

Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 29th October 2024
at Llanymynech Village Hall

Present:

Cllr R Dover (Chair)
Cllr J Fynes
Cllr C Hall
Cllr. F James
Cllr C Jones
Cllr C Savage
Cllr. I Done
Cllr I Parry

In attendance:

County Cllr Arwel Jones
PCSO E Jones (for item 9.1)
3 members of the general public

1. Apologies for absence

Mr M. Donkin: Clerk to the Council – family funeral

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

None

3. To confirm the minutes of the meeting held on Tuesday 29th September 2024

The minutes of the meeting held on 29th September were agreed as a correct record, proposed by Cllr Fynes, seconded by Cllr Hall and approved unanimously.

4. Matters arising from the minutes

4.1. Ref: item 7.2 Corporate response to candidate sites for the Replacement LDP. The Chair confirmed that a response on behalf of the Council has been submitted, and that it aligned with comments confirmed at the two previous council meetings.

4.2. Ref: item 8.3 Donation request for Neighbourhood watch. Clerk has informed Powys Neighbourhood Watch that it cannot make a donation but will support any local group that sets up a neighbourhood watch scheme.

4.3. Ref: item 8.4 Carreghofa Trail. The Clerk has written to Calum Carr to suggest that the Community Council might use reserves to fund work but no response has been received.

4.4. Ref: item 9.1 Hand Sanitisers. These have been removed from the Asset Register and remaining components will be removed.

4.5. Ref: item 13.2 Information on bus timetable cases passed to Powys County Council, and Cllr Savage thanked for her work on this.

5 Finance

5.1. Current position

The clerk had circulated papers which confirmed that the Council's accounts as at Thursday 24th October 2024 were as follows: -

Deposit account: £ 13,333.12
Current account: £ 918.68
Pension account £ 75.18

5.2. 2nd Quarter Financial Statement

Council received the Statement of Accounts for the 2nd Quarter of 2024 / 2025 included in the papers and members had had the opportunity to review this in detail. There were no questions regarding the statement and the accounts were recommended for approval: proposed by Cllr Fynes, seconded by Cllr Jones and approved unanimously.

5.3. Approval of Payments

Council approved the following payments as listed in the papers for the meeting: -

- Cambrian Railway Engineering Ltd. - construction of 6 planters £1260.00
- Clive Heaton – Grounds Maintenance contract 3rd Quarter £895.19
- The Royal British Legion – £20 Wreath for Remembrance Day parade

6. Planning

6.1 CADW – Lion Hotel, Llanymynech – Listing

An application was received in relation to the listing of The Lion Hotel by CADW (the Welsh Government's historic environment service) to be included, under Section 2A of the Planning (Listed Buildings and Conservation Areas) Act 1990, as a of special architectural or historic interest under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the 1990 Act"). A copy of the notice for listing was made available to members in advance of the meeting, and this included a copy of the site map, confirming that the site straddles the England / Wales border. Members noted it would therefore be entirely appropriate for the building to be considered for listing by CADW as a part-Welsh site.

It was noted that a deadline of 4th November had been set should any written representation to be considered appropriate. Members were fully supportive of the proposal for listing of the Lion Hotel as a protected site and that there was no wish to object to the proposal. It was noted that such a listing could be positive in terms of the longer-term development and preservation of the building, noting that it had been a substantive and long-standing concern for the two councils – Carreghofa Community and Pant and Llanymynech – over several years.

7. Other Matters

7.1. Montgomery Canal Development Project

A request had been received from Kathryn Gilmour at Powys County Council asking for support of the application for an 11-month extension for the Montgomery Canal Restoration project. The project has suffered from significant delays, and a formal request for an extension was being made in order to ensure that the project could be completed.

The Chair confirmed that he had submitted a formal letter of support on behalf of the council. This confirmed that the restoration of the Montgomery Canal was considered a priority for the Council as it

is a major asset in the area, and that the restoration project is likely to have a very significant and positive impact for the Carreghofa community as a whole. The project will ensure that our residents continue to benefit from improvement to this valued amenity, and that it will also attract increasing numbers of visitors to an area which is rich in natural and historic resources.

Members confirmed full agreement with this formal support. It was noted that much work had been undertaken to date, particularly the dredging work and also the preparations for the new Carreghofa Lane bridge. It was also noted that, whilst the extension related solely to timing, there was some concern about the continuity of the funding, sourced from the Levelling Up Fund, and whether this would be sufficient to ensure that both new bridges could be completed and the full extent of dredging and restoration work completed.

It was noted that, further to the last meeting, nothing further has taken place regarding the planning application for the new bridges at Carreghofa Lane or Williams Bridge.

County Cllr Arwel Jones confirmed that he had circulated details of the forthcoming dredging work that was to commence in December and that this would entail some requirement for traffic diversions to ensure safe and effective access for site traffic.

7.2. Playground Inspections

In response to concerns from members about the costs associated with the inspection of the playground equipment and adult gym equipment at Walls Bridge. In previous years these have been subject to two separate inspections by RoSPA, each subject to separate costs, and therefore a double fee was being charged. Enquiries had therefore been made to explore whether it might be possible for the annual inspection of the playground and adult gym equipment to be undertaken together under a single charge.

Subsequently the Council has received an approach from Sovereign Play Inspections with an offer of a five-year deal for £399 + VAT. This would be for two inspections per year in place of the current annual inspection, and that both types of equipment would be included in the one inspection. Confirmation was secured that the proposed package would be a full Inspection and Maintenance package and would therefore also include any required minor repairs.

Under the terms of this proposal over five years, at the current cost, the Council might expect to pay £478.80 inclusive of VAT with Sovereign Play Inspections. This compares with the annual fee of £187.20 inclusive of VAT, which would cost in excess of £936 over the full 5-year period.

Members noted that this represented a significant saving and that it rationalised the inspection routine such that all equipment could be reviewed through one engagement. The proposal to accept the proposal from Sovereign Play Inspections was therefore unanimously supported.

ACTION: Clerk to contact Sovereign Play Inspections and, once the new system is in place, to cancel further inspections from RoSPA.

7.3. New National Park proposal

Powys County Council is consulting on a proposal to establish a new national park in North Wales. The candidate area begins near the north coast and extends south to just east of Meifod and west of Lake Vyrnwy. Carreghofa Community Council has been approached to ask whether it wished to make a corporate response to this proposal. Members considered that the proposed park lies outside of the Carreghofa community area and, that whilst generally supportive of the new park it did not consider it necessary for the Council to make its own separate response.

7.4. Donation Request - Urdd Eisteddfod

A request for financial support has been received from Llio Maddocks, Director of Eisteddfod & Arts, for a donation to the National Urdd Eisteddfod. The charity supports children and young people who compete at local and regional Eisteddfodau throughout Wales, and in 2025 they will be holding the major event at Margam Park in South Wales. Members considered the proposal but did not consider that the donation would likely involve or directly benefit residents of Carreghofa and that, in line with its donation policy, it would therefore not be appropriate to make a donation for this coming year.

7.5. Social media activity for the Council

Cllrs Parry and Hall provided a brief report on current social media activity and postings. They reported that there had been limited activity over the last month, and no substantive issues to report, although the following points had been raised:

- One local resident had raised the issue of a broken bench, and indicated that they would be willing to fund repairs or replacement. The location of the bench could not be confirmed and Cllr Hall reported that she would investigate further and report back.
ACTION: Cllr Hall
- The issue of overgrown vegetation at Cai Haidd had also been raised by another local resident and concerns had been registered about the risk of attracting rodents and vermin unless the problem was tackled. Members shared concerns that it was still not possible to confirm liability for the maintenance of this site, although it was noted that the area had been cleared by the Council's groundsman on one occasion. This registered wider concerns about clarification of the contract with the groundsman and it being clear which areas were contracted for maintenance. It was noted that this had been discussed in previous meetings and that the clerk was in the process of reviewing this matter. In his absence it was agreed to return to the issue at the next meeting. In the meantime, Cllr Done indicated that he would be willing to undertake some limited clearance work if that would be helpful. The Chair thanked him for this offer, but also expressed concern that this could be onerous and that there remained a need for a detailed and clear definition of the maintenance contract and the sites to be maintained.
ACTION: Clerk / Cllr Done

8. **Amenities**

8.1. Walls Bridge Playground

The discussion relating to the contract for inspection – Agenda 7.2 above – was noted.

8.1.1 Walls Bridge Lease

A communication has been received from Hugo Van-Rees, Powys County Council's Farms Estate Manager, regarding the need to review the current leasing arrangement for the playground area in the light of the proposed works on the new Carreghofa Lane bridge. He advised that County and Community Councils would need to address the termination of the current occupation arrangement to allow that work to proceed. He recommended that a new licence agreement is drawn up between the Councils on those areas of land that are not needed for the new road to replace the previous (now expired) licence agreement. He also noted that confirmation would be required that the Council is prepared to relinquish occupation to allow construction work to be carried out at the appropriate time, and that any new licence is in line with the Council's intentions.

Members noted the requirement for these measures, and there was renewed support for the work to be undertaken on the new bridge and to ensure that there was continuity in leasing arrangements in order to support this work. It was noted also, however, that there remained some uncertainty about the exact plans for the land and the eventual location of the playground, whether based on land to the west of the site or possibly transferred to the Community Space to the north of the canal. It was hoped that this would become clearer with the final submission and approval of the planning application for the new bridge.

Members unanimously agreed to accept that a new lease should be negotiated and agreed for this site, and that this should be reviewed at the next meeting of the Council.

ACTION: Clerk

8.2. Football Field

The Chair reported that he had, as yet, been unable to contact the Football Club regarding the repairs to the fencing, although he also indicated that repairs had been undertaken by volunteers over the last few weeks, and that the issue might have been resolved without the requirement to proceed with formal tendering for repair work.

It was also noted that there remained some uncertainty about the longer term status of the football field given that the lease expires in 2027, and the site itself is registered as a candidate site on the LDP. It was agreed that the Council should continue to review this issue and to review options for a rolling lease from 2027 onwards.

9 **Highways and Byways**

9.1 Highways and Speeding.

Attendance of PCSO Ellie Jones. THIS ITEM WAS TAKEN AT THE START OF THE MEETING

Further to the concerns registered over the last few months relating to speeding on the stretch of road between Llanymynech and Newbridge, County Cllr Arwel Jones had been in contact with Dyfed-Powys Police about monitoring of traffic and speeding. Following this the local PCSO had been invited to attend the meeting to address specific concerns on this matter, and also to review any wider issues or concerns within the Carreghofa community.

PCSO Ellie Jones was in attendance at the start of the meeting. She introduced herself and outlined her roles and responsibilities across the area, noting that this was quite an extensive which included Welshpool but also a number of villages in the outlying rural area. She explained that resources were limited, but that she was very happy to address concerns relating to speeding and anti-social behaviour as and where they were reported. Members raised specific concerns about speeding and boy-racers within the Carreghofa area, and Ms Jones acknowledged that it was a more general concern within her area, and that it was often difficult to address without specific monitoring and evidence. She was very happy to respond to any specific incidences for which video or photographic evidence was available, and asked that such evidence should be forwarded to her for action. She also confirmed that it would be helpful for occasional evidenced police monitoring to deter speeding, and members said that this would be welcome.

There was some wider discussion of concerns about anti-social behaviour and vandalism, but it was noted that these were very limited and less of an issue in the winter period. But members expressed their appreciation for the support provided by the PCSO and for visible policing within the local community, and thanked Ms Jones for her attendance and responses to the concerns raised.

9.2 Road Repairs and Potholes

County Cllr Arwel Jones reported that he had a satisfactory meeting with the Head of Services on 27th September to discuss and review the location and extent of potholes within the Carreghofa community. Following on from this meeting it was likely that action would be taken on the problems raised by councillors. This would be reviewed at the next meeting.

Cllr James noted that there were still issues in the Pen-y-foel area, particularly with blocked drains on the Offa's Dyke Path.

10 To receive reports on Meetings from Outside Bodies

10.1 Burial Board

Nothing to report. The Board has not yet met.

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

Nothing to report

10.3. Village Hall

Nothing to report

11 Correspondence

11.1. Matters of decision

There are no matters 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

From	Date	Subject
Russell George MS	2 nd October	October newsletter
One Voice Wales	2 nd October	Free places form for webinars
Powys Public Services Board	2 nd October	Climate Event- October 10th
Independent Remuneration Panel for Wales via OVW	4 th October	Draft Annual Report 2025-2026

Mid and West Wales Fire and Rescue Service	9 th October	Calon Tan magazine
One Voice Wales	15 th October	Practice Development Note (9) Terms of Reference for Council Meetings
Digital Technology Learning Support Network & Powys County Council	15 th October	FREE micro-credential course in Cybersecurity Awareness
Play Wales	15 th October	October e bulletin
Centre for Alternative Technology (CAT)	15 th October	Carbon Literacy for Powys Town and Community Councils
One Voice Wales	22 nd October	Response to the Senedd Inquiry for Community and Town Councils
Llanymynech & Pant Parish Council	22 nd October	Agenda and papers for meeting on 24 th October
Mid Wales Fire and Rescue Service	22 nd October	Candle safety week
PAVO	23 rd October	Powys Dementia Network

Item 12. Any other business from councillors

12.1 Cllr Jones raised the issue of the possibility of siting a bus shelter on the A483. It was noted that there would be a need to review this with Highways Agency and County Cllr Arwel Jones will progress this matter with them.

ACTION: County Cllr Arwel Jones

12.2. Cllr Hall raised the issue of work on habitat screening which was being undertaken in the Carreghofa area and that this was related to development work in advance of formal proposals for new pylons. It was noted that there was as yet no formal planning agreement or submission for the new power lines. Members agreed that this issue should be placed on the agenda for the next meeting.

ACTION: Clerk

12.3. Cllr Savage raised some concerns about details of a forthcoming webinar event and, in the absence of the clerk, it was agreed to secure clarification at the next meeting.

Cllr Savage also raised the issue of complaints about power and jet-washing activity at the car wash at the junction, and noted that there had been reports of material being sprayed onto the main A483. County Cllr Arwel Jones agreed to look into this matter and report back.

ACTION: County Cllr Arwel Jones

12.4. A request had been received to consider whether a new sign could be made for the A483 crossing of the Montgomery Canal to advertise and promote the canal. It was noted that such signs were

common at other locations, although there would need to be approval for such a sign from Highways Agency. County Cllr Arwel Jones agreed to look into the matter.

ACTION: County Cllr Arwel Jones

12.5. Cllr Done reported that all of the planters had been built and were in place. He raised the question of proposed signage to promote the Council, and whether there were restrictions on the size and visibility of such signage. Members agreed that this would be a welcome means of promoting the work of the Council and that options should be investigated with local printers. Cllr Done agreed to look into this and report back.

ACTION: Cllr Done

Item 13. To pass a resolution to exclude members of the public while two confidential matters are discussed.

The resolution was put to the meeting and agreed unanimously

14. Date of the next meeting:

Tuesday 26th November at 7.00pm at Llanymynech Village Hall
Budget setting meeting and all Cllrs were requested to attend.

ACTION: All to note

Approved by Council as a correct record: -

Proposed: _____

Seconded: _____

Signed: _____ Chairman

Date: _____