

Minutes of the Vale of Grwyney Community Council Meeting held on Monday 20<sup>th</sup> August 2012 at 7.30pm in Llanbedr Village Hall.

**Present:** Cllrs John Morris (*Chair*), David Sharman (*Vice Chair*), Sue Shaw, Elaine Lusted, Ian Mabblerley, Prydderch Rees, Caroline Fairclough & Mike Shaw. *Also in attendance:* Maria James (*Clerk*) and One Member of the Public.

Cllrs Fairclough and Shaw having signed Declarations of Acceptance of Office were welcomed onto the Council.

**1. Apologies for Absence:** None received.

**2. Declarations of personal/prejudicial interest in items of business listed below:** None declared.

**3. Planning:**

**3.1 Applications to receive & resolve responses to consultations by BBNPA**

- (i) **12/08223/FUL** *New three bedroom rural enterprise dwelling for an established agricultural holding. Ty Ysgubor, Wern Fach, Llanbedr* (Members were informed the Clerk was related to the applicant). Councillors examined the plans and documents provided. Concerns were voiced as to whether this could result in the property/land being sold separately. It was suggested an agricultural tie/Section 106 agreement be imposed to ensure the whole unit cannot be sold separately. Following discussion it was unanimously agreed to support this application provided it is subject to an agricultural restriction/tie.
- (ii) **12/08335/LBC & 12/08334/FUL** *Demolition of garage, orangery extension, erection of entrance atrium, and link extension, erection of a double garage and internal/external alterations to dwelling. Forge House, Glangrwyney NP8 1EW.* Councillors examined the plans supplied and determined the proposed sympathetic improvements will enhance and improve the character of the property. Unanimously agreed to support these applications.

**3.2 Decisions/Other** It was noted the following applications have been **permitted**:

- (i) **11/06917/FUL St Peter's Close, Llanbedr NP8 1SQ** Erection of 2 no. 3 bed dwelling houses
- (ii) **11/06837/FUL St Peter Close, Llanbedr NP8 1SQ** Erection of 4 no 3 bed dwelling houses and 2 no 2 bed dwelling houses

DS informed Councillors he attended the PAROW meeting and spoke independently in favour of these applications. The BBNPA Members agreed a Section 106 agreement should be imposed to ensure the two open market houses cannot be sold until the six affordable houses are built. JM reported Chris Morgan, BBNPA suggests if Councillors wish to ensure local people have first option on the houses (*regardless of the allocation process*) they lobby their County Councillor.

Following the news that the above applications have been permitted several local people have approached Councillors to express interest in the houses. JM spoke with David James (*Rural Housing Enabler*) in this regard who advises anyone interested to ensure their name is on the housing list. David James has offered to attend a meeting to discuss the position however warns the Section 106 certificate may take time to finalise. He will be monitoring the position and if necessary contact the Minister to ask him to intervene.

**RESOLVED Terry Flynn PCC be asked for advice on how to register interest in these properties.**

**4. County Council Report:** *As County Cllr John Morris was not present no report was submitted.*

**5. Minutes of the Meeting held on 16<sup>th</sup> July 2012** [*Page 966 - 969*]: Proposed by DS, seconded by SS and agreed the minutes of the August meeting be accepted as a true record and duly signed by the Chairman.

**6. Matters Arising from the Above Minutes** *for information purposes*

**P967 Item 4:** Dean Williams questions why a zebra crossing is needed and reports it is intended to provide a crossing point for the bus stop just west of the junction to Dan Y Gollen. The provision of a pedestrian refuge in the centre of the carriageway will require alteration to the carriageway and verges and the detailed design will be carried out this year in preparation for works when funds become available. He is happy to meet Councillors on site. *Clerk is in the process of arranging a convenient time/date.*

**P968 Item 13:** Llangenny School Hall has forwarded apologies for double booking the hall.

7. **Llanbedr Housing:** *discussed previously [Page 970 Section Item 3.2].*
8. **Cwrt-Y-Gollen:** SS reported Crickhowell Estates has distributed a leaflet of results to Glangrwyney residents in which they claim overwhelming support. They plan to submit a planning application in September.

SS and DS petitioned residents to determine whether they oppose any future mixed use development on the Cwrt Y Gollen site. SS petitioned the houses in Glangrwyney village (85 in total excluding the army houses) and reported 72 houses signed (*13 were unavailable*). 10 people said they attended the exhibition and 7 were against it. 4 people out of 125 spoken to supported the development (*these figures exclude DS's petition*) therefore a total of **97%** are against developing the site. DS reported **100%** of those he petitioned were against development of the site.

SS and MS have drafted a letter to The Park which they will circulate asking for Councillors comments/amendments to be made prior to Wednesday evening to enable the letter, together with a copy of the petition to be posted on Thursday. SS questioned also whether the Council should write to PCC to raise the concern that PCC's need for affordable housing will be used to support development of Cwrt Y Gollen. Councillors recalled original proposals for the site would have provided 60 affordable houses which whilst covering PCC's affordable housing needs is against the Council's view that there should only be organic growth in each community.

***RESOLVED and unanimously AGREED in principle to write to BBNPA and PCC. Councillors to study the drafts and submit amendments/comments prior to Wednesday evening.***

20.18 PR entered the meeting.

9. **BBNPA Community Council Charter & Action Plan:** Councillors noted this item has been discussed in previous meetings. Whilst it was felt the Charter does not go far enough it was agreed the Council should try and make it work.

JM reported he attended the OVW meeting with BBNPA on the Charter on the 31<sup>st</sup> July [Page 967 Item 8]. In principle OVW agreed to sign up to the Charter and it was up to individual Councils to sign up afterwards. JM and Adrian Edwards (*Llanelly Fawr CC*) have been selected to represent OVW on the Scrutiny Board. OVW spoke to the new BBNPA Members to enlighten them on their role.

Proposed by IM, seconded by DS and agreed to write to BBNPA to sign up to the Charter.

***RESOLVED unanimously to sign up to the Charter.***

10. **Any Other Business:** *for information only:*

The Clerk reported the Clerk of Llanelly Fawr CC had contacted her regarding the current position regarding CYG.

## 11. Finance

11.1 *To report and resolve to approve items for payment as follows:*

G M James (Salary £192/Exp £25) £217; HM Revenue & Customs £48; Peter Draper Planning Consultant (2nd instalment) £1,204

*Proposed DS, seconded SS agreed to pay the above*

11.2 *To consider and decide **Donations** for 2012*

The Clerk reported during the year requests for donations had been received from: Shelter Cymru; Brecon Advice Centre; Wales Air Ambulance; NSPCC; Glangrwyney CC; Montgomeryshire Family Crisis Centre; Powys Domestic Abuse Forum.

Councillors noted the 2011 donations totalled £900 (*£100 to each village hall, £100 to the Churchyard Funds, £150 to Llanbedr School and £150 to the Air Ambulance*) and debated who to support this year. PR proposed supporting the churchyard funds, Llanbedr School and village halls to the same level as the previous year. DS proposed donating those supported last year but reducing the sum to £100. EL proposed supporting the village halls and churchyards only.

The proposal by EL was seconded by PR and unanimously agreed.

**RESOLVED the Clerk prepare cheques for payment as outlined above.**

**11.3 Annual Return:** to approve and certify the annual report post audit

The External Auditors report there are no matters which they wish to draw to the attention of the Council and confirm they intend to issue an unqualified certificate. The RFO asked the Council to approve the annual return prior to it being returned to the Auditors in order they may issue the Final Audit Certificate.

**PROPOSED DS seconded IM and agreed to approve the annual return which was duly signed by the Chairman and RFO.**

**12. To receive Highways issues:** Councillors reported:

**Llangenny:** where road from Llangenny to Glangrwyney village adjoins A40 foliage needs cutting back (by Glangrwyney Court) to improve visibility. Culvert at Millbrook needs clearing.

**Grwyne Fawr:** patched potholes - large patches need draining out and redoing.

**Grwyne Fechan:** potholes in need of repair (Ty Groes Lane)

**13. To receive Reports on Meetings Attended**

1. PCC Code of Conduct Meeting: attended by DS and the Clerk who reported it was very informative. *Clerk has literature for circulation if required.*
2. BBNP Local Access Forum Meeting: attended by DS/IM: New maps showing open hill access – virtually no changes. Consultation document regarding opening footpaths for wider use - mainly aimed at urban areas rather than rural - trying to get people to cycle to work rather than travelling via car.
3. JM reported BBNPA is commissioning a consultation on obtaining a standard Code of Conduct between landowners and cyclists.
4. JM attended a OVW / BBNPA Meeting Community Charter meeting as reported Page 971 Item 9

**14. To receive/discuss items of general Correspondence as appropriate:**

- 14.1 **Dept for Communities & Local Government: Consultation Paper** The paper proposes making a Legislative Reform Order to remove the current provisions requiring all cheques and other orders to be signed by two members or trustees. *Council supports current two signatures.*
- 14.2 **Llangattock CC:** OVW New Councillors Induction Training Session on 30/08/12.
- 14.3 **OVW/Welsh Government:** Trip to Incredible Edible Todmorden: 19<sup>th</sup> September.
- 14.4 **Helen Wilson, Programme Officer:** Brecon Beacons LDP Examination Pre Hearing Meeting now 19<sup>th</sup> November 2 pm Castle Hotel Brecon. Hearings commence on 15/01/13 for 6 weeks.
- 14.5 **Sean Hannaby** Hannaby Planning Solutions: request for minutes/information re CYG *Clerk to send*
- 14.5 **Mid Wales Housing Association:** Housing Bulletin and Opinion Survey
- 14.6 **OVW/BBNPA – BBNPA Community Council Charter & Action Plan** on agenda
- 14.7 **BBNPA:** Unconfirmed Minutes – BBNP Local Access Forum Meeting held on 26/04/12
- 14.8 **BBNPA Tourist Growth Officer:** Brecon Beacons National Park Ambassadors Courses: Sense of Place (20/09 or 23/10). Park in Your Heart (27/09 or 30/10). Customer Care (World Host) (11/10 or 06/11).
- 14.9 **OVW: The Equality Act 2010** legal topic note to help determine actions needed to comply with the requirements of the legislation.
- 14.10 **Independent Remuneration for Wales Draft Annual Report** –comments to be submitted prior to 28/09/12. Contains proposal that each community/town council has the discretion to make a payment of up to £100 per year in recognition of costs incurred in respect of telephone, it, consumables, etc. Electronic version can be found on [www.remunerationpanelwales.org.uk](http://www.remunerationpanelwales.org.uk)
- 14.11 **WG Tackling Poverty Action Plan 2012-2016:**
- 14.12 **OVW:** August/September issue of CCW's External Funding Newsletter
- 14.13 **Welsh Government: The Good Councillor's Guide 2012.** An electronic copy can be accessed via the following link:  
<http://www.slcc.co.uk/UserFiles/File/Councillors/Good%20Councillors%20Guide%202012%20Wales%20-%20EnglishLang.pdf>
- 14.14 **Hafan Cymru newsletter:** Latest campaign The Big Ask hopes to raise awareness and funds to support services across Wales

- 14.15 **Age Concern Powys:** Newsletter
- 14.16 **BBNPA:** PAROW Enclosure 6: Officer's Recommendations to Permit Applications: 11/06837/FUL and 11/06917/FUL St Peter's Close, Llanbedr
- 14.17 **Shelter Cymru:** funding request
- 14.18 **NSPCC** funding request
- 14.19 **Powys Regeneration Partnership:** Rural Development Plan in Powys Tour Dates:

## **15. Miscellaneous/Late Items of correspondence**

- 15.1 **Alan Underwood:** Meet the Trustees - Brecon Beacons Trust - Summer Fair - 25/27th August Brecon Beacons National Park Mountain Centre.
- 15.2 **BBNPA** – Draft Guidance Note relating to Prioritisation of Planning Applications for Filming Projects. *Comments required by 18<sup>th</sup> September. DS*
- 15.2 **OVW** - Village SOS is a BIG Lottery Fund Programme *offers grants of between £10,000 and £50,000 to support truly enterprising and original community enterprises in small rural communities*
- 15.3 **PCC:** Successful Candidate for Town & Community Council Representation on Standards Community Sub Committee – Brecknockshire: *Hugh Pattrick (CC Ystradfellte CC)*
- 15.3 **JR:** Statement of Interest/Application for Affordable Housing, Llanbedr from Local Resident.

## **16. Clerk's Report/ Matters for the Clerk to Action: Nil**

There being no further business the meeting closed at 21.13 pm.