

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

MINUTES OF THE MEETING HELD ON 19TH FEBRUARY 2014
AT THE SHIREHALL, BROAD STREET, PRESTEIGNE

Present: Cllrs. Ms B. Baynham (Mayor), C. Kirkby MBE (Deputy Mayor), G. Banks, Ms. H. Marchant, J. Matthews, Ms. F. Preece, B. Price, P. Robinson, P. Smith, J. Tennant-Eyles, J. Wilding

Apologies: Cllrs. Ms. N. Humphreys, H. Owens.

In Attendance: Mrs T. Price, Town Clerk; Members of the Public

Declarations of Interest. Members were requested to declare any personal and/or prejudicial interests they may have in matters to be considered at this annual meeting in accordance with the terms of the Local Authorities (Model Code of Conduct Order) (Wales) Order 2008.

Personal

Cllr. Banks PCC LDP Committee, Governor Presteigne Primary School and John Beddoes School, PCC Cabinet Member Planning Applications and Primary School Matters

Cllr. Price acquaintance of applicant, P2014/0067 & Governor Presteigne Primary School Planning Application 00067 and Primary School Matters

Personal and Prejudicial:

Cllr. Ms. Baynham Related to Objector/future planning applicant Planning Application P2014 0067

Cllr. Kirkby Friend of applicants Planning Applications P2014 0052 and 0067

Cllr. Tennant-Eyles Related to applicant, Planning Application P2014 0052

Cllr. J. Wilding Applicant Planning Application P2014 0067

Prior to the commencement of the meeting Cllr. Kirkby announced that the Judges' Lodgings had the previous evening been chosen as the 'best hidden gem' in the Hudson's Heritage Awards.

Cllr. Ms Baynham welcomed new Councillor Hilary Marchant and also the members of the public to the meeting.

Two members of the public had requested the right to speak and it was agreed that these speeches would take place immediately prior to the relevant item.

Due to the large number of the public present for planning items it was also agreed to take planning as the first item on the Agenda after the declaration of acceptance of office.

MIN 2783 DECLARATION OF ACCEPTANCE OF OFFICE

New Councillor Hilary Marchant duly signed her declaration of office.

(1) Planning Applications

P2014/0067 Outline, proposed development of residential dwellings. community facility provision and associated highway and other works at **Land at Orchards End and Jacks View, Norton.**

Cllrs. Kirkby, Wilding and Ms. Baynham left the room for the duration of this item. Cllr. Tennant-Eyles assumed the Chair for the item only.

As agreed, prior to this item, a member of the public, Mrs J. Haggarty, spoke against the application. Cllr. Tennant-Eyles briefly outlined the history of the sites and the contents of the application. He read to the meeting a letter from the applicant's planning consultant, an email from Powys County Council on projected growth for Norton and a letter from the planning consultant representing a landowner with a potential site on the edge of the village. He also reminded members of the results of the resident's survey on candidate sites for the LDP and outlined the objections to the application from the community. He also asked Members to note the letters of support and that these were largely made because of the opportunity to have a community building in Norton. It was noted that there would still be a need to fund a building and that it was the land that was being offered.

Members were then offered the opportunity to discuss the application and following this it was proposed by Cllr. Tennant-Eyles, seconded by Cllr. Robinson and carried by six votes for with two abstentions, that the following be submitted as the Council response -

to object to the planning application because, due to the size and the implications this would have for the village, it would be better dealt with as part of the current LDP process when all the potential sites can be considered as a whole and a considered plan for the whole of the village developed.

It was also agreed to forward the concerns of the public over this application, these being:-

concern over the capacity of the sewerage system

concern over the increased usage of the B4355 running through the village

concern that there are insufficient facilities and amenities in the village

concern that there is an inadequate transport service

concern that site 84 may be a foraging area for bats

concern that the ecology of the site will be harmed

concern that the development will not conserve, protect and enhance the built heritage in Norton as planning policy requires

concern that the character and amenity of the village will be harmed

concern that the setting of the listed building known as the Gables will be adversely effected

concern that the development is beyond the current planning boundary

concern that certain properties will be at risk of flooding from the surface water drainage arrangements proposed

concern that there is inadequate parking provision throughout

concern that the size of the development is excessive and disproportionate

concern that the potential for a community facility will come to nothing due to insufficient funding

concern that placing the amenity land adjacent to the Gables to minimise the impact of the development on the listed building will have little relevance if the hall is ever built

P2013/1026 Further consultation on amended and additional information for **Land at Knighton Road, Presteigne.**

As agreed prior to the discussion on this item member of the public, Mr R. Rimington, spoke about the application and the aims of Home Presteigne for the site.

Cllr. Tennant-Eyles reported on the meeting between representatives of the Town Council and Mid Wales Housing Association and on the agreement for the inclusion of a definition of 'qualifying person' and a defined cascade for housing allocation within the planning conditions. It was noted that the amended application had fewer one bedroom units and that the orientation of some of the dwellings had been altered to allow for the possible future installation of solar panels.

Members expressed concern that the S.106 agreement offered by MWA was not recommended in the Planning Officer's report and that MWA had stated that such an agreement would adversely affect its ability to raise money from the banks.

Following discussion it was proposed by Cllr. Tennant-Eyles and seconded by Cllr Kirkby that the Town Council support this amended application provided the terms of 'qualifying person' and the 'cascade provisions' were included within the conditions of the planning permission. This was carried with seven votes for, three against and three abstentions. It was also agreed that the Clerk state that the Council's earlier comments on the application still stood.

P2014/0049 outline, erection of 2 dwellings and creation of shared access at Plots 2,3 Silia Meadow, Slough Road, Presteigne. **No objections raised.**

Cllrs. Kirkby and Tennant-Eyles left the room for the duration of the next item.

P2014/0052, full, COU from private amenity land to yurt tourism accommodation comprising 3 yurts, composting toilet and amenity area (consisting of shower room and kitchen dining area) improvements to existing access and associated hard standing at **Boultibrooke House, Norton Road, Presteigne**. A letter from the applicant was read to the meeting and following discussion it was agreed unanimously that the Council had no objections to the application but that it would like to see the trimming back of the trees bordering the main Presteigne to Knighton Road made a condition of the permission.

P2014/0007 full, erection of outdoor kitchen, shower, unit and compost toilets at **Wild Meadow, Discoed, Presteigne**. **No objections raised.**

(2) **Draft Planning Wales Consultation:** Members had received details of the consultation, the summary provided by the Clerk and her suggested comments. It was agreed that the Clerk submit the comments as follows:

The Town Council would wish to see the retention of local involvement at Town/Community Council level and would not wish to see any increase in the % of applications dealt with at delegated level by the LPA.

The Town Council would not wish to see the LDP process or the collection of CIL dealt with by a joint planning board and would wish to see this retained at LPA level.

The Town Council would like to express an interest in the place plan pilot

Use Classes: The Town Council would wish to see requests for changes of use to continue to be dealt with via planning application

Merger of LPA's - The Town Council assumes that Powys County Council would merge with Ceredigion. This would mean huge geographic distances needing to be covered meaning the distances to be travelled by Officers would increase and decreasing the accessibility of Officers and the opportunities for the public to view plans

Notification Arrangements - given the number of times that the Town Council is told that notices are not posted the Town Council would wish to see the present notification arrangements retained and better monitoring of these put in place.

Applications in accordance with Development Plan - The Town Council feels these should still undergo the normal planning process as it this will enable the full detail to be examined at the time of application rather than a more open decision during the production of the Development Plan.

(3) **Planning Application P/2013 0671 Poultry Unit:** Members noted the concerns of a resident on the planning appeals process and that a full reply had now been sent by Powys County Council.

MIN 2785 MINUTES

The Minutes of 15th January were approved without amendment. The Mayor then duly signed the Minutes.

MIN 2786 CLERK'S REPORT/UPDATE

- (1) **Poultry Muck Trailers:** The Clerk confirmed that Cllr. Ms. Humphreys had asked the farmer about this issue and that it was hoped that matters were resolved.
- (2) **Twinning Association:** Cllr. Kirkby informed Members that they were all invited to the reception on 2nd May.
- (3) **Bench, Went's Meadow:** It was noted that it seemed the resident offering the bench was no longer intending to proceed.
- (4) **Composition of County Council Cabinet:** Members noted that there was now Radnorshire representation on the Cabinet.

MIN 2787 FINANCE

- (1) **Donations:** There were no donations this month.

The letter of thanks from Presteigne and Norton Community Trust Ltd was noted.

- (2) **Payments:**

The following payments were approved -

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|--|-------------------------------|
| T.A. Price | £649.36 |
| HMRC (tax and Ni due on above) | £219.18 |
| Viking Direct (stationery/ink) | £37.01 |
| N. Close | £35.00 MEADOW ACCOUNT |
| Lyreco (stationery) | £75.66 |
| High Lea (Presteigne) Ltd (xmas lights) | £144.06 |
| Welsh Water (Barn, Went's Meadow) | £21.14 MEADOW ACCOUNT |
| H. Owens (electricity Christmas Lights) | £160.00 |
| Welsh Water (toilets) | £25.23 |
| Radnorshire Wildlife Trust Ltd | £600.00 |
| Radnorshire Wildlife Trust Ltd | £156.00 MEADOW ACCOUNT |

- (3) **Presteigne Food Trail:** The request to defer the funding allocated for 2014/15 to 2015/16 was agreed.

- (4) **Receipts:** **Awards for All Lottery Fund** **£3000.00** Noted.

- (5) **Precept Budget Allocations:** Due to the delay in the closure of the additional toilet blocks it was agreed that the budget allocation of £7000 be re-allocated as follows:
£500 Wilson Terrace Toilets
(as the grant from the County Council would not be available in 2014/15)
£6500 General Reserves
(To improve balances given the increasing devolvement of services from the County Council)

MIN 2788 HIGHWAYS, HOUSING AND ENVIRONMENT

- (1) **Tennis Courts Progress Report:** Members noted the details included on the Clerk's report. It was felt that the works now proposed were considerably reduced from those originally planned. There was also concern over the central rebound fence that was proposed. The Clerk was asked to request full plans and also a meeting with County Council Officers to discuss the proposed works before they were finalised.
- (2) **The Scallions, replacement sign:** Catalogues were still awaited from the County Council.

(3) Defibrillators: The Clerk reported that she had been unable to contact Welsh Hearts but that she would keep trying for a delivery date.

(4) Town Regeneration: Deferred until the March Meeting. The Clerk informed Members that she had become aware of a '20's Plenty' scheme being introduced in Gloucestershire and agreed to obtain more information.

(5) Closure of Public Conveniences: The correspondence was noted. The closures were being deferred pending further talks with Town and Community Councils.

(6) Hereford Street Car Park Reply from PCC: The Portfolio Holder had refused to consider the Town Council request for the transfer of the Car Park.

(7) Cycle Route, Norton to Presteigne: Deferred to the March Meeting.

(8) Wilson Terrace Public Toilets: It was agreed that the contract with Clearview Cleaning Services be continued for a further year.

(9) Highway Repair Items: The Clerk was asked to remind the County Council that Station Road was in urgent need of repairs.

MIN 2789 NORTON

Highway Safety: Members had all received a copy of the letter sent to the Council by a resident concerned at two particular aspects of highway safety, the overgrown hedge/verge between Home Farm Lane and Wills View and the danger for horse-riders riding from Norton towards Knighton at the part where the road narrows and the possibility of an alternative being found. Currently riders were using a footpath but this was causing problems as the route was not a bridleway. Members agreed that the Clerk should write to ask the County Council to attend to the verge and also to ask what could be done regarding the horse riding issue.

MIN 2790 WENT'S MEADOW / EDDIE'S MEADOW

(1) Skateboard Project Update: A site visit had been arranged for 26th February and it was hoped that works would be completed within two months.

(2) Tree Inspections: These were now complete and Radnorshire Wildlife Trust had confirmed that the trees on their land were monitored.

(3) Event: Playgroup Treasure Hunt 12th April.

(4) Bench, Warden: Cllr. Kirkby reported that he would be meeting with an officer from the County Council to discuss a site for a new bench on the Warden. This initiative was to encourage tourism along the Offa's Dyke corridor and all costs would be covered.

MIN 2792 YOUTH MATTERS

Cllr. Tennant-Eyles reported that one new volunteer had been found, that a further event had been held with the assistance of Sheep Music and that the service level agreement with the County Council was working well and was expected to continue for 2014/15.

MIN 2793 CORRESPONDENCE/GENERAL ITEMS

(1) Town Emblem Update: Nothing to report.

(2) Memorial Hall Progress Report:: Cllr. Tennant-Eyles reported that this was progressing and that he was in the process of getting three estimates for the proposed works. He had also met with local theatre groups and obtained feedback on their needs and suggestions to improve the building for their use.

(3) Knighton Hospital Reply from Knighton Town Council: Knighton Town Council did not have any concerns.

(4) Powys Regeneration Strategy Action Workshops: No one had been able to attend.

(5) Business Start Up Services in Powys: Noted.

(6) Presteigne War Memorial Cleaning: It was agreed to meet at the Memorial on 1st March to check the extent of the work needed and a decision on how to carry out the work would be made at the March meeting.

(7) PCC Additional Learning Needs Consultation: Cllr. Ms. Marchant advised Members of the concerns of parents in the area. She agreed to summarise the issues and send them to the Clerk to formally submit to the County Council.

(8) Local Government Audit and Inspection Fee Scales Consultation: No comment to be made. A slight decrease in charges would apply to the Town Council.

(9) Citizens Advice Bureau Letter re funding cuts: Members noted the concerns of the Bureau but were also aware of the budgetary pressures on the County Council. The Clerk confirmed that the County Council Cabinet had voted to cut the 2014/15 funding by 50% and in 2015/16 to zero. This was subject to full County Council approval on 25th February. Members agreed to note this when considering the Town Council precept for 2015/16.

(10) War Memorial Heritage Conference 27th March: No one wished to attend.

(11) Help to Buy Wales Information: Noted. The Clerk would keep the information for future reference.

(12) One Voice Wales Annual Conference Request for Motions for Debate: None suggested.

(13) Remuneration Panel for Wales Annual Report: Noted

MIN 2794 TOWN COUNCIL SURGERIES

February Surgery:

Five matters had been raised and these were -

Street Lights on Church Close - These were on all night and also very close to existing lights in Broad Street. The Clerk was asked to check if these lights were adopted.

Blocked Drains in Hereford Street: The Clerk was asked to report these to the County Council.

Path Request, Near Greenfield Bungalow: It was agreed to take no further action.

Loose Pavings, Broad Street: The Clerk was asked to report these to the County Council.

Flooding/Drains Warden View: The Clerk was asked to follow this up with the County Council.

Cllrs. Ms Baynham and Smith agreed to man the March Surgery.

MIN 2795 INFORMATION ITEMS

Noted.

Under the Public Bodies (Admission to Meetings) Act 1960 the public and press were excluded at this point of the meeting due to the confidential nature of the following item.

MIN 2796 WORK APPRAISAL TOWN CLERK

Cllr. Kirkby reported on the completion of the annual work appraisal for the Clerk.

In the light of the additional work load and additional meetings held over the previous year he recommended that the Clerk be paid for an additional fifteen hours. This was agreed. The extra hours would be paid with the Clerk's March pay.

MIN 2797 URGENT ITEMS

Industrial Estate: It was commented that there seemed to be a plethora of signs at the entrance to the industrial estate. The Clerk was asked to see if ownership of the land on which the signs were situated could be established so that the possibility of having one sign/location map could be suggested.

Presteigne Primary School: Cllr. Price reported that the recent Governor's meeting had discussed the 50th anniversary celebrations for the school and the promotion of the school, in particular via the creation of a dvd. The School would like to ask for Town Council support. Cllr. Price was asked to request a detailed proposal from the school for consideration.

Presteigne Carnival: Cllr. Ms. Baynham reported that a Committee had now been formed and that the date for the carnival had been set as 19th July.

The Meeting closed at 10.15 pm.