



**CYNGOR TREF
YSTRADGYNLAIS
TOWN COUNCIL**

**Ordinary Meeting of the Council held at the Abercrave Welfare Hall
on Thursday 7th February 2019 at 6.30p.m.**

**Present : Councillor Cllr Tristan Davies Chairman Presided
Councillors R Millington, E Evans, G Davies,
N Craddock, L Evans, C Nickels,
M Donnelly, A Williams, A Davies.**

150. APOLOGIES FOR ABSENCE.

Apologies for absence were received from Councillors Mrs B Paulett, Ms R Phillips, M Evans, W Thomas and R Lock.

151. EGNI COOP POWER PURCHASE AGREEMENT.

Further to Minute 146 the Town Council received Mr Dan McCullum of Egni Power in relation to the draft lease proposals with regard to the proposal to install rooftop solar panels on the roof of the Ystradgynlais Miners Welfare and Community Hall. Egni's current sites already comprise of 179kW on schools and community buildings. Mr McCullum explained in details the main issues contained in the draft lease document including what liabilities the Town Council would have in the event of the Hall either closing or being sold. It was estimated that the Welfare Hall, as part of the 20-year lease arrangement, could potentially make around a £700 annual saving on electricity usage. Also as part of the agreement the Town Council as members would receive a £1000 worth of share

entitlement. The matters contained in the draft lease were discussed at length with Mr McCullum. In conclusion the Town Council thanked him for the detailed presentation and advised that further discussions appertaining to the proposal would be conducted with the Welfare Hall Manager. Further enquiries would also be undertaken with some of the sites where Egni Coop had previously installed these solar panels.

152. MINUTES.

Resolved that the Minutes of the Town Council meeting held on the 3rd January 2019, be confirmed as an accurate record and signed by the Chairman.

MATTERS ARISING FROM THE MINUTES.

153. TRIUMPH MEETING 26 OCTOBER 2018 – WOODLANDS BUSINESS PARK.

Further to Minute 139 of the Town Councils meeting on the 6th December 2018 the Clerk confirmed that the plans received from the Welsh Assembly were currently being examined against the Town Councils Land Registry documentation. Once an opinion had been determined in relation to these plans it may be necessary to convene a joint site meeting into the matter. Town Council Members to be updated on progress.

154. GOROF CEMETERY – DOG FOULING

The Clerk gave a detailed report to the Council on the problems of dog fouling at the Cemetery. Certain measures needed to be taken to stop this practice. The Town Council discussed various options available such as signage and CCTV.

Resolved that the Town Councils policy to ban dogs from the Cemetery be reiterated and that appropriate signage and possibly CCTV cameras could be installed.

155. CASUAL VACANCY – CWMTWRCH WARD.

Further to Minute 144 of the Town Councils meeting on the 3rd January 2019 confirmation had been received from the Powys County Council that no request for an election had been received to fill the casual vacancy from ten electors of the Ward. Therefore in accordance with the Local Elections (parishes and Communities) the Town Council is now required to fill the vacancy by co-option.

Resolved that in accordance with the Local Government (Wales) Measure 2011, the Clerk be authorised to give public notice of the vacancy in order for the Council to co-opt a Councillor to the vacancy in accordance with the guidance provided. The public notice of the vacancy to be advertised for a period of 10 working days.

156. PAYMENT OF ACCOUNTS

Resolved that the accounts as detailed be paid.

157. AUDITOR GENERAL FOR WALES – FINANCIAL MANAGEMENT AND GOVERNANCE REPORT 2017-18

The Town Council members received a copy of the above report produced by the Auditor General for Wales for the Town and Community Councils. The content of the report was discussed and noted by the Council.

158. GROUNDS MAINTENANCE CONTRACT 2019 – PARKS.

A letter dated 14th January was received from the Powys County Councils Ground Maintenance Depth confirming that the above contract for 2019 would cost £3,150 plus Vat. This price quotation was based on the previously agreed specification, which is to carry out a grass cut of the three parks on a 14 – 21 days frequency totalling 13 cuts in the season.

Resolved to accept the quotation as stated and to award the contract to the Powys County Council.

159. YSTRADGYNLAIS COMMUNITY CAR SCHEME.

An application for financial assistance was received from the above organisation. The grant assistance was required towards the purchase of a community car. A target of £12,000 in total was being sought.

Resolved that, following a saving made in relation to the Christmas lights budget that a grant of £500 be awarded to the Community Car Scheme.

160. WALES IN BLOOM 2019 AWARDS CEREMONY

Notification was received from Discover Ystradgynlais confirming that Ystradgynlais would be hosting the above event this summer. It was hoped that the Chairman would be free for the prize ceremony on the 13th September.

Resolved to note the arrangements.

161. TOWN COUNCIL MEETING – 4th April 2019.

The Clerk reported that arrangements had been made to hold the above meeting at the Cwmtwrch Welfare Hall. Meeting to commence at 6.30 pm.

162. POWYS COUNTY COUNCIL – PUBLIC TOILETS STRATEGY.

Town Council members received a copy of the above strategy for discussion and comment.

Resolved to note the content of the document.

163. YSTRADGYNLAIS MINERS WELFARE HALL. TRANSFER OF WELFARE HALL CAR PARK

A letter dated 3 February 2019 was received from the Hall Board confirming its agreement to the transfer of the Welfare Hall car parks

operational and soft landscaping responsibilities on the terms and conditions as stated in the Town Councils report.. The transfer of the responsibilities as detailed would take place on the 1st April 2019.

Resolved that the transfer of the responsibilities as detailed and the date of implementation be agreed.

164. PLANNING APPLICATIONS.

The Town Council received a planning report in relation to applications received from the Powys County Council.

Resolved that the observations as detailed be forwarded to the Powys County Council.

NOTE : Cllr Aneurin Davies declared an interest in the planning application submitted by Mr L Lewis, 6 Brynawel Road, Ystradgynlais.

165. STAFFING REVIEW

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 Clerk updated the Town Council on a recent staffing issue considered by the Councils Management Sub Committee meeting held on the 21st January 2019. Retirement options and benefits for staff was discussed and considered.

Resolved that the staffing issues raised in discussion be further considered at the Town Councils meeting on the 7th March 2019.

NOTE : Councillor E Evans declared an interest in this item and left the meeting.

166. MEMBERS AND OFFICERS REPORTS.

a) The Clerk advised Members of the potential landslip problem at the embankment opposite the George restaurant, Upper Cwmtwrch. The land next to the Town Councils land, which is owned by a local resident, was in danger of collapsing and possibly creating a problem to the land owned by the Town Council in this vicinity. Also further down the Twrch river the landslip on Powys County Council land which occurred about a year ago had not to date been dealt with and that this potentially could cause more problems down river should the trees on the embankment give way.

Agreed that the Land Drainage Officer Simon Crowther and the local County Council Sandra Davies be advised of the position and that they be asked to call a site meeting to carry out an urgent assessment of the area.

b) Cllr Adrian Williams was advised that the work planned for the Caerbont and Abercrave Parks would hopefully be undertaken over the next few weeks by Mathew Thomas the local contractor.

c) Cllr Martin Donnelly advised that a number of local residents had thanked the Town Council for the hard surface that had been laid on the well-used footpath at Dolfaen. This had greatly improved the access from Dolfaen to Brecon Road for the local schoolchildren and residents in the area.

d) Cllr Nigel Craddock reported about the problems associated locally with the weekly waste collection in the Cwmtwrch area. Agreed to refer the matter to the local County Councillors in the 1st instance.

The meeting terminated at 8.20 p.m.

YSTRADGYNLAIS TOWN COUNCIL
CYNGOR TREF YSTRADGYNLAIS

Planning matters considered by the Town Council on Thursday 7th February 2019

1.0 Applications granted consent

From information posted on the new Powys County Council web site the below application has been granted approval:

| | | |
|---|---|---|
| 18/1191/DIS | Mr.P. Lynes Jeffreys Arms 108 Brecon Road Ystradgynlais | Discharge of condition 22 of planning approval P/2017/1386. |
| 18/0977/HH | Mr R. Stephens 18 Tawe Park Ystradgynlais | Proposed single storey rear extension |
| 18/0911/FUL | Mrs L .Morretto New Inn 2 Bethel Road Lower Cwmtwrch | Change of use of part of dwelling (C3) to shop (A1) |
| P/2018/0293 Land adjacent to 22 Heol Twrch Cwmtwrch | Mr V. Rees | Erection of a three bedroom detached dwelling and all associated works. |
| 18/1030/FUL | Mr. T. Williams The MOT Centre Trawsffordd Workshops Ystradgynlais | Alterations to building including division of existing vehicle bay into 9 units for servicing and MOT of vehicles together with the installation of 9 roller shutter doors. |

2.0 Applications refused consent

From information on the Powys CC web the 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:-

| | | |
|------------|---|--|
| 18/1138/HH | Mr L. Lewis 6 Brynawel Road Ystradgynlais | Demolition of the existing store and erection of a double and single storey extension. |
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Resolved: No observation.

Note: Town Councillor Aneurin Davies declared an interest.

| | | |
|-------------|---|---|
| 18/1082/FUL | Mr Purvis 74-76 Commercial Street Ystradgynlais | Erection of an extension. (KINDLE HOUSE) |
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Resolved: No observation.

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19/0137/DIS Mr & Mrs Moulton Discharge of conditions 4,5,6,7 and 9 of planning
Brynygroes Farm approval P/2017/1397 in relation to contamination
Gurnos and landscaping for a proposed dwelling.

Note: The consultants preliminary risk assessment suggests that site is unlikely to be significantly impacted by land contamination hazards and associated risks in the context of the proposed development. It was therefore concluded by GeoConsult that no further investigation or assessment of such risks is warranted at this stage.

Resolved: No observation.

19/0004/FUL Mr. A. Singh Change of use from residential to commercial (C3).
22 Commercial Street
Ystradgynlais

Resolved: No observation.

19/0175/HH Mr. G. Richards Erection of a porch, raising of the roof height, alterations
10 Tanywaun to fenestrations and all associated works.
Penrhos

Resolved: No observation.

4.0 Miscellaneous (LDP)

4.1 *The following information has been received:*

The Powys Local Development Plan 2011-2026 (LDP) was adopted by Powys County Council on the 17th April 2018. Appendix 2 of the LDP outlines an agreed programme of Supplementary Planning Guidance (SPG) that the Council intends to produce to support the LDP's policies.

The Council has produced a Protocol for the preparation of its SPG which includes a Community Involvement Scheme (CIS) and explains how the public can be involved in the preparation of SPG.

Powys County Council has started preparing the second set of SPG and in line with the CIS these are now available to comment on. They are holding a **six week public consultation** from **Monday 14th January – Sunday 24th February 2019** and invite you to submit any comments you have on these SPGs.

The draft SPG currently available for comment on are:

- Landscape
- Renewable Energy

These draft SPG together with a FAQ factsheet can be found on our website:

<https://en.powys.gov.uk/article/4907/LDP-Supplementary-Planning-Guidance-SPG>

or, are available in all Powys public libraries and at the Council's four main offices

Representation Forms are available at the above link which can be downloaded and emailed to LDP@powys.gov.uk . Please use the separate forms for each SPG if you want to comment on more than one. Alternatively, you can send your comments in writing to: The LDP Team (SPG), The Gwalia, Ithon Road, Llandrindod Wells, LD1 6AA. Your comments must be received by **5pm on Sunday 24th February 2019** – those received after that deadline will be disregarded.

Powys LDP Team

Resolved: To note the information.