



**CYNGOR TREF
YSTRADGYNLAIS
TOWN COUNCIL**

**Ordinary Meeting of the Council held at the Welfare Hall,
Ystradgynlais on Thursday 5 April 2018 at 6.30 p.m.**

**Present : Councillor Meurig Evans Chairman, Presided,
Councillors E Evans, A Davies, R Millington
M Donnelly, R Lock, Ms R Phillips,
A Williams, L Evans, D Lewis,
N Craddock,**

200. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Mrs B Paulett, G Davies, C Nickels, W Thomas and T Davies.

201. MINUTES.

Resolved that the Minutes of the Town Council meetings held on the 1st and 8th March 2018 be confirmed as an accurate record and signed by the Chairman of the Council.

202. ANNUAL REPORT -2017/18

It was reported that the above document had now been completed and was ready for distribution. Cost of producing and distributing was estimated in the region of £600. Cllr Millington offered his services to assist in this exercise and would undertake research into production costs with a view to reducing the overall cost.

Resolved that the officers and Cllr Millington be given plenary powers to undertake the research and distribution of the Annual Report for 2017/18.

203. TICK TOCK COMMUNITY BOWLS CLUB.

The Town Council received correspondence from the Secretary of the above Community Club asking the Town Council to release the allocated grant fund to the Club for the financial year 2018/19.

Resolved that the allocated grant in the sum of £4000 be released to the Community Club for 2018/19.

NOTE; Cllr M Evans declared an interest in the above item and did not speak or vote on the matter.

204. TOURATECH – FENCING IN OF TOWN COUNCIL LAND.

Further to previous discussions on the above matter Members were of the view that another meeting should be arranged with Touratech with regard to the acquisition of Town Council land by inadvertently placing the fence line on Town Council owned land. Also Cllr N Craddock raised the question about the alleged right of way over the land near the Business Park, which was to be leased by Touratech. The Councillor was concerned that this path would be closed should Touratech acquire the lease on this land.

Resolved that the Chairman of the Ynyscedwyn Ward arranges a further meeting with the management of Touratech in order to resolve this matter and that Cllr Craddock be also invited to attend the meeting to discuss this right of way issue.

205. YSTRADGYNLAIS VOLUNTEER SERVICE

An e-mail dated 22 March 2018 was received from the above local organisation inviting the Town Council to appoint Council Members to serve on the Management Board and Antur Ystradgynlais Enterprises Ltd.

Resolved that Cllr N Craddock be appointed as the Town Councils representative on the Volunteer Centres Committees and that Cllr A Davies be appointed to serve on the Antur Ystradgynlais Enterprises only.

206. YSTRADGYNLAIS MINERS WELFARE AND COMMUNITY HALL.

An e mail dated 5th April was received from the Hall Board in relation to the grant awarded by the Powys County Councils Community Regeneration Fund The financial support was a grant of up to £1500 and the amount was dependant on what grant the Town Council was prepared to allocate. The Clerk advised that allocated grant at present amounted to £13,200 and a further £1,800 needed to be allocated in order to achieve the full matching grant of £15,000 from the Powys County Council.

Resolved that the further £1800 funding required be obtained from the Town Councils Welfare Hall maintenance budget for the financial 2018/19.

207. STATEMENT OF ACCOUNTS – YEAR ENDED 31 March 2018.

The Town Council Members received a copy of the above-completed accounts to year ended 31 March 2018. The content of the financial statement was discussed and considered by the Town Councils Members.

Resolved that the accounts be approved subject to the Councils internal and external auditing procedures.

208. ONE VOICE WALES/SLCC JOINT EVENT 16 MAY

The above event is to be held at the Metropole Hotel, Llandrindod Wells on the 16th May and an invite was received from the One Voice Wales for the Town Council to appoint a representative.

Resolved that Cllr Wayne Thomas be appointed to attend the Event on behalf of the Town Council.

209. ACTIVE TRAVEL (WALES) ACT.

Notification was received from the Powys County Council that the above Acts Integrated Network Maps had now been approved by the Welsh Government including the map produced by the Powys County Council. The Active Travel Wales Act aims to make Wales a walking and cycling nation. Its purpose is to enable more people to undertake active travel for short journeys instead of using motorised vehicles where it is suitable for them to do so.

Resolved that an invitation be forwarded to the Active Travel team at Powys County Council to attend a future meeting of the Town Council on this subject matter and in particular to explain how the maps for the Ystradgynlais and community area were determined.

210. PAYMENT OF ACCOUNTS

Resolved that the accounts as detailed be paid.

211. YSTRADGYNLAIS RECREATIONAL GROUNDS – RENEWAL OF LEASE.

The Town Council was advised that at a recent meeting between the Powys County Council and the appointed Steering Committee a valuation report prepared by the District Valuer was considered which contained advisory rental and purchase figures in relation to the Recreational Grounds. A further meeting with the owner's representatives had now been provisionally arranged for the 27th April. The Town Council to be informed at the next meeting of the updated position.

212. YOUTHCLUB PENRHOS.

Further to Minute 188 of the Councils meeting on the 1st March further meetings had taken place between the Ystradgynlais Community Regeneration Group and the Powys County Council. Concerns had been expressed by the Group about the poor state of repair of the Youth Centre building and had asked the Powys County

Council to consider carrying out the essential building repair works required to the building. Discussions were on going and the Town Council would be updated on progress.

213. YSTRADGYNLAIS TOWN CENTRE – PUBLIC CONVENIENCES.

Further to Minute 192 of the Town Councils meeting on the 1st March Cllr Robert Lock advised that the Town Council the detail contained in the conditions report with regards to the public conveniences. The Powys County Council would undertake the work identified in the report. Also it was noted that the Group looking after the conveniences had around £3000 left in its accounts to keep the toilets at Ystradgynlais open. A request would probably be made to the Town Council in the near future for grant assistance in order to keep open the public conveniences at Ystradgynlais. Members noted the current position.

214. CORONATION PARK

The Town Council received an e mail from the Powys County Council in relation to the proposed transfer of common land to the Town Council. The Officers were prepared to attend a meeting with the Town Council Members and Mr mark Evans of CME Ltd to talk about the proposal that an area of common land (BCL128, The Patch) be deregistered and moved to a new location. The procedure is described legally as being ‘deregistration and exchange’ of common land; under section16 of the Commons Act 2006, where the owner of an area of land can apply for permission to remove part or all of the common land from the Commons Register and provide a new area of land to be registered as common land in replacement.

Resolved that a meeting between the said parties be arranged on Wednesday 11th April 2018 at the Ystradgynlais Welfare Hall at 10.00am.

215. PLANNING APPLICATIONS.

The Town Council received the Technical Advisers report on the

planning applications received from the Powys County Council.

Resolved that the Town Councils observations on planning applications considered as detailed on the attached document be forwarded to the Powys County Council.

216. RETIREMENT POLICY AND PROCEDURE (INCLUDING EARLY AND FLEXIBLE RETIREMENT/ STAFFING MATTERS)

Public Bodies (Admissions to Meetings) Act 1960.

Resolved that by virtue of the provisions of Section 1(2) of the above Act, the public and press be excluded during the discussions of the following business on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

The Town Council discussed and considered the Powys County Council Retirement Policy and Procedure and also a letter dated 29th March received from the Technical Adviser in relation to possible retirement options.

Resolved that:

a) The Powys County Council Retirement Policy and Procedure (including Early and Flexible Retirement) be adopted as the Town Councils policy and applied as and when necessary to its staff.

b) The letter received from the Technical Adviser be referred to the Management Sub Committee for consideration.

NOTE : Councillor Evan Evans declared an interest in the above items and left the meeting.

MEMBERS AND OFFICERS REPORTS

a) Cllr A Davies advised that only two local Ward Councillors turned up for the site meeting regarding the retention of the waste bin located on path 110a. Agreed that a further meeting be convened regarding this matter.

b) Cllr Dennis Lewis reported of the problems in the Cwmtwrch area in finding suitable alternative premises for the local post office. The County Council had been asked to approach and assist the Post Office service in this matter.

The meeting terminated at 8.50 pm

YSTRADGYNLAIS TOWN COUNCIL
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Planning matters considered by the Town Council on Thursday 5th April 2018.

1.0 Applications granted consent

From information posted on the Powys County Council web site the following applications have been granted approval:

P/2017/1478	Mrs B. Symonds 29 Tan yr Allt Abercrave	Erection of an extension
P/2017/1100	Mr & Mrs White 3 Heol Rheolau Abercrave	Change of use from office to residential, as an extension to existing house and insertion of bay window.
P/2017/1480	First Choice Housing Association Glen View bungalow Caerbont	Conversion of existing garage into an additional bedroom with en-suite, erection of a rear extension to provide a utility room and a new pitched roof over the existing garage.
P/2018/0132	Mr. J .Dale Plot opposite 17 Rhestr Fawr Ystradgynlais	Section 73 application to vary condition 2 of permission P/2017/0051 (approved plans)
DIS/2017/0230	Marstons Development Wind Road Ystradgynlais	Discharge of conditions 5, 6, 10&11 of planning consent P/2017/0917
P/2018/0073	Mrs R. Jones 50 Afallon Heol Giedd, Cwmgiedd	Change of use from current post office to residential.
P/2017/1484	Mr C. Hopkins Plot opposite 20 Rhestr Fawr Ystradgynlais	Construction of 1 No. detached dwelling house, detached garage and all associated works.
P/2018/0088	Mr G .Darby All Blacks Arms Gurnos Road	Erection of an extension to the main building

2.0 Applications refused consent

From information posted on the Powys County Council web no application has been refused consent.

3.0 Applications for consideration

From information posted on the Powys County Council web site the following applications require consideration:-

P/2018/0293	Mr. V. Rees Land adj. 22 Heol Twrch Lower Cwmtwrch	Erection of a three bedroom detached dwelling and all associated works.
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**YSTRADGYNLAIS TOWN COUNCIL
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Resolved: *To object to this development on the grounds that an additional vehicular access to this property would be undesirable. In addition the proposed entry to the property would impose on the footpath. Of particular concern however would be the potential impact the development could have on the integrity of the surface water culvert as the culvert has been known to overflow in the past. This land has previously been subject to invasion by Japanese knotweed and appropriate measures would be required.*

P/2018/0294 Mr. M. Williams Erection of a detached dwelling (all matters reserved)
Former playground Glannant Terrace
Ystradgynlais

Resolved: *Whilst not objecting in principle to a dwelling on this land it is understood the site may not benefit from utility services and it is therefore queried whether the layout can accommodate the proposed soakaway and any sewerage facilities if required.*

P/2018/0331 Mr & Mrs Lloyd Erection of a single storey extension and all associated
59 Ynyscedwyn Road works.
Ystradgynlais

Resolved: **No observation**

P/2018/0307 Ms Rees Erection of a single storey extension to the rear of the
18 Richmond Park of the property.
Ystradgynlais

Resolved: **No observation**

4.0 Miscellaneous

DIS/2018/0055 Mr R. Cridland Application to discharge conditions 8,10,11,12,13,14
Gurnos School Site of Planning approval P/2014/1022
Gurnos

Resolved: **To note the submission.**

LDP UPDATE

Following the conclusion of the Examination in Public of the Powys LDP, Powys Council has received the Inspector's Report which can be read using the links below. Alternatively you can access/download the report via the [Examination Documents](#) webpage under ED096 or the [Council's LDP webpage](#). Copies will be placed in the four main Council offices and in all Powys public libraries. All interested persons / parties will be notified.

The Report will be submitted to a meeting of Powys County Council on **17th April 2018** to seek its resolution to adopt the LDP, as amended in line with the recommendations in the Inspector's Report. On its adoption, the LDP will become operative and the Council will notify all interested persons / parties. **On the day of adoption, a six week period** will commence to allow possible challenges to be made to the validity of the LDP in accordance with Section 113 of the Planning and Compulsory Purchase Act 2004.

ED096 Inspector's Report (March 2018):

- [Covering letter about the Inspector's Report](#)

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- Powys Local Development Plan Inspector's Report
- Appendix A – Schedule of Matters Arising Changes (MAC):
 - Appendix A – Part 1 (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2a (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2b (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2c (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2d (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2e (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2f (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2g (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
 - Appendix A – Part 2h (Schedule of Matters Arising Changes (MAC) to the Proposal and Inset Maps)
- Appendix B – Schedule of Inspector's Matters Arising Changes (IMAC)

Resolved : ***To note the position regarding the publication of the LDP.***

J.G. Jones - Technical Adviser