Village Hall. These posts are now vacant. The Clerk reminded Council that all appointments to outside bodies are made at the Annual General Meeting and suggested that as the new Council will take up its responsibilities after next month's elections and the AGM will be held in May that this matter be held over to the AGM.

10.4 CHC meeting

This group is yet to meet.

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

12.1 Cllr Dover drew Council's attention to events being hosted by Sinfonia Cymru. These are free of charge and one will take place at Carreghofa Primary School on Sunday 11th may at 11.00am.

12.2 Cllr McCluskey asked for an update on dealing with speeding vehicles. County Cllr Arwel Jones reported seeing a car on the A483 going through the village at about 60mph and Cllr McCluskey responded that this is the norm at present.

The Chairman said that traffic matters on the A483 were the responsibility of the Trunk Road Agent and County Cllr Arwel Jones said that he would speak with Andrew Jones about this.

The Chairman said that we are still waiting for the traffic survey on the B4398. He had received the following from GoSafe on 11 April:

"Thanks for your email, we also have a survey planned for the B4398 Wern, (near to No. 1 Wern Cottages), and could arrange another survey between the junctions for Orchard Green and Elm Tree Park if this is the location you have concerns regarding speeding?"

He had written back as follows:-

"Just to confirm, the Community Council is not so "concerned" with the road directly outside the school, as the traffic has to slow down to negotiate the speed bumps and the traffic that is parked outside the school premises.

What we are concerned about is the road leading to the area outside the school from either end (New Bridge or the crossroads).

He also said that he would meet with representatives of GoSafe if it would be helpful.

13. Date of Next meeting

The Annual General Meeting will be held on Tuesday 24 May 2022 at Llanymynech Village Hall at 7.00pm and the May monthly meeting will follow on directly after the AGM.

ACTION: All to note.

Approved by Council as a correct record:-

Proposed: _____

Seconded: _____

Signed: _____ Chairman

Date: _____