

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

Tel: 01547 528575
Email: presteigneandnortontc@outlook.com

Mrs Tracey Price (Clerk)
Garn Farm
Chapel Lawn
Bucknell
Shropshire.
SY7 0BT

15th July, 2025

Dear Councillor

There will be a meeting of Presteigne and Norton Town Council on **MONDAY 21st July, 2025 at 7.00 p.m.** at the **East Radnorshire Day Centre, Scottleton Street, Presteigne** and via video conferencing and you are hereby summoned to attend.

The public and press are cordially invited to attend.

Join Zoom Meeting

<https://us06web.zoom.us/j/87130797881?pwd=GoDUa7i50WaqJWGc8dftPqfuAm80FF.1>

Meeting ID: 871 3079 7881 Passcode: 362678

Or dial by your location - 0330 088 5830 United Kingdom

Find your local number: <https://us06web.zoom.us/u/kbtv3mjPSX>

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda SUBJECT TO PRIOR NOTIFICATION TO THE CLERK AND THE CONSENT OF THE CHAIRMAN.

Yours sincerely

Tracey Price

TOWN CLERK

AGENDA

1. **APOLOGIES**
2. **DECLARATIONS OF INTEREST**

Members are requested to declare any personal and/or prejudicial interests they may have in matters to be considered at this meeting in accordance with the terms of the Local Authorities (Model Code of Conduct Order) (Wales) Order 2008 and the Local Authorities (Model Code of Conduct) (Wales) (Amendment) Order 2016.

3. APPROVAL OF MINUTES

To approve that the Minutes of the meeting held on 16th June, 2025 are a true and accurate record and authorise the Chairman to sign the Minutes as such.

To approve that the Minutes of the meeting held on 24th June, 2025 are a true and accurate record and authorise the Chairman to sign the Minutes as such.

4. UPDATE ON OUTSTANDING ITEMS AND CLERKS REPORT

From the Meetings of 16th and 24th June. Also to receive the Clerk's Report for July.

5. FINANCE

a) Donations: To note the following donations from the Mayor's Allowance/Expenses 2024-25 –

Presteigne Young Farmers Club	£240.00
Presteigne St Andrews FC's Junior footballers	£240.00
Presteigne Scouts	£240.00
Presteigne Guides	£240.00
Papyrus - in memory of Tom Hooper and Elsa Layton-Jones	£240.00

Balance of £14 to be returned to free reserves.

b) Payments: to approve the following payments:-

Mrs T.A. Price (pay)	£1622.20
HM Revenue & Customs	£703.97
NEST	£150.64
Highground Maintenance Ltd	£469.96 MEADOW ACC
T. Lloyd-John	£735.23
N. Close	£308.00
N. Close	£392.00 MEADOW ACC
HSBC (bank charges)	£8.00
HSBC (bank charges)	£8.00 MEADOW ACC
Edmundson Electrical Ltd (storage building)	£2168.39 MEADOW ACC
RB Landscaping (work at allotments)	£54.00 MEADOW ACC
Post Office (refund T. Price – audit postage)	£19.55
Leo Pest Control (removal of wasp nest)	£84.00 MEADOW ACC
British Gas Lite (Wilson Terrace)	£14.71
CleanMy (toilet cleaning materials)	£61.13
KBS (storage project)	£245.29 MEADOW ACC
KBS (paint – toilets)	£44.99
Presteigne Building Supplies (paint, toilets)	£268.46
Presteigne Building Supplies (storage building/allotments)	£332.71 MEADOW ACC
Rotom Cargo Pak (storage building)	£890.57 MEADOW ACC
Fastbuild Supplies (storage building)	£126.96 MEADOW ACC
Festive Lights Ltd (storage building)	£993.17 MEADOW ACC
CEF (storage building)	£465.46 MEADOW ACC
Amazon Uk (sign – toilets)	£6.48
Amazon UK (signs – toilets)	£6.85
EDF Energy Ltd (Hereford Street Toilets)	£37.72
AJ Gallagher (insurance new building)	£23.11
Leo Pest Control (Wasp nest 2 Meadow)	£84.00 MEADOW ACC

c) Budget Update to end of June 2025.

d) Notification from HSBC re. bank charges.

e) Offer of pre-recorded code of conduct training from PCC (£30.00).

6. PLANNING

(a) To consider applications received:

25/0911/HH Grid Reference: E:331398 N: 264386 Proposal: Installation of roof mounted Solar PV panels Site Address: 1 Albert Square, Presteigne, LD8 2BD.

*PLEASE NOTE THAT PLANNING APPLICATIONS MAY BE RECEIVED AFTER PUBLICATION OF THE AGENDA AND MAY BE ADDED DUE TO THE TIGHT TIMESCALE FOR SUBMISSION OF COMMENTS.
SEE THE TOWN COUNCIL FACEBOOK PAGE OR THE PLANNING PAGE ON THE COUNCIL SECTION OF THE TOWN WEBSITE FOR LATEST APPLICATIONS.*

(b) Planning Decisions: To note the following decisions –

25/0420/FUL Plot 5, Broadaxe Business Park, Presteigne: Refused 10th June.

25/0806/TRE 1 Church View, Broad Street, Presteigne: Approved 26th June.

(c) Trees and TPOs: To consider an updated report from Cllr. Baynham and to consider next steps.

7. HIGHWAYS, HOUSING AND ENVIRONMENT

a) Dark Skies Project: To receive an update from the Working Group.

b) Climate and Environment Matters.

c) Fold Farm DMMO Application: To receive an update on progress/consider formal representation to County Council.

d) Car Parking: Update by Cllr. Baynham.

e) Lost Rights of Way – Radnorshire, Request by Ramblers and Open Spaces Society for priority routes for DMMO applications: Report from Working Group.

f) Bench, bottom of Station Road: To consider approval and budget for pressure wash and re-stain.

g) Water Quality of River Lugg (Cllr. Kirkby).

8. NORTON

a) To consider any village matters.

9. SITES AND BUILDINGS MATTERS

a) Public Conveniences: Painting of Wilson Terrace.

b) Allotments: See Clerk's report 5.

Letting of Plot 36.

Update re. untidy plots.

PNAAs reply re. rabbit proof fencing (as emailed 15th July)

Current Waiting List

Reports of Giant/Common Hogweed.

Bases of Allotment Pumps.

c) Meadows: To include –

Update - café bar/storage. (Cllr. Kirkby).

Update – Brilliant Basics Grant (paths). (Cllr. Preece).

To note use by Pop Choir on 17th July.

d) Nature Reserve Matters: To receive a general update from Cllr. Ramsay and consider any decisions needed.

e) Storage Container – offer of 'gala tent'.

10. CORRESPONDENCE/GENERAL ITEMS

- a) Leisure Services Review: Update.
- b) Councillor Email addresses.
- c) New Website Update.
- d) To consider any items for the town walk.

11. COUNTY COUNCILLOR'S REPORTS

12. CO-OPTION - NORTON WARD

To consider applicants for co-option to the Council

13. ANY URGENT BUSINESS INFORMATION (at discretion of Chair)

Enc. Clerk's Report July. Minutes from 16th and 24th June, 2025. Budget Update to end of June 2025. Any other background papers. Co-option information sent separately.

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

MINUTES OF THE MEETING HELD ON 16TH JUNE 2025
HELD AT NORTON COMMUNITY HUB, NORTON, PRESTEIGNE AND ALSO VIA VIDEO
CONFERENCING

Present: Cllrs. D. Edwards, (Mayor), C. Ross (Deputy Mayor), B. Baynham, T. Owens, F. Preece, M. Price, A. Van Huls, L. Harling-Bowen, A. Ramsay, C. Kirkby MBE and J. Ramsay.

Apologies : None.

Absent : Cllr. N. Rogers.

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 the meeting in accordance with the terms of the Local Authorities (Model Code of Conduct Order) (Wales) Order 2008.

Personal:

Cllr. F. Preece, trustee of Presteigne Scout Group, re. request from Scouts to site a storage container adjacent to the Scout Hut.

Personal and Prejudicial:

Cllr. C. Ross, neighbour of property, re. planning application 25/0806/TRE.

Cllr. Edwards suggested that the agenda items relating to the pre-planning consultation and the Fold Farm DMMO be brought forward to the start of the meeting due to members of the public being present to listen to these items and this was agreed unanimously.

Prior to the commencement of the formal meeting Members heard from a member of the public on the DMMO application relating to Fold Farm, Broad Street, Presteigne and raising concerns on the process followed. It was noted that until the legal order was made, any appeal heard etc there would be no change in access to the path and the landowners had stated that access would continue to be refused in the meantime.

Members then heard a presentation on the proposed development on the former Kaye's Factory site from Mike Lloyd of Berrys and Peter Mellor of Central and Country. Points made included –

- Planning Authority had preferred all access via Lugg View but a traffic assessment and survey would be carried out as the project progressed.
- The current proposal followed the principle of the designation in the Local Development Plan.
- Submission of a formal outline planning application was hoped for in around three months but this could vary depending on the nature and volume of comments from this stage.
- An explanation was given on the ground testing to be carried out.
- The need to support the High Street and to encourage link visits was acknowledged.
- Healthcare facility was included but the type of this facility was not yet decided.
- Health and safety and noise during the construction phase was noted as being controlled by conditions within any planning permission granted.
- A commitment to using dark sky compliant lighting was given.
- With regard to the capacity of local services such as education and health it was stated that as a designated development site the various agencies would be aware that development was to happen and should build this into their forward planning.
- The build would be as energy efficient as possible but it was not financially viable for the houses to be designed to passivhaus standard.

- Any re-routing of rights of way would need to be applied for separately to the planning application.
- There was provision for open space and a play area.
- The Majority of the trees on the site would be retained.
- 30% of the properties would be affordable.
- The need for the development to be financially viable was stressed given the need for ground testing and the allocation for affordable housing.

Members had the opportunity to ask questions, make suggestions and discuss various aspects of the proposal. Comment forms had been left in the public seating area for comments to be submitted.

Cllr. Edwards thanked the developer for attending the meeting.

MIN 4489 PRE-PLANNING CONSULTATION: FORMER KAYE'S SITE

Pre planning consultation: outline planning application for a mixed-use development (comprising residential, non-residential institution and retail uses) on the former Kayes foundry site, Presteigne. Members agreed to hold an additional meeting to discuss comments for submission. Agreed for 24th June, 7pm at the East Radnorshire Day Centre.

MIN 4490 DMMO APPLICATION – FOLD FARM, BROAD STREET, PRESTEIGNE

The Clerk had received an email from the County Council Officer outlining the next steps in the process. This was as follows –

- County Council to make the legal order;
- Wait to see whether objections are received;
- If objections are raised the matter would need to await a decision by a Planning Inspector which typically could take a year or more, not least as a public inquiry may be called.
- One option open to the Council in the meantime was to submit a 'representation' (which need not be an objection) in regard to any matters it felt had not been adequately covered or included in the Committee report.

It was noted that until a final decision was made no action could be taken to open the route to the public. Cllr. Baynham stated that it had been a pity that no representations had been possible at the Committee meeting. It was agreed that Cllr. Kirkby would draft a representation response for consideration by the Council and that this would also be discussed at the extra meeting on the 24th June.

MIN 4491 APPROVAL OF MINUTES

The Minutes of the annual and ordinary meeting held on 19th May, 2025 were approved as a true and accurate record and the Chairman duly signed the Minutes.

The Minutes of the Sites and Buildings Committee meeting held on 9th June, 2025 were approved as a true and accurate record and the Chairman duly signed the Minutes.

MIN 4492 UPDATE ON OUTSTANDING ITEMS

- (1) Decision to stop posting meeting papers: Cllr. Kirkby expressed his dissatisfaction at this decision and asked that it be re-visited after the expiry of the six month period.
- (2) Memorial Bench: A site meeting had still to be arranged to agree the exact location on the Meadow. Cllr. Baynham reported that there was also to be a bench on the Warden and she was arranging for the County Council Officer to liaise with the family.
- (3) Dark Skies Signage: Welsh version of the sign with Cllr. J. Ramsay. Once complete the Clerk would arrange printing and laminating.
- (4) Leisure Centre: Cllr. Baynham meeting with the Portfolio Holder shortly and to report back to the meeting.
- (5) Clerk's Report - Committee Memberships: Outside reps as discussed in May had all confirmed.
- (6) Clerk's Report - External Audit: The Clerk had almost finished compiling the supplementary papers for submission to the Wales Audit Office at the end of the month.

MIN 4493 FINANCE

(1) Donations: No donations this month.

(2) Payments: The following payments were approved –

Mrs T.A. Price (pay)	£1622.20
HM Revenue & Customs	£703.97
NEST	£150.64
Highground Maintenance Ltd	£469.96 MEADOW ACC
T. Lloyd-John	£765.23
N. Close	£12.00
N. Close	£144.00 MEADOW ACC
HSBC (bank charges)	£8.00
HSBC (bank charges)	£8.00 MEADOW ACC
O. Rimington (storage building)	£416.25 MEADOW ACC
SGS (storage building)	£282.96 MEADOW ACC
William Smith Group (signs – Dark Skies)	£143.14
Pump International Ltd (allotments)	£312.66 MEADOW ACC
British Gas Lite	£18.33
CLAN CIC (bioblitz event, from Climate Grant Fund)	£200.00
Kington Building Supplies (storage building)	£1441.56 MEADOW ACC
Presteigne Building Supplies (mainly storage building)	£1132.27 MEADOW ACC
Pump International (allotments)	£312.66 MEADOW ACC
Gunmac Timber Services Ltd (wood chipper)	£60.00 MEADOW ACC
EDF Energy (Hereford Street Toilets)	£43.18
EDF Energy (Meadow)	£26.96 MEADOW ACC
R. Rimington (refund fuel nature reserve)	£13.21 MEADOW ACC
JRB Enterprises Ltd (dog bags)	£1278.00 MEADOW ACC
Amazon (refund N. Close)	£17.98
O. Rimington (storage building)	£713.22 MEADOW ACC

(3) Receipt: The following receipts were noted –

Donation from fitness class instructor	£20.00 MEADOW ACC.
PCC (electricity from Hereford Street Toilets)	£170.58

(4) Bank Transfers: The following transfers were noted -

£2.03 from the capital account (now closed) to the Money Manager account.
£2.45 from the Warden Reserve Account (now closed) to the Meadow Account.

MIN 4494 PLANNING

Cllr. Ross left the room for the following item having declared a prejudicial interest.

(1) Planning applications: The following applications were considered –

25/0806/TRE Grid Ref: E: 331577 N: 264499 Proposal: Removal of a Hawthorn Tree within a Conservation Area Location: 1 Church View, Broad Street, Presteigne LD8 2AF. Resolved no objections be raised.

Cllr. Ross returned to the room.

(2) Planning Decisions: The following decision was noted –

25/0614/TRE 27 Hereford Street, Presteigne: Approval 13th May.

25/0677/TRE Harley House, Broad Street, Presteigne: Approval 15th May.

25/0676/HH 1 Warden Terrace, Presteigne: Refused 10th June.

(3) Pre-planning Consultation Former Kaye's Site: See Minute 4489.

(4) Nant Mithil Wind Energy Park - General Update: Members noted the update as emailed. Once the application had been validated PEDW would commence a formal public consultation.

MIN 4495 HIGHWAYS, HOUSING AND ENVIRONMENT

(1) Dark Skies Project Update: Cllr. Harling-Bowen reported on the following –

- Site meeting re. Christmas Lights: Lights installer had met on site to discuss the need for additional power points and the options given the quotes received. The Clerk had now written to the County Council to see if the street lights considered would be able to be used and had also written to the lights suppliers to ask for them to consider possible options using either the existing power supply or a maximum of two power points.
- Dark Sky Signage – English versions of the sign had now arrived. Cllr. Harling-Bowen would provide the fittings using dark sky monies within the PACDG bank account.

- Visit Wales: Meeting on 18th June at 10.30am to discuss promoting dark sky tourism.
- Talk to Newtown Astronomy Group on Presteigne Dark Skies.
- Talk planned at Elan Valley Visitor Centre.

Cllr. Owens asked what evidence was available to show the economic benefit of being a dark sky community. Cllr. Harling-Bowen replied that it was difficult to quantify but that in Moffatt employment had been brought to the area through the building of a dark sky distillery.

(2) Climate and Environment Update: Cllr. J. Ramsay reported that the Working Group hoped to meet before the July Council meeting.

(3) Update re. Fold Farm DMMO Application: See Minute 4490.

(4) Car Parking - Update: Cllr. Baynham reported that some changes were being put in place with a £1.50 charge now to be in all car parks for the first hour and the introduction of season tickets for specific car parks alongside the main season ticket for all sites. However the suggestion for a first hour or half hour free had not at present been taken forward. She added that she agreed with one of the comments raised under the former Kaye's site consultation that a walking route to the proposed retail unit from the Hereford Street car park would be useful and would reduce the traffic along the Lugg View access.

(5) Mill Lane Issues Update: The issue with the falling stones was discussed and Cllr. Baynham agreed to raise it with the Highways Officer and had a site meeting already scheduled.

(6) Lost Rights of Way – Radnorshire: Request by Ramblers and Open Spaces Society for priority routes for DMMO applications: Agreed that a working group be formed to review the routes in the Presteigne and Norton area. Cllrs. Ross, J. Ramsay and Kirkby agreed to review the routes and to produce a formal report for consideration at the July meeting.

(7) Grass Cutting, Station Road: Cllr. Baynham had looked into this and confirmed that Station Road was on the urban verges cutting schedule and was next due to be cut on 4th July. The Officer had advised that it should have been cut in 2024. The Clerk would inform the resident who had raised the query.

MIN 4496 NORTON

(1) Norton Show: Schedules now out.

(2) Church Clock: GoFundMe page set up to raise monies towards the clock repair. Estimated cost around £30,000.

MIN 4497 SITES AND BUILDINGS

(1) Public Conveniences: The following matters were discussed –

- Wilson Terrace Block: Due to be painted by the Community Payback team on 22nd June.
- Hereford Street Block: Contractor had accepted work and was currently expecting to do the work in the Summer.

(2) Allotments: The following matters were discussed –

- New pump purchased due to breakdown and old pump would be kept for parts.
- PNAA updated membership numbers: the Clerk reported that she had had a correction to the numbers given at the Sites and Buildings Committee meeting. Membership was twenty-one with five of these now having given up their plot.

(3) Meadows: The following matters were discussed –

- Community Bar/Storage: Cllr. Kirkby reported that the outside of the building was now complete apart from some work to the paths. There was still some internal work to do. The proposed list of equipment was circulated to all Members and Cllr. Kirkby answered questions from Members on the items included. Cllr. J. Ramsay added that there was some timber that needed removing before the carnival and it was agreed that subject to the removal of the timber presently in the storage container and there being sufficient space this could be placed in the container for the time being.

Noted that Cllr. Preece declared a personal interest in the following item.

- Request by Scouts to site Storage Container next to the Scout Hut: Members had received a copy of the letter from the Scouts. It confirmed the group had considered the options suggested by the Council but did not consider any of the possibilities to be viable for them and their proposal was therefore unchanged. Members discussed the various options and felt that adjacent to and in full view of the road was not a suitable location. They felt that larger, seldom used items could be stored in a container next to the Council's own container with smaller regularly used items being stored in the Scout Hut itself. The Clerk would write to the group accordingly.

- Brilliant Basics Paths Project: Cllr. Preece reported that she was arranging a site meeting with the contractor and that she had arranged a meeting with the scouts for the next week to discuss the proposed path near to the scout hut.
- (4) Nature Reserve: Cllr. J. Ramsay highlighted items from the report given to the Sites and Buildings Committee. Full details in the Committee Minutes.
- (5) Sites and Buildings Committee Recommendations: These were considered as follows –
- Allotments:**
Further help that could be provided with regard to the mending of rabbit holes in the perimeter fence: Agreed that the Council would consider funding labour costs if the Association obtained quotes. Funding would be subject to a Council decision once quotes had been provided. Noted that the rules for the Allotment Gardens allowed fencing of individual plots by tenants.
Further action on the untidy/untended plots: The Clerk had again written to tenants advising that untidy plots needed to be cleared. She stressed that the plots listed by the Association had all been in a poor condition when taken on and that all occupants had taken up their tenancy in the last twelve months. The Allotment Association had been advised of this. It was noted that in future plots needed to be left in a much better condition than currently and it was hoped that the new deposit scheme would help with this. Agreed that the site would be included as part of the town walk in August for a further review of plots not tended.
- Nature Reserve:**
Entrance panel removal to increase disabled access: The volunteer group felt that this was no longer necessary as there had been no further concerns raised. It was agreed no further action at present.
- Meadows:**
Proposed Hedge plants to fill in the gap left by the fallen tree at the allotment car park: Agreed that Mr. Graham to be asked to proceed with this subject to a maximum spend of £50.
Equipment to be purchased as part of the storage building project: See above.
Left-over soil from the new barn project use by the Radnorshire Wildlife Trust to improve/repair steps at the Withered Beds: Agreed.
Hedge Management Review: Agreed that Cllrs. Ramsay and Price would conduct a review of hedge management policy and report back to Council in due course.
- Toilets:** No decisions required.

MIN 4498 CORRESPONDENCE/GENERAL ITEMS

- (1) Leisure Centre Update: Deferred to the July meeting.
- (2) Town Council Surgeries –
- Update on earlier items: No updates at present.
 - Items from June Surgery:
 - Missing Bin from near to Premier: Cllr. Baynham had investigated. County Council would replace.
 - Trees in Station Road needing attention: Noted that the County Council had already confirmed it would be reviewing the trees in the Autumn. Clerk to also ask for the lime trees at the Scallions to be included.
 - Review of trial period: Agreed not to continue with the surgeries. The Clerk would provide forms to the library for use. She also confirmed that the new website would contain a clear and obvious 'contact us' option for residents to use.
- (3) Introductory Email from High Sheriff, Sally Roberts: Noted. Clerk to provide contact information to Cllr. Kirkby re. the opening of the new storage building.
- (4) Presteigne Cemetery - Email of concern re. use by camper vans: Noted. There had been no reports of future occurrences. No further action for the time being.

MIN 4499 COUNTY COUNCILLOR REPORTS

Cllr. Baynham reported the following: -

Site Meeting with Highways Officer to consider – gap in fence at the bridge by the allotments, problems on Slough Road, stones falling from the wall in Mill Lane and the proposed diversion route during the closure of the bridge at the bottom of Broad Street. Members asked to let her know if there were any other items to review.

Cllr. Edwards reported the following: -

Funds of £5000 per County Councillor available through the Anti- Poverty Locality Fund. Each Councillor could choose up to three organisations to benefit.

MIN 4500 CO-OPTION

The Clerk had posted the notices for co-option with a closing date of 30th June as agreed.

MIN 4501 URGENT BUSINESS INFORMATION

(1) Recent Burglaries in Presteigne: Cllr. Van Huls felt that during the recent burglaries the police action had been unacceptable and that in some cases the police had declined to review the CCTV available citing lack of time. Members agreed that this response was disappointing and it was agreed that the Clerk write to the Police and Crime Commissioner and the Chief Constable to ask that the handling of the cases be reviewed.

(2) Changes to Rights of Way Volunteer Groups and Request to meet with Councils: Members agreed that if all the Councils from each locality area were to meet with the Rights of Way team together then the County Council should suggest possible dates and a meeting venue. The Clerk would reply to this effect.

The meeting closed at 9.17 p.m.

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

MINUTES OF THE MEETING HELD ON 24TH JUNE 2025
HELD AT EAST RADNORSHIRE DAY CENTRE, SCOTTLETON STREET, PRESTEIGNE
AND ALSO VIA VIDEO CONFERENCING

Present: Cllrs. D. Edwards, (Mayor), C. Ross (Deputy Mayor), B. Baynham, T. Owens, F. Preece, M. Price, A. Van Huls, L. Harling-Bowen, A. Ramsay, C. Kirkby MBE, N. Rogers and J. Ramsay.

Apologies : None.

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 the meeting in accordance with the terms of the Local Authorities (Model Code of Conduct Order) (Wales) Order 2008.

Personal: None.

Personal and Prejudicial: None.

MIN 4502 PLANNING APPLICATION

The following application was considered –

25/0784/LBC Grid Reference: E:331406 N: 264402 Proposal: Replacement external door Site Address: 51A High Street, Presteigne, Powys, LD8 2BE. Resolved no objections to the application but to comment that to paint the door white seemed unnecessary.

MIN 4503 PRE-PLANNING CONSULTATION: FORMER KAYE'S SITE

Pre planning consultation: outline planning application for a mixed-use development (comprising residential, non-residential institution and retail uses) on the former Kayes foundry site, Presteigne.

All agreed that the Council was very pleased to see the site finally being developed and appreciated the developer attending a Council meeting to talk about the proposals and answer questions.

Members discussed and agreed the following points to be raised with the developer –

Affordable Housing – Members referred to the Presteigne Town Investment Regeneration Plan which says – *‘The contaminated site of the old Kaye’s Foundry, in the centre of Presteigne ...holds the key to providing more affordable housing for existing, particularly younger, residents who are currently locked out of the housing market.’* It was felt that the current proposal placed too much emphasis on one-bedroom properties when in fact there was a very real need for affordable family homes. The current Powys housing list shows Presteigne as in need of such homes. The Town Council therefore feels that the affordable element of the development needs to include a high percentage of family sized properties. At present the designation of the affordable properties is not given. The Council also believes that there is a real need for shared ownership homes to enable people to get on the property ladder.

Housing Generally: It was felt that there were too many one-bedroom properties given the town’s need for more family homes. Members would like to see the properties built to the highest possible environmental standard and feels that, given the site is not as contaminated as was expected thus reducing costs, then achieving Passivhaus standard should be the aim. As would the inclusion of the appropriate electrical installation to allow the future connection of electrical vehicle charging points. The Council supports the fitting of air source heat pumps.

Site Layout: Some Members commented that the layout of the site did not reflect the distinctive medieval layout of the historic town centre and it was agreed to ask if this could be considered when reviewing the current layout.

The location of the play area, to the very edge of the site was discussed and it was felt that it would be better sited in the centre of the housing – this would create a ‘village green’ type area which would promote a sense of community and allow parents to watch their children more easily. It was also noted that with the current arrangement it was necessary to cross a road for it to be reached. It was also felt that orienting the houses East/West would maximise solar gain from photovoltaic roof panels.

Play Area: Members would like to know what arrangements will be in place to maintain the area both for regular maintenance and in the long term.

Traffic/Highways – Members noted that the County Highways Department believed that the junction from the site was adequate but Members had concerns about the subsequent increased use of Broadaxe Lane and Greenfield Road. It was felt that promoting use of the Hereford Street Car Park by providing pedestrian access to the development from there would be a way of reducing traffic directly from the site. The Council would be very interested in seeing the results of the traffic analysis once complete. Members confirmed that Back Lane was not suitable for use for access to the site but were very interested in the possible land donation discussed with Cllr. Ross to improve the bottom end of the lane. It would be keen to support this.

Lighting on Site: Members were pleased to note the agreement of the developer that the whole site, including the retail building, would have dark sky compliant lighting.

Siting of Healthcare Facility: It was felt that it was more logical to site this nearer to the current Doctor's Surgery.

Retail: No comment other than the need to provide a pedestrian link to the Hereford Street car park.

Surface Water Drainage: The need for this to be fully assessed was stressed by Members. The proposed SUDS basin should be more than capable of coping with the site water run-off.

Heritage Impact Statement: At one point this stated that the site would enhance the adjacent conservation area. See comments on layout above.

Materials: At this stage there was no detail on the materials to be used in construction. The Council would wish to be advised of this information in due course.

Trees etc: Retention of existing trees fully supported.

Footpaths: Noted that the footpath currently re-routed to the edge of the site was to be returned to its original line. This was felt to be a positive step.

Cllrs. Preece and Price left the meeting at this point.

Contamination on Site: Two comments were made – the Town Council would appreciate more detail on the proposals for the removal of contaminated material and the intentions for the infill subsequent to this and it would also like details on how the contaminated material will be removed to avoid any risk to residents of the town.

Cllr. A. Ramsay felt that parking should be around the edge of the site but after discussion it was agreed that this was not practical given the future change to electric vehicles. It was also felt that that this would not be attractive to potential purchasers.

Cllr. Edwards thanked Members for a very detailed and useful discussion. It was agreed that the Clerk submit the comments agreed to the developer and also separately to the County Council to inform its comments. Cllr. Edwards reminded Members they could submit their own comments but

that they should ensure they kept an open mind in order to avoid being considered pre-determined. Members were also advised that any such comments should refer to planning considerations.

MIN 4504 DMMO APPLICATION – FOLD FARM, BROAD STREET, PRESTEIGNE

Deferred until the July meeting.

MIN 4505 URGENT BUSINESS INFORMATION

(1) Highways Site Meeting: Cllr. Baynham reported that she had now had the meeting with the Highways Officer who was willing to extend the post and rails section by the allotments. This was not the area raised as a concern by the Allotments Committee. Members would add to the list for the Town Walk in August.

(2) Car Parking Charges: Cllr. Baynham was able to confirm that the one hour parking charge was now being reinstated for all car parks and that car parking permits for individual car parks only (rather than for all sites) would now definitely be introduced.

(3) Potential Use of Meadow 2nd August: Cllr. Baynham would pass on the Clerk's contact details.

The meeting closed at 8.26 p.m.

PRESTEIGNE AND NORTON TOWN COUNCIL

CLERK'S REPORT

JULY 2025

1. Printed/Posted Copies of Meeting Papers: Following the decision at the May meeting I contacted the Library and Rhiannon was happy to show people the papers on the website and was very happy to no longer receive printed copies particularly as she says she is short of space. **INFORMATION.**

2. Website: Just an update – the site is well on the way to being built and I have asked for a dark skies page to be added. I have written to all the current advertisers to let them know that the present website will be removed later this year and that advertisements will not be accepted for the new site (this is actually one of the terms for a .gov. website). **INFORMATION**

3. Recent Welsh Government Review on the Town and Community Council Sector: The committee recommendations included –

A new bespoke audit system.

Mandatory code of conduct training.

Explore options to facilitate greater use of local resolutions to disputes.

Explore opportunities for clustering and to encourage the sharing of good practice.

Make the necessary legislative changes to allow Councils eligible for the general power of competence to only be required to affirm their eligibility once per electoral term.

It is also worth noting that in Ceredigion the recent review of Town and Community Councils made quite a number of changes, the main one being that the number of Community Councillors was considerably reduced. <https://www.cambrian-news.co.uk/news/community-councils-in-ceredigion-to-be-scraped-with-loss-of-179-councillors-801382>

If anyone is interested in seeing the full report please ask and I will sort out a link to the full report. **INFORMATION.**

4. Co-Options: Voting is by show of hands unless agreed as a secret ballot at the meeting. **INFORMATION.**

5. New Allotment Matters: Pump - This has now been installed.

Plot 36 – No takers from the current tenants. Options for the remainder of the year – cover over again and look at re-letting in 2026 or to offer to High School or Primary School or community group such as scouts?

Plot 32 – now vacated. Re-let or do Council wish to pay to get it dug over first?

Arrangements for future Vacant plots?

6. Annual Report: I will be starting work on this shortly. Please can I have any articles for inclusion by the end of next month (July) so I can look at completing the draft report over the (hopefully) quieter Summer months. Reminder only.

BUDGET UPDATE 2025/26
PNTC

Expenditures	Final 2025/26	Spend to end June 2025
Council Administration Costs		
Mayor's Allowance	1000	150.00
Mayor's Expenses	500	
Clerk's Salary PAYE inclusive. See note 1 below	30,643	8176.32
Audit Fee (Internal and External)	350	100.00
Insurance (3 year agreement exp. 2/9/25)	1575	
Membership of SLCC	300	300.00
Stationery & Computer Sundries/Petty Cash inc computer repairs	800	16.66
Video Conferencing Licence (zoom)	150	129.90
One Voice Wales Annual fee	600	612.00
Training/Conference Fees for Clerk	0	Reserve held
Travelling and Misc Expenses	100	38.70
Election Expenses (reserve held)	250	
Remuneration of Councillors/Cllr Expenses.	0	Reserve held
Councillor Training.	0	Reserve held
Information Commissioner Data Registration	35	47.00
Website (funded via advertising income)	0	0.00
Bank Charges Treasurer Account	110	24.00
	36,413.00	9,594.58
Donations and S137s		
Air Ambulance	250	250
British Legion (Remembrance Wreaths)	75	
East Radnorshire Care	2000	2000
Memorial Hall	1500	1500
Mid Border Arts	1500	1500
Presteigne and Norton Community Trust	2000	2000
Presteigne and Norton Community Trust (Fireworks)	400	
PACDG	250	250
Presteigne Festival	1500	1500
Presteigne Fireworks Display (Sheep Music)	500	
Presteigne & Norton Community Support	0	0
The Judge's Lodging Trust Ltd	2000	2000
Powys CAB	200	200
The Samaritans	250	250
Youth Project	1000	1000
Miscellaneous	500	
	13,925.00	12,450.00
Ongoing Projects:		
Anchorage Test for Xmas Lights	125	to allocated reserve
Toilet Blocks (2) (£5000 reserves to be used for excess)	5000	2833.54
Devolved Services (inc Town Library Service)(reserve held)	0	Renamed from Library
Presteigne Christmas Lights (installation)	1200	
Wildflowers/ Bulbs/Verges/Roundabouts - 2024 via sponsorship	120	
Street Lighting/Dark Skies Project	0	See under new projects
Climate Crisis Project Grants	0	Adequate reserve held.
Street Cleaning Arrangements	0	Budget to be considered if contractor found.
Christmas Lights, Norton	0	Possible use of old Presteigne Lights
	6,445.00	2,833.54

BUDGET UPDATE 2025/26
PNTC

Expenditures	Final 2025/26	Spend to end June 2025
New Projects 2024-25		
New website	2300	
Disabled Access Paths Meadow (Match Funding)	3000	
New Storage Building (Match Funding)	3000	3000.00
Christmas Lighting	3000	
Dark Skies Project	1500	119.28
Additional for Devolved Services inc car parks/Leisure Centre	5,000	
	17,800.00	3,119.28
Went's Meadow Site inc MUGA etc, Eddie's Meadow		
Weekly Inspections (inc defib checks)	1500	312
General Maintenance	1500	561.04
Dog Bags	2000	1065
Grass Cutting/weed killing	4700	783.26
Professional Inspections	1365	0
MUGA / New Barn Reserve	2000	to allocated reserve
Allotments (funded via rental income)	0	SEE BELOW
Utilities	350	63.80
Misc.(to include bank charges)	200	26.00
Nature Reserve	900	11.01
	14,515.00	2,822.11
TOTAL EXPENDITURE	89,098.00	30,819.51
use of free reserves	-13,000.00	
	76,098.00	
Agreed to precept for £76,053.04, £56.00 per Band D property		
Precept Demand will be	76,053.04	
Note 1: Any additional sum needed will be met from free reserves (pay award for 25/26 not yet known)		
VAT Treasurer		153.05
VAT Meadow		3133.55
Monies Allocated to Specific Reserves	2125	
Spending not within original budget		
Climate Crisis Grant - Bioblitz (allocated reserve)		200.00
Allotments (funded via rental income)		316.55
Storage Building (grant funded)		11,179.28
Grand Total Actual Spend (as per accounts)		45,801.94
Treasurer	25,350.45	
Meadow	20,451.49	
	45,801.94	