



Ordinary Meeting of the Council held at The Welfare, Ystradgynlais on Thursday 2nd of December 2021 at 6.30 p.m.

**Present : Chairman A Williams, Presided
Councillors T Davies, M Allen, W Thomas, S Thomas,
R Jackson, C Nickels, E Evans, M Donnelly, R Lock,
R Millington, M Evans, T Davies , M Gough.**

143. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor G Davies and L Evans.

144. DECLARATIONS OF INTEREST

Declarations of interest were received from Cllrs W Thomas, T Davies and M Donnelly regarding item 156 relating to the new lease agreed for the Ystradgynlais Welfare Grounds Sports Association.

145. MINUTES

Resolved that the Minutes of the Councils meeting held on the 4th November 2021 be confirmed as an accurate record and signed by the Chairman. Minutes of the Management Sub Committee dated 1st November were also confirmed as an accurate record and recommendations contained therein were approved by the Town Council and signed by the Chairman.

146. YSTRADGYNLAIS COMMUNITY CENTRE LTD.

Town Council Members met with representatives of the Ystradgynlais Community Centre prior to the commencement of tonight's Town Council meeting. Discussions had taken place on the content of the email sent to the Town Council dated 21st October and in relation to the recently received Business Plan for the Community Centre.

The Town Council acknowledged that a substantial amount of work had been undertaken by the Centre's Committee over the past three years and were now in a position to finalise matters in relation to the signing off of the new lease for the property from the Powys County Council. In addition to the documentation forwarded the Town Council requested a copy of the Committee's financial plan and building surveyors report on the building. In conclusion to the joint meeting the Community Centre representatives asked the Town Council to consider grant aiding the Community Centre in the sum of £10,000 This financial assistance was required in order to cover costs associated with the essential building maintenance requirements as well as providing assistance to cover operational and overhead costs.

Resolved that the Town Council agrees in principle to place a provisional grant reserve of up to £10,000 within its budget for the financial year 2022/23 towards the Ystradgynlais Community Centre project. Further discussions take place with the Committee representatives once the lease has been finally agreed and signed.

147. PAYMENT OF ACCOUNTS.

Resolved that :

- a) the accounts detailed in Appendix 1 be agreed and paid.
- b) plenary powers be given to the respective Ward Members to approve the payment of invoices due from the School Nursery relative to the planters sited in the Cwmtwrch and Ynyscedwyn Wards. Details of the payments to be included in this months payment listing.

MATTERS ARISING

148. ASH DIEBACK DISEASE

Further to Minute 121, the Members were notified that the arboriculturist inspection report had been received for Footpath 110a, Ynyscedwyn Ward. The report had been circulated to Council Members. The Council discussed the matter in detail and resolved to seek quotations for the removal and disposal of the trees identified as Priority 1 in the report. Also, it was agreed that arrangements be made for a similar report to be sought in relation to footpath 112 (Path from Ynyscedwyn Road to Trausffordd). Estimated costs for these proposed works to be considered at the Budget Meeting in January 2022 with a view to commencing the works in the next financial year.

149. ELECTRIC VEHICLE CHARGING POINTS

Further to Minute 130 of the Council meeting in November Members expressed their concern about the fact that cars using the electrical charging points at Heol Eglwys car park had to pay the parking charges whilst waiting for the car to fully charge.

Resolved that representations be made to the Powys County Council in relation to its parking charging policy in this regard.

150. WOODLAND TREES

Further to Minute 134 of the Councils meeting in November a request had been received from Blodau for a site meeting to be arranged to further discuss the request as detailed in Minute 134 of the Town Councils meeting on November 4th.

Resolved that Councillors S Thomas and C Nickels be appointed to meet representatives from Blodau in relation to this matter.

151. YNYSCEDWYN – FLYTIPPING ON TOWN COUNCIL LAND

Further to Minute 135 of the November meeting the Clerk informed Council Members that an advisory letter had been sent to the residents in the area from the Environmental Officer of the Powys County Council regarding the matter. Garden waste must be disposed via the PCC's Garden Waste Collection service or at the waste disposal Recycling Centre at Gurnos, Lower Cwmtwrch.

Resolved to note the position.

152. CASUAL VACANCY IN THE OFFICE OF COUNCILLOR FOR THE CWMTWRCH WARD.

Further to Minute 136 Of the Councils meeting on 4th of November, the Clerk reported that the above casual vacancy had now been advertised on the Town Councils website. PCC had advised that the closing date for receipt of an election request was the 20th December 2021.

Resolved to note the notification.

153. SOCIAL MEDIA AND ELECTRONIC COMMUNICATION POLICY

The Town Council received a copy of the above draft policy statement for consideration.

Resolved that:-

a) the draft policy statement with respect to the above matter be agreed and implemented.

b) Councillor Richard Millington and Simon Thomas press ahead with establishing a Facebook page for Town Council Members and be responsible for establishing, overseeing and monitoring of the site.

Initiative to be reviewed in six months' time. The terms and conditions as stated in the draft policy statement to be adopted in this connection.

154. FOOTPATH 111 - MAINTENANCE ISSUES.

A report and request were received from a resident who lived adjacent to the above footpath regarding rotting tree stems and remains in the undergrowth which is from a previous tree clearance attempt about 12 years ago. Current grass maintenance of the area is not possible and the resident is willing to cover the costs of the works required.

Resolved that Cllrs C Nickels and Simon Thomas meet with the resident to discuss the matter further and report back to the Council.

155. ABERCRAVE FESTIVE LIGHTING.

Further to Minute 119 of the Councils meeting on the 4th of November, the Clerk reported that no information or costings had been received from the Abercrave Ward in relation to their Christmas Lighting project for 2021.

Resolved that the Chairman obtains the information required by Council in relation to contractual details, arrangements and costs of the festive lighting display at Abercrave for Christmas 2021.

156. LEASE OF THE YSTRADGYNLAIS WELFARE GROUND SPORTS ASSOCIATION

A letter dated 2nd December was received from the Douglas-Jones Mercer solicitors acting on behalf of the above Association confirming that the new lease was now in an agreed form and that the parties were now in the process of making arrangements to sign the lease in readiness for completion. In order to complete the

lease, on the day of completion the solicitors needed to send the first stage premium payment to the Landlord in the sum of £25,000, which is the sum that the Town Council had agreed in principle as its grant contribution towards the 50-year lease arrangement. Solicitors had advised that this payment from the Town Council will remain in their client account pending completion of the lease. Documentation received by the Council for perusal and consideration in this regard included a copy of the draft lease, charity status papers, insurance policy and Constitution of the Association.

In recognition of the above the Town Council **resolved to approve** the release of the grant of £25,000 to Douglas – Jones Mercer’s client account in readiness for the completion of this lease conveyance.

Note; Cllrs W Thomas, M Donnelly and Tristan Davies declared a non-pecuniary interest in relation to this item.

157. APPLICATION FOR FINANCIAL ASSISTANCE.

An application for financial assistance was received from the Ystradgynlais Public Band.

Resolved that a grant in the sum of £500 be awarded to the above organisation.

158. SOLAR FARM PROJECT – BRYNHENLLYS

Further to previous correspondence the Town Council received two copies of the Deed relating to the Community Benefit agreed between the Town Council and Lightsourcebp. Two appointed signatories were required to sign the Deed on behalf of the Council. Following successful construction and connection of the Project, Lightsource would then confirm the final installed capacity (in megawatts) of the project and the final value of the payment.

Resolved that Councillors Adrian Williams, Chairman and Martin Donnelly, Vice Chairman be appointed to sign the Deed on behalf of the Town Council.

159. CWMTWRCH MINERS WELFARE HALL.

A request was received from the Cwmtwrch Welfare Hall for the release of the funding afforded to the Hall in the financial year 2021/22. Also, a request was received for the next financial years funding in the sum of £5,000.

Resolved that £5000 in grant funding be released to the Hall for 2021/22 and that the second matter detailed above be further considered at the Councils budget meeting in January 2022.

CORRESPONDENCE

160. TICK TOCK COMMUNITY BOWLS CLUB.

The Town Council received a report from the Club relating to the last seasons activities and a set of financial accounts for the Bowling Green for the year ending 30th September 2021. The content of which was discussed and noted by the Council Members.

161. CAR PARK ORDER CONSULTATION DOCUMENT.

The Town Council received a copy of the above consultation document. Ystradgynlais was unaffected by the proposals and the Town Council resolved to note the content and proposals.

162. PLANNING

Resolved to accept the observations forwarded to the Powys County Council as detailed in the attached Appendix.

Meeting concluded at 9.00p.m.

**YSTRADGYNLAIS TOWN COUNCIL
CYNGOR TREF YSTRADGYNLAIS**

**Planning matters to be considered by the Town Council for the month of
December 2021**

1.0 Applications granted consent

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

21/1548/NMA	R Turner Proposed Solar Farm at Bryn Henllys Swansea SA9 2XE	Application for a non-material amendment to planning permission 21/0117/REM in respect of layout
21/1347/FUL	E Purvis 74-76 Commercial Street Ystradgynlais SA9 1LA	Single storey rear extension to provide additional A1 retail space and A3 café space with associated external works and refurbishment of the existing rear coach house
20/2098/HH	D Davies Bryneglur School Road Abercrave SA9 1XD	Proposed double storey domestic rear extension and balcony to the front, demolition of garage and coal shed

2.0 Applications refused consent

From information available on the Powys CC web site no application has been refused consent.

**YSTRADGYNLAIS TOWN COUNCIL
CYNGOR TREF YSTRADGYNLAIS**

3.0 Applications for consideration

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

21/1983/HH	K Williams 39 Heol Tawe Abercrave Swansea SA9 1XP	Proposed single storey extension above existing extension
------------	---	--

Resolved ***No Observations***

21/1987/FUL	K Watts Development Land at 21 Cwmpil Road Lower Cwmtwrch Swansea SA9 1DE	Erection of 3 dwellings and associated works
-------------	--	---

Resolved ***No Observations***

21/1867/HH	D Davies 206 Brecon Road Ystradgynlais Swansea SA9 1QT	Erection of single storey rear extension
------------	--	---

Resolved ***No Observations***

20/1314/FUL	M Morgan Land at Brynygroes Farm Ystradgynlais SA9 1LF	Full planning application for residential development and associated works
-------------	--	--

Resolved ***To submit observations as follows:***
ROW'S

The Town Council notes the footpath diversion on the site and the comments of the Countryside Services. The proposed diversion would need to be applied for using the proper legal process involving local consultation.

**YSTRADGYNLAIS TOWN COUNCIL
CYNGOR TREF YSTRADGYNLAIS**

SECTION 106

The Town Council is concerned at the import of comments in the Planning Policy document regarding the LPA's assessment of the viability study for the development and OBJECTS to there being no requirement to fulfill a S106 Community Benefit payment. At the pre-consultation stage an observation was forwarded on the 20th of July 2020 expressing (in part) the observation as follows "The Council has been advised that a Community Benefit of planning and Section 106 agreement is applicable in this case, although no set amount or recommended target was given by developers and the Council would like to have further discussions with the development team to make recommendations." Whilst it is understood that the site presents challenges and higher costs are anticipated, the Town Council does not accept the view that there should be no remuneration to the local community for the extra pressure on infrastructure. The developer has already renegotiated the original requirement for a %age of affordable housing, and only subsequently agreed to four residences to extend the site beyond the original permission. To now try and renegotiate the permission, which both LRW and Highways have significant concerns over, to reduce the contribution to the community for the additional services required is unacceptable. If the development is not financially viable then the taxpayers should not be asked to subsidise it.

ACCESS AND PARKING

The Town Council notes and supports the Highways Authorities comments regarding access and parking provision for the site and is concerned that insufficient provision has been made for the weight of traffic using the site.

4.0 Miscellaneous

*From information posted on the Powys County Council web site the following application has been **withdrawn**:*

21/0486/HH	B Price 42 Tan-Y-Farteg Ystradgynlais SA9 2JU	Two storey side extension
------------	--	---------------------------