



**CYNGOR TREF
YSTRADGYNLAIS
TOWN COUNCIL**

Ordinary meeting of the Council held at the Welfare Hall, Ystradgynlais on Thursday 6th October 2016 at 7.00pm.

**Present: Councillor Meurig Evans Vice Chairman Presided
Councillors E. Evans , L. Evans, Graham Davies, D. Lewis, A. Davies, Goronwy Davies, Mrs B. Pullett, J. Steadman**

96. APOLOGIES FOR ABSENCE

Apologies for absence were received from the Chairman W. Thomas and Councillors Mrs A. Jones Mrs W. Williams, C. Nickels, R. Curry, J. Coombe and Mark. Evans.

97. MINUTES

It was resolved that the Minutes of the Town Council meeting held on 1st September 2016 and the Management Sub Committee of the 14th September 2016 be confirmed as an accurate record and signed by the Vice Chairman.

98. WEB PAGE AND SOCIAL MEDIA DEVELOPMENT

Members were advised that it was envisaged that Phase one of the web site development was underway and expected to be completed by the end of October 2016 whereupon the second phase will thereafter add the facebook link.

Members raised concern over how the security and acceptability of facebook entries could be managed and raised queries as to whether or not the Town Councils standing orders needed to be amended to accommodate the new scenario. It was tentatively agreed that Ward Chairs should control entries in the first instance with the matter being reviewed prior to the annual meeting.

99. SKATEBOARD PARK PENRHOS - REFURBISHMENT

Members were informed that works had formally commenced on Tuesday 4th October 2016 but there was little progress to date.

100. GORSEDD PARK YSTRADGYNLAIS

Members were presented with a verbal report from the Technical Adviser which outlined that the current condition of the Gorsedd grounds was reasonable for a long standing public open space but it should be understood that the Gorsedd Park would inevitably require minor maintenance and attention to various aspects of its infrastructure as the years proceed. It was understood that a tree survey had been commissioned and remedial works undertaken on the existing mature trees. Around nineteen plane trees had also been planted as a community benefit following the River Tawe protection works but these are quite young at present and will not need attention until later years. One mature tree in particular has roots which are affecting a footpath and it is understood it may be removed before the transfer occurs. Fencing ,walls and hedging vary in type and condition and will require seasonal and minor maintenance in future years as natural deterioration occurs. There a number of memorials and bench seating (some with memorial plaques) that will require some future attendance.

Resolved to proceed with the asset transfer and to request that the Clerk places an adequate sum in next years estimates to cover for future maintenance costs.

101. FOOTPATH 110A

It was reported that a site meeting had taken place and a scoping exercise conducted to agree the extent of the proposed works. The proposal is to improve the gateway entrance at Wind Road and create a well maintained avenue. The works will include the installation of a descriptive panel outlining the historical background to Ynyscedwyn House, mitigate leaf-fall issues through reducing the tree canopy and removing scrub, the redundant concrete fence posts will be taken down and the condition of the path surface and drainage improved through resurfacing.

Following a request from a member of the public an inspection found that a overhanging tree was found to be causing interference with the roof a nearby property. The tree has subsequently been removed at a cost of £400 plus Vat. In addition a large Beech tree was found to be in a deteriorating condition.

Resolved to endorse the action to remove the damaging overhanging tree and also proceed on safety grounds with the removal of the large beech tree in the most cost effective manner.

Also resolved to endorse the action to act in partnership with the Heritage Society and Trysor over the provision of the descriptive panel at a cost estimate of £1300.

102. WELFARE GROUNDS , YSTRADGYNLAIS

Resolved to accept the recommendations of the meeting held on 14th September 2016 that the Ystradgynlais Town Council declares its interest in ensuring that the Ystradgynlais Welfare Sports Ground remains as an important sporting facility for

the area subject to new terms and conditions of the renegotiated lease being agreeable to the Town Council. To this end the Town Council will appoint a minimum of two representatives to attend future meetings on this subject matter with the landlords agents.

103. PROPOSED PUBLIC PATH ORDERS: DIVERSION OF PART OF FOOTPATHS 3 & 6 & BRIDLEWAY 75: EXTINGUISHMENT OF FOOTPATHS 56 and 71, IN AREA AROUND HAUL ROAD FOR FORMER BRYNHENLLYS OPENCAST SITE

A record note of a site meeting held with officers from Powys County Council at 9.30am Monday 3rd October 2016 was circulated for members information.

Following discussion it was agreed that the proposed actions to extinguish footpath 71 and retain a small section near the cottages as bridleway 75 were now supported.

With regard to footpath 6 it was reported that further discussions had taken place since the meeting between the landowner and the local County Councillor and a further route amendment was likely to be proposed. It was probable that a further site meeting would take place and the outcome would thereafter be reported if available to the November 2016 meeting for decision.

104. WAR MEMORIAL PROJECT

An update was received on progress on the construction of the new War Memorial and stonework was underway. Discussions on opening dates and other related events were still under debate.

Resolved to note the progress to date and to thank Town Councillor Aneurin Davies for his efforts in developing the project and reporting on its progress.

105. DANIEL PROTHEROE MEMORIAL PARK PROJECT

Further to Minute 86 the land ownership transaction between Powys County Council to the Ystradgynlais Town Council has now been formalised with the Land Registry.

The Heritage Society had reported that they had today received an E Mail from WREN indicating that as the Town Council now own the land and maintain the site they will need to be the Lead Applicants. This was similar to the arrangement previously entered into over the development at the Diamond Park.

The Heritage Society were requested by WREN to provide letters from their organization and from the Town Council confirming that both organisations are content to make the change to the application. In addition financial and insurance data was to be submitted.

Resolved to continue to work in partnership with the Heritage Society and submit the necessary information to WREN. In addition the Town Council wished to acknowledge the work John Owens of the Heritage Society had undertaken in progressing this project.

106. REVIEW OF PARLIAMENTARY CONSTITUENCIES IN WALES

The Boundary Commission's initial proposals had been published on 13th September 2016 and any representations are to be made within 12 weeks of the publication with the representation period ending on 5th December 2016. Resolved to note the proposals at this stage.

107. CONSULTATION ON HOUSEHOLD WASTE AND RECYCLING CENTRES

A press release from Powys County Council has indicated that a consultation on the future of the county's five household waste and recycling centres had been agreed. The centres are currently located Brecon , Llandegley, Newtown, Welshpool and Ystradgynlais. The consultation will include a number of options including the closure of up to two sites, reducing the number of opening days and potential charges for some wastes such as soil and rubble, plasterboard and other DIY waste. The date of the consultation period was not yet known. Resolved to make strong representations to retain the Ystradgynlais facility in due course following the publication of the consultation and if functional at the time publicise the matter through the proposed new facebook link.

108. CONSULTATION ON DAY TIME ACTIVITIES FOR OLDER PEOPLE

Powys County Council have advised that a consultation is underway regarding three options in relation to the future of a recent review of Day Time Activities for older people (including day centres). The Town Council as a stakeholder have been invited to attend a group consultation workshop on the 25th October 2016 at Builth Wells. Resolved to send two members to attend the workshop with Cllr E. Evans and Cllr. M. Evans the nominees.

109. CROSS BORDER COLLABORATION GROUP

The next meeting of the above group was scheduled for Friday 7th October 2016. It was noted that the future of the Ystradgynlais Household Waste Centre was an agenda item.

110. TREE PRESERVATION ORDER No.120 – LIDICE PEAR TREE CWMGIEDD

Powys County Council have advised that the above tree has been granted a tree preservation order. Resolved to note the order which was supported.

111. TARENI COLLIERY BOOK

A letter had been received from the author of the above book (which had previously been supported by the Town Council) to advise that the printing and binding of the book was to be undertaken this month with delivery of the book expected by mid October. A copy will be provided to the Town Council.

112. FESTIVE LIGHTS 2016-17

The contractor has been requested to commission the lighting by Friday 25th November 2016. The Certificate of Unmetered supply has been received from Western Power Distribution and notice of completion form forwarded to the installer.

113. RHS BRITAIN IN BLOOM (WALES)

It was reported that an entry had been made by the organisers of the floral displays in Ystradgynlais into the Class 4 - Town category of the Welsh section of the Britain in Bloom competition. Following an adjudication the Town display has been awarded a Silver Medal.

Resolved to congratulate the organisers and request that a copy of the certificate be displayed at the Welfare Hall.

114. NANT GYRLAIS WATERCOURSE MAINTENANCE

The Land Drainage Officer for Powys County Council had contacted the Town Council with concerns over the fact that the Nant Gyrlais had caused flooding to three properties on Pantyffynnon Road following the severe flood event that occurred on Saturday 3rd September 2016. It was erroneously thought that the Town Council was the landowner of the arch bridge structure on the Machine Path which had contributed in part to the flooding event. A response was issued to Powys County Council advising them that the structure was not in the Town Councils ownership and reminded Powys that when a similar event had occurred in January 2010 they had thereafter renovated the arch bridge structure themselves. It was further reported that the same storm event had damaged a land drain at Coronation Park which has subsequently been reinstated.

115. ACCESS FOR BUILDING RENOVATIONS AT GOUGH COTTAGE

The developer of the above property had made initial representations to the Town Council with regard to having a temporary access to construct an extension to Gough Cottage which entailed entering over Town Council owned land. The Clerk had advised the applicant of the legal procedures the Town Council would be required to follow if an access was to be granted. It is understood however that following representations with the planning department that the developer is now unlikely to proceed with the extension and a more modest proposal not requiring planning consent being considered as an alternative. Resolved to take no action at this stage.

116. YSTRADGYNLAIS WELFARE HALL

The financial performance report was scrutinised and it was resolved to release the second grant instalment. A letter had also been received regarding the fluorescent lighting in the main hall which had ceased to function properly and was causing problems to events at the Hall. It was acknowledged that whilst under the terms of the lease that the Town Council could require the Welfare Hall Trust to replace the fittings it was recognised that the lighting units were fundamental to the use and success of the hall .It was resolved to release up to £3000 of the annual maintenance fund to support their replacement for which more economical LED type fittings could be considered.

117. YSATT - TOWN BRANDING

The Ystradgynlais Society for Art, Trade and Tourism (YSATT) had prepared a branding guideline document indicating in bilingual form a proposed logo for use in promoting activities in Ystradgynlais and district. Resolved to adopt the branding and utilise it on appropriate occasions. It was further noted that a member of the society had enrolled on a Brecon Beacons Tourism Ambassador Course and it was indicated that Visit Wales were to promote next year as "Year of the Legend" . A seminar on the initiative was programmed to occur in November. Resolved to commend the actions being undertaken by the Society but to not send a representative to attend the seminar.

118. PLANNING APPLICATIONS / LDP

The Town Council received the Technical Advisers report on the planning applications received from Powys County Council and an update on progress on the Local Development Plan.

Resolved that the Town Councils observations on planning applications considered be forwarded to Powys County Council and that the LDP update be considered at the November meeting of the Town Council.

119. MEMBERS AND OFFICERS REPORTS

- a) Cllr Evan Evans stated that he intended to commission works to footpaths during November following the end of the leaf –fall season. Members were reminded to ensure the Clerk was aware of future financial commitments to assist him in the preparation of the budget for 2017-18.
- b) Cllr. Graham Davies requested that representations be made to Powys County Council over the return of photographs provided to them with regard to issues relating to C202.
- c) Cllr. D. Lewis raised the issue of why the Chairman photographs were not yet on display in the lesser hall.

The meeting terminated at 8.50 p.m.

Planning matters considered by the Town Council on Thursday 6th October 2016.

1.0 Applications granted consent

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

P/2016/0807	Mr R. Jones Garage rear of 10 Glannant Terrace Ystradgynlais	Replacement of flat roof with pitched roof
P/2016/0844	Miss R. Williams 351 Brecon Road Ystradgynlais	Two storey extension to rear of property and an extension of the kitchen.
P/2016/0856	Mr. M. Ace 62&64 Station Road Ystradgynlais	Formation of shared vehicular access to rear including parking and turning area.
DIS/2016/0143	Celtic Minor Golf Club Palleg Road Upper Cwmtwrch	Application to discharge condition no's 3,11&14 attached to P/2015/1030 (demolition method statement and contaminated land report)
DIS/2016/0152	Hale Construction Gurnos School School Road Gurnos	Discharge of conditions 5,7,15,17,18,19,21 & 34 of planning approval P/2012/1022.

2.0 Applications refused consent

From information posted on the Powys County Council web site the following application has been refused consent.

P 2016/0705 Change of use of former playground to site compound and creation of new access (retrospective) Former Playground Glannant, Ystradgynlais.

The grounds for the Council's decision to REFUSE permission for the development are:

- 1. The proposed development would result in the provision of a substandard vehicular access due to its width and visibility which would be to the detriment of highway safety. The proposed development is therefore contrary to policy GP1 and GP4 of the Unitary Development Plan (March 2010), Technical Advice Note 18: Transport (2007) and Planning Policy Wales (Edition 8, 2016).*
- 2. The proposed development would provide insufficient parking provision within the site resulting in an increase use of on-street parking to the detriment of highway safety. The proposed development is therefore contrary to policy GP1 and GP4 of the Unitary Development Plan (March 2010), Technical Advice Note 18: Transport (2007) and Planning Policy Wales (Edition 8, 2016). The date on which this application is REFUSED is 13/09/2016.*

3.0 Applications for consideration

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

P/2016/0861	Mr. M. Bennet 258 Brecon Road Penrhos	Change of use of ground floor from commercial use to residential unit.
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Resolved: No observation

4.0 Miscellaneous

LDP Examination Progress meeting 15th September 2016

The above progress meeting was attended at Llandrindod Wells where the Inspector (Nicola Gulley) questioned Powys County Council planning officers on their progress in developing responses to the queries raised before she had suspended the examination. Update explanations were provided in summary form for issues relating to Viability , Affordable housing, Dwelling requirements, Housing Land supply , Gypsy Accommodation , Structure and Contents of the LDP and the Strategic Assessments.

Following the responses the Inspector was satisfied the Examination could now proceed and that the focussed changes would be put out to public consultation for a period between:

10th October and 21st November 2016

It was anticipated thereafter the Examination would then recommence on the:

7th February 2017.

Note: During the verbal evidence there was discussion on the viability of housing and in particular affordable housing in the south West of Powys which encompasses the Ystradgynlais area. It would appear from the evidence presented that the current viability of housing sites in the area is regarded as being negative and the suggestion was that the affordable housing requirement should be reduced further from the previously reduced figure of 10% to 0 %. On questioning by the Inspector the officers also appeared to verbally indicate that they were satisfied that the obstacles to progress such as the non-availability of utility services would be overcome for the sites to be delivered within the plan period which ends in 2025.

Resolved: To further consider the LDP focussed changes in the November Town Council meeting when the consultation papers should be available.

J.G. Jones - Technical Adviser