

Cyngor Cymuned **Penybontfawr Community Council**

MINUTES OF COMMUNITY COUNCIL MEETING Held at Ysgol Pennant on Tuesday 7 May 2013.

Present:

Councillors: MH Jones (Chair), JE Jones, GJ Roberts, DG Smout, Clerk G Bradley,

1- Apologies for Absence

RP Williams, DR Lloyd, P Williams, County Cllr D Mayor

2- Declaration of Interests

None

3- Minutes of Last Meeting

The Minutes of the last meeting (26 March 2013) were approved, and signed (Proposer: Cllr JE Jones/ Seconded: Cllr GJ Roberts). It should be noted that Cllr Smout was available for the 26 March meeting but had been unable to attend the special meeting held subsequently.

4- Matters arising from Minutes

The Clerk updated on the following:

- An address/ contact name for the CAT cheque has not yet been provided.
- Despite the strong concerns expressed at the last meeting to County Cllr Darren Mayor about the failure of the various Council departments to react to Penybontfawr Community Council requests, not a single reply or action has occurred since the last meeting. The Clerk commented that this lack of reaction/response had considerably worsened in the last six months and it was agreed that, if County Cllr Darren Mayor could not achieve the required results, the Clerk should write a formal letter of complaint to the CEO of Powys CC.
- A letter had been sent to One Voice Wales about their failure to provide sufficient notice of forward dates for the Montgomeryshire Area Committee Meetings. This had been acknowledged but there is not yet any evidence of any proposed change in the process
- Insurance. The Clerk had clarified that the terms of the Zurich Insurance premium 'Long Term 3 plus 2 agreement' fixed the annual premium for the whole 5 year period at £1044.85. The 3 year break allowed the Council to cancel the insurance at this point if rates with other providers were found to be more competitive. On this basis the Clerk had now confirmed to Zurich that the Council wished to accept this proposed terms.
- Replacement of car park waste bin: As mentioned above, no response has been received from Powys CC. The Clerk restated that he had put in writing to Powys, the Community Council's unequivocal concerns about the H& S issue

5 – Correspondence

- *Powys Association of Voluntary Organisations (PAVO) – Reminder letter about the promotion of their Powys Befrienders Scheme.* It was agreed that the poster advertising this scheme be placed on the Community Hall noticeboard

- *Wales Government – Notification of the start of the twelve week consultation on the Government's draft Social and environmental Guidance to Ofwat as to be issued under the Water Industry Act 1991 regulations*
- *One Voice Wales – list of forthcoming courses over next three months available to Councillors*
- *Powys County Council – Revised dates for waste collection for May Bank holiday week*
- *Montgomeryshire Community Council Health Council –forward dates to mid-2014 for CHC Full Council meetings*
- *Powys County Council – Powys 16-19 Commissioning Board proposals for learners at school sixth forms and Cleg Powys.* This is a lengthy consultation document about the proposals that will be implemented from July 2013. The consultation period is 26 April- 31 May. Cllr GR Roberts confirmed that Ysgol Pennant was studying the document and would be responding. Councillors signalled that it would be better to use the expertise of the Primary school by endorsing their submissions. Cllr Roberts agreed to forward a copy to the Clerk when available.

6- Finance

No bank statements have yet been received since the last meeting but the Clerk commented that there will be just about sufficient funds in the current account to cover the large number of cheques issued at the end of the last financial year.

7 – Planning

Planning Consultation P/2013/0381 - 1 Cae Neuadd, Penybontfawr (Application to raise roof line and extend ground floor area). Councillors gave brief consideration to the overlooking potential from the first floor windows, but then decided not to raise any objections. Clerk to notify Planning authority accordingly.

The discussion in respect of the Powys Local Development Plan (LDP) Candidate sites was continued from the last meeting, following the Clerk obtaining more background information from the Planning Policy Officer. The Clerk advised that that the Policy Officer had advised that a) a guideline of 22 houses average per ha should be the yardstick although possibly more might result b) there is a requirement for 30% of houses built to be in the affordable /social housing category c) Penybontfawr, although designated a 'Large Village' suitable for more housing development, does not fall in the preferred housing growth corridor

The Community Council recommendations are summarised as following:

- 1) Councillors wished to encouragement some further housing development but that it should not be allowed to be too extensive thus changing the character of the village. New development must definitely take into account local demand i.e. a range of house sizes should be built to satisfy all income groups, but with an emphasis on preventing outward migration of younger residents/families on lower incomes. The current trend to build only upmarket detached housing was to be discouraged
- 2) Site 695 (3.13ha)– Considered to be too large as proposed but Cllrs would welcome development of the western end (i.e. approximately one-third of the 3.13ha site) providing that vehicular access was from Ffordd Goed. The middle area of the proposed site should be regarded as a longer term development possibility i.e. a phasing restriction should be applied to ensure that it was not developed in anyway during the first half of the 15 year Plan period. The eastern block was considered unsuitable for development at any time as it would require a new vehicular access onto the main road in a length of frontage where it would be dangerous due to traffic approach speed (recent County Council traffic surveys have revealed that a high proportion of vehicles still exceed the

- speed limit past existing 30mph sign into the village), and the curvature of the road would prevent the required highway visibility requirements being met.
- 3) Site 698 (0.45ha) - Currently zoned for employment use, Cllrs considered this would be suitable for housing.
 - 4) Site 699 (0.99ha) - This is Site 698 extended northwards onto land that has a history of flooding. Although Cllrs liked the idea of housing across the whole site, they considered that the potential flooding issue should be a deterrent to release of the site
 - 5) Site 906 (1.14ha). Cllrs were appalled that this site might at any time be considered suitable for development. The school remains viable and is not known to be under any threat of closure; the recreation area is important to both it and the neighbourhood. In the event of the closure of the school in the future, Councillors would strongly resist the loss of any part of this sports field/ recreation area as it provides an important open space in the heart of the village and is the only such site in the Community Council area which is available for this purpose.
 - 6) Site 143 (0.22acres) – As this site falls under the 0.25 acre threshold, the Community Council is not yet requested to make any comment
- Clerk to respond accordingly to the Planning Policy Officer.

8 – Highways

No issues raised

9 – Hirnant Cemetery – perimeter wall

As the quotation was not yet available and also that the number of councillors present was lower than usual, the suggestion of the Clerk that the discussion be deferred to the next meeting was agreed

10 - WW1 Commemoration event

Cllr GJ Roberts wished to revisit the possibility of the community holding a World War 1 Centenary event in 2014 as part of the national programme. There was some doubt as to which local organisation, if any, might be willing to lead such an event, and whether this should fall within the remit of the Community Council. The type of activity was also broadly discussed e.g. tree planting, creation of a memorial garden or introduction of a bench in a 'quiet area'.

As there was some uncertainty about community interest in such an activity, it was suggested that an article should first be written for the Tanat Chronicle to draw out the level interest.

11 - Any Other Business

The Clerk enquired about the positioning of the two latest Councillors on the Chairman 'succession rota'. Cllrs GR Roberts and DG Smout agreed that the former should be first.

The condition and location of the noticeboard was briefly discussed, the idea of relocating a new board on the school/ Community Hall site being raised. Clerk to include on a later Agenda for further discussion

12 - Date of Next Meeting

Agreed as 7.30pm Tuesday 4 June 2013. Cllr MH Jones undertook to investigate the viability of using the back room of the Community Hall as the WI had booked the rest of the hall on this night.

Meeting closed at 9.38 pm