

Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL

MINUTES OF THE MEETING HELD ON 19TH FEBRUARY 2020
AT THE ASSEMBLY ROOMS, BROAD STREET, PRESTEIGNE

Present: Cllrs. T. Owens (Mayor), F. Preece (Deputy Mayor), C. Kirkby MBE, R. Bamford, J. Wilding, D. Edwards, N. Rogers, L. Veary, D. Davies.

Apologies: Cllrs. B. Baynham, P. Smith, R. Bennett, C. Ruby.

In Attendance: Mrs T. Price, Town Clerk. Members of the public.

Declarations of Interest: Members were requested to declare any personal and/or prejudicial interests they may have in matters to be considered at the meeting in accordance with the terms of the Local Authorities (Model Code of Conduct Order) (Wales) Order 2008.

Personal: None.

Personal and Prejudicial:

Cllr. C. Kirkby, friend of applicant, re. planning application 20/0130/FUL.

Cllr. T. Owens, friend of applicant, re. planning application 20/0130/FUL.

Cllr. J. Wilding, owner of site, re. planning application 20/0130/FUL and related to applicant, planning application 20/0116/OUT.

Prior to the start of the meeting Members heard from a representative of the East Radnor Ramblers who had, at the request of the Clerk, produced a list of ten walks for Presteigne and Norton of varying distances and difficulty. Full surveys of each route were still taking place and the Clerk advised that on completion the walks would be added to the website if Members were happy to proceed. As the Council was a member of the public sector mapping agreement there should be no problem with copyright of maps used but the Clerk would double check this. Some work might be needed to the routes on stiles etc and the Clerk would liaise with the County Council to try to get this work done by the volunteers working with the Countryside Services. It was noted that some lengths of the walks would be in Herefordshire.

Members were circulated with the list of proposed walks for consideration and it was confirmed that work should continue. Cllr. Owens thanked the representative for attending and for her work on the proposed walks.

Declaration of Acceptance of Office: The declaration was completed by Cllr. Davies and witnessed by the Clerk.

MIN 3732 APPROVAL OF MINUTES

The Minutes of the meeting held on 22nd January, 2020 were approved without amendment. The Chairman then duly signed the Minutes.

MIN 3733 CLERK'S REPORT/UPDATE

- (1) Future of Assembly Rooms: Cllr. Kirkby asked that this be re-instated as a regular agenda item.
- (2) One Voice Wales Annual Awards: The Clerk confirmed that both applications had been submitted.
- (3) Drain, Industrial Estate: The Clerk had reported this as blocked but had been told it was not the responsibility of Powys County Council. Members believed it had now been cleared and Cllr. Bamford would monitor the situation and report any further problems.
- (4) Website: Members agreed that advertisements from food outlets should be encouraged as none were presently advertising. Cllr. Kirkby agreed to deliver a letter to the outlets in Presteigne and the Clerk would draft the necessary letter. The Clerk informed Members of the concerns raised by Cllr. Baynham about the inclusion of attractions in the surrounding area which also had small cafes and

which were included without charge. Members did not see this as a problem as the cafes were incidental to the main attraction of each venue and felt that the publicising of the various nearby locations encouraged visitors to the area. It was confirmed that as agreed at the November meeting advertisements would be charged for at the usual rate for all site advertisements (£26.00).

(5) One Voice Wales: Members had all received the list of membership benefits from the Clerk. The motion on business rates proposed by the Town Council at the One Voice Wales AGM had now been submitted to Welsh Government and a reply was awaited. A motion relating to spending on Church buildings, raised a few years ago, was still being actively raised by One Voice Wales with Welsh Government.

Cllr. Edwards joined the meeting at this point.

MIN 3734 FINANCE

(1) Donations: Members noted the letter of thanks for the grant allocations in 2020-21 from PACDG and the letter of thanks for the 2019-20 grant from Radnorshire Wildlife Trust.

(2) Payments: The following payments were approved –

NEST (direct debit)	£122.99
Mrs T.A. Price (salary)	£1312.76
HM Revenue & Customs	£517.20
T. Lloyd-John	£417.20
Presteigne Building Supplies	£55.83 MEADOW ACCOUNT
Highground Maintenance Ltd	£297.07 MEADOW ACCOUNT
Arrow Plant & Tool Hire (cherry picker 2 nd time)	£244.50
Wales Audit Office (external audit)	£227.75
Orphans Press Ltd (website menu changes)	£108.00
N. Close	£40.47
N. Close	£175.50 MEADOW ACCOUNT
JRB Enterprises Ltd	£119.46 MEADOW ACCOUNT

The proposed payment to CONNECT was deferred until Cllr. Bennett was present.

(3) Receipts: The following receipts were noted –

Website Advertising	£169.00
Allotment Rent	£28.00 ALLOTMENT ACCOUNT

(4) Consultation on future audit arrangements for Community Councils in Wales: Members had all received details of the consultation and discussed the proposals in some detail. It was agreed that increasing the external audit burden because of the non-compliance of some Councils was unfair and would not achieve any improvement. It was felt to be better to concentrate on those Councils that had serious failings. The Clerk was asked to respond to that effect.

(5) Refund of Allotment Rent (new tenant no longer able to take plot)

Prospective tenant (SH) 2020	£28.00 ALLOTMENT ACCOUNT
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MIN 3735 PLANNING

(1) Planning applications: The following planning applications were considered –

Cllrs. Owens, Kirkby and Wilding left the room for the duration of the following item and Cllr. Preece assumed the Chair.

20/0130/FUL Grid Reference: E:329984 N: 266726 Proposal: Conversion of barn to dwelling, alterations to existing access, installation of septic tank & all associated works Site Address: Barn at Old Impton, Norton, Presteigne, LD8 2EN. Resolved no objections but that the following comments be made - any development should follow sustainable principles given the current climate emergency and the existence of a public footpath to the rear of the property should be checked. *Cllrs. Owens and Kirkby returned to the room.*

20/0116/OUT Grid Reference: E:331819 N: 263670 Proposal: Outline application (all matters reserved) for residential development of 35 dwellings and all associated works Site Address: Land at Broadaxe Farm, Broadaxe, Presteigne, Powys LD8 2LA. Resolved that the following comments be made – Further to the comments made to the pre-planning consultation the Town Council would like to stress the need for -
a section 106 agreement to provide a crossing and a full connection to the existing active travel

route in the town;

the 30mph limit to be extended beyond the development (presently a 40mph limit);

properties to be built to the highest possible BREEAM standards in particular with regard to

heating/insulation - orienting properties to achieve the maximum solar gain and using pv technology not fossil fuels to provide for energy needs.

For easy reference the comments made by the Town Council to the pre planning consultation to also be included and these were -

No issues with access on to the B4355 providing County Highways have no concerns.

Concern at the large number of properties proposed on the site which seemed a high density for this area.

The Council was pleased to see the number of affordable dwellings included in the proposal and felt it would be useful to try to incorporate the need for particular size properties illustrated in the Town Council's last housing survey. A copy is attached.

The Town Council believes the proposed access is outside the 30mph limit and suggests therefore that as part of the development the footway on that side of the road be widened and a crossing provided - adding to the current active travel route along the by pass, and that via the County Council an extension of the 30 mph, beyond the new site access be made.

The Town Council appreciates that this number of dwellings will increase the pressure on the town facilities and would ask that the consideration of some form of planning gain such as the provision of green space on the site, a financial contribution towards the town play areas or Went's Meadow park for example. Dwellings to be constructed to at least BREEAM 4 standard.

The Town Council would like to request that the street lighting is suitable and in line with the town's intention to apply for Dark Sky status.

Subject to the comments above the Town Council has no objections to the application.

Cllr. Wilding returned to the room.

20/0122/FUL Grid Reference: E:331378 N: 263942 Proposal: Erection of a live/work unit, and a single storey workshop Site Address: Artisan Row, Plot B, Broadaxe Business Park, Presteigne, LD8 2UH. Resolved no objections be raised.

20/0013/RES Grid Reference: E:332166 N: 263858 Proposal: Reserved matters application following outline consent P/2016/0819 for the erection of 36 dwellings and associated works Site Address: Land Opposite King's Court, Presteigne, Powys. Resolved that the following comments be submitted - Outline permission was granted in 2018 and the forthcoming application is for reserved matters relating to 36 new dwellings of various sizes from two to four bedrooms. Thirty percent of these would be affordable (70% of those for sale and the remaining 30% as rent to buy etc). The Town Council's own housing need survey identified a need for affordable properties in the area and it is pleased to see provision is being made within the development. The Town Council understands that developer discussions with Welsh Water have indicated that connection to the mains sewers would be permitted although work was required to widen the pipes along the B4362 road. The capacity of the sewage system prior to the intended Welsh Water upgrade was discussed with us and Mr. Hughes of Hughes Architects confirmed that he had been told that this would be possible. Members received a full presentation from the Architects in December 2019 as part of the pre planning process and at the time made a number of comments. These were incorporated together with the comments made previously and are as follows -

The need for adequate provision for parking.

Comprehensive alleviation of flood risk.

hedge retention on the site boundary and if at all possible some hedging within the development.

Connection to the mains sewage system.

The highest possible environmental standard for the homes, incorporating energy efficiency measures such as orientation of properties, solar panels and high BREEAM standards. The Town Council wishes to encourage sustainable development and the building of homes to be as energy efficient as possible. It was also noted that the intention was to use ground source heat pumps but that there would not be any underfloor heating. It was felt that without underfloor heating the heat pumps could prove to be expensive to run and that underfloor heating be re-considered. It also asks that the inclusion of solar panels to assist with running costs be considered as a way of reducing future running costs for occupants. The Town Council was happy that access would be from the B4362 and that the entrance be staggered from the existing Kings Court junction. Members asked

that as part of the development a Section 106 agreement be made to provide a pedestrian crossing to give access to the recently completed active travel route and also that some play equipment be required, including, if possible, a fenced toddler area. It was noted that a length of the internal roadway (alongside properties 19-24) only had a pavement shown on one side - the Town Council would like to be assured that this would not be a bar to future adoption of the roadway by the County Council as it believes previous standards required a pavement on both sides.

The Town Council would like to request that the street lighting is suitable and in line with the town's intention to apply for Dark Sky status.

Finally, the Town Council has had one letter from a resident outlining concerns. The resident had been advised to submit those comments direct to the planning department but they were to be included for information when responding

20/0197/HH Grid Reference: E:331418 N: 264471 Proposal: Erection of detached double garage Site Address: 4 Craftsman's Mews, Broad Street, Presteigne, LD8 2AA. Resolved no objections be raised.

20/0218/FUL Grid Reference: E:331284 N: 264453 Proposal: Change of use from B1 to A1 (Country Store) Site Address: Workshops and Premises, High Street, Llanandras, Powys LD8 2DP. Resolved no objections be raised.

(2) Planning Decisions: The following decisions were noted –

20/0104/CLE, Wegnalls House, Kings Turning, Presteigne: Approval 5th February.

20/0888/DIS, development land North of Clatterbrune: Approval 11th February.

19/2129/FUL, Norton Poultry Site, Norton: Approval 11th February.

(3) Local Development Plan Supplementary Planning Guidance – Archaeology, the Historic Environment, Land Drainage and Flooding: Cllr. Wilding reported briefly on these documents and it was agreed that no comments be submitted.

(4) Suspension of Planning Applications in Herefordshire: Members noted that planning applications in neighbouring parishes in Herefordshire were currently not being determined following concerns over phosphate levels in the River Lugg. This had delayed the decision on the Car Park for the Cemetery. Following discussions between Cllr. Kirkby and Carole Gandy, County Cllr for the Stapleton parish the planning had now been approved as it was agreed there was no phosphate problem from the intended development.

MIN 3736 HIGHWAYS, HOUSING AND ENVIRONMENT

(1) Highway Items: The following items were discussed –

- Mynd Road/Lingens Lane: Road surface poor and in need of attention. The Clerk would report.
- Blocked Drains Mynd Road/Lingens Lane: Residents had cleared these drains to prevent properties being flooded.
- County Council Road Sweeper attended properties at the bottom of Knighton Road following the recent floods. The Clerk to thank the Officers for attending so quickly.
- Trees at the bottom of Hares Green blocking culvert and contributing to the recent flooding. The Clerk would report.

(2) PACDG Update: In the absence of Cllr. Ruby a written report was submitted as follows –

- Registered REFILL PRESTEIGNE. Waiting for shop information packs/stickers to put this into action.
- Advice to Knighton Community Officer on how to develop their own Community Organisation and Meeting Venue Registers, possibly also a Community News.
- Going through annual check/update of Local Venue Register for Town website.
- Purchased pavement sign and equipment for Guerrilla Gardeners.
- Continuing with monthly litter-picks.
- Currently testing local circular walks (in conjunction with WI) with aim of producing a new booklet or leaflets with maps.
- Redesign of Tourist Information Boards held pending development of central map (same as for Town Trail).

(3) Active Travel Route: The Clerk was asked to respond reminding the Officers that they had said that they had some small signs which could be almost immediately placed on existing signposts. Members were also

concerned that the pooling of water at the entrance to the Hereford Street Car park would be passed between departments and the Clerk was asked to chase for it to be attended to and to ask why there had been such a delay.

(4) Dark Skies/Lighting Update: Members agreed that an updated letter of support be written to support an application for Dark Sky Status. In order to be able to process grant applications etc. more quickly it was agreed that a small Working Group be formed consisting of Cllr. Veary (also company secretary for Presteigne and Norton Community Trust) and Mr. Harling-Bowen. The meeting was then adjourned to receive a call from Kerem Asfuroglu from Dark Source who provided an update on the current situation and the proposed grant application which was to be applied for to cover the majority of the costs for phases two and three with phase one being held back for the time being. Members confirmed support for the application, which would be made through the Trust and Cllr. Kirkby agreed to speak to one of the former Directors to check the legal status of the Trust to ensure the Trust was eligible to apply.

Members also noted the forthcoming talk by the Astronomer Royal organised by Mr. Harling-Bowen.

(5) Grass Cutting/Wildflower Verges/Presteigne Roundabouts: Members considered the options for management of the two roundabouts as submitted by Caring for God's Acre. It was agreed that option C was the best solution at an annual cost of £430. This would be met from the budget allocation set aside for 2020/21. The Clerk would check with the County Council to check it was happy for this to proceed.

Members also considered the request made at the recent Surgery for verges in Norton to be left on the same basis as some of the Presteigne areas. It was felt there were few lengths of verge in Norton that could be left uncut but the Clerk was asked to consult with Cllr. Baynham to see if any lengths could be left.

(6) Climate Crisis: Cllr. Bamford reported on the meeting held in February. A number of projects were progressing and in particular the tree planting was moving forward with trees applied for and a plot of land secured. Other projects under consideration included a carbon offsetting scheme and the re-launch of Plastic Free Presteigne. Full notes from the meeting would be circulated in due course.

(7) Fold Farm Footpath Update: Cllr. Kirkby reported that the formal interviews were now complete. Copies of the statements taken would be supplied to witnesses for checking and the Officer would then carry out research and prepare a report to take to County Council Committee. The whole process was expected to take around six months.

(8) Welsh Water: Cllr. Kirkby reported on a site meeting held with representatives of Welsh Water to discuss the sewage system improvements for the Presteigne and Norton area. The intention was to pump the Norton sewage to Presteigne for treatment at the Presteigne plant as well as upgrading the Presteigne site. Welsh Water would be carrying out some test core drilling holes to check for soil/rock structure in March/April and it was hoped that work on the upgrade would start at the end of 2020. Cllr. Kirkby had raised the possibility of working with the Active Travel team at the County Council to combine the travel route with the pipe works and initial contact had been made. The possibility of Welsh Water using power from a community solar power installation had been discussed but on further investigation it seemed that the company did not require sufficient power for this to be viable. Welsh Water would be interested in taking the energy produced if Western Power could take it but at present the power company had indicated they were unable to do so.

(9) Scope of Proposed Local Electricity Bill: It had been confirmed that if passed the bill would cover Wales.

(10) Removal of Yellow Lines, Mill Lane: The Clerk reported that this request had been made by a resident at the February Surgery. It was agreed to include this for review during the annual town walk.

(11) Buses at John Beddoes Campus: Cllr. Kirkby reported that buses were again leaving their engines on while waiting to collect pupils. There was also a problem at the Primary School with parents keeping engines running while waiting to collect their children. The Clerk was asked to write to both schools to ask that if they could monitor the situation and ask drivers to turn engines off.

MIN 3737 NORTON

(1) Norton Community Trust Update: Cllr. Wilding reported on progress with the bat survey now completed and a change of use planning application to go in to the County Council in the near future. A decision from CADW on a change to the listing category was expected very soon. The listed building application was currently delayed due to the absence of the Built Heritage Officer.

MIN 3738 SITES AND BUILDINGS

(1) Public Conveniences: The Clerk would arrange for the re-opening of the Wilson Terrace toilet block on 1st April.

(2) Allotments:

- Welsh Water: Cllr. Kirkby reported that Welsh Water would require access to carry out some core drilling and that this would affect one plot. It was agreed that he approach the relevant plot holder and explain the situation. No rent to be charged for the forthcoming year as compensation for having to delay planting.
- Extra Grass Cutting: Cllrs. Kirkby and Wilding together with the Clerk had met the contractor on site and a formal price would be supplied in due course.

(3) Meadows:

- Request to site community composting project on Meadow: Members considered this request but felt that the site was not suitable, suggesting that the former County Council depot, with concrete surfaces, would be more suitable. Following a vote it was agreed to refuse the request.
- Fields in Trust: The Clerk explained that this had been considered around two years before but that the decision to build the new barn had meant that it had been decided not to place the site under Fields in Trust. The Trust Officer had now been back in touch to ask if the Council intended to re-consider now that the barn was complete. It was agreed to discuss this further at the August Walk. In the meantime the Clerk would circulate background information to Members.
- Work completed to stone plinth, hedge cutting: Thanks to Cllr. Bennett were noted.
- Aerial Runway: Cllr. Kirkby and the Clerk had met representatives from Playdale on site and it had been agreed that it would be possible to add a further 3.5m to the length of the runway by moving just one of the two ends. The Playdale representatives would report back to their managing director for a decision on what would be done.
- A request by the Carnival Committee and a member of the public to plant a fruit tree in memory of Nigel Powell on Went's meadow was approved.
- Tree pruning of some of the orchard trees would be carried out the coming weekend.

(4) Silia Wood: The Clerk reported that she had checked with the Woodland Trust Officer and a budget had been set aside to provide the benches and sign mentioned in the management plan.

(5) Withy Beds: Cllr. Kirkby reported that the tree recently felled by the Wildlife Trust was a standing dead tree. Several members of the public had been concerned that a live tree had been felled.

MIN 3739 CORRESPONDENCE/GENERAL ITEMS

(1) Liaison with Schools: Cllr. Veary reported on the ongoing work with the secondary school and the planned day on 4th March. Additional volunteers were required and all Members were welcome. Members commented on how well the work with the school was proceeding.

(2) Future Education Provision in Presteigne: No date had yet been received from the Portfolio Holder and the Clerk had sent a reminder on 18th February. Members considered the current County Council consultation on 'Transforming Education in Powys' but agreed not to comment.

(3) Town Trust: Cllr. Veary reported that the first banking form supplied had been incorrect and that a new form was being obtained.

(4) VE Day Event: Nothing to report as yet.

(5) Report on Tri Towns Meeting: Cllr. Preece reported that the new newsletter had been named Mid Border News and that both Kington and Knighton Town Councils would be taking a page in the publication. Representatives of local walking groups would be attending the February meeting to discuss producing walk leaflets covering longer walks over the three Council areas. A representative from the County Council on transport would hopefully attend the March meeting. The Group had now been renamed as the East Radnor Forum.

(6) Wales Air Ambulance Annual Review: Noted.

(7) Future of Library Service Update: Nothing definite would be known until after the County Council Budget was set on 28th February.

(8) Launch of Breast Feeding Friendly Network: Cllr. Kirkby had attended the launch of the Project.

MIN 3740 TOWN COUNCIL SURGERY

February surgery: There had been a number of visits to the February Surgery and these were –

- A query on the unavailability of fibre broadband at West Wall: The Clerk had contacted BT and Kirsty Williams AM and BT had stated that fibre should be available for the area around the end of August. This would involve changing lines direct from the exchange and routing them through new cabinets. The Clerk had requested more details on the all the premises that would receive the upgrade but this was still awaited.
- Two complaints about the damaged pavement slabs outside the Assembly Rooms: The Clerk had reminded the County Council of the need for urgent repair.
- A request for the yellow lines in Mill Lane to be removed now that the Works Depot was no longer there. (See under HHE above).
- Report of slippery Pavings in Station Road: Cllr. Baynham had chased this up.
- Request for Parking by the Bowling Club on the School Field to be formalised: Cllr. Bayham was dealing with this.
- Request for Norton grass verges to be left uncut as in part of Presteigne: See above under HHE).

Arrangements for March Surgery: Cllr. Davies to attend with either Cllr. Baynham or Bamford. The Clerk would forward the necessary forms for use.

MIN 3741 COUNTY COUNCILLOR'S REPORT

Cllr. Baynham had submitted a written report as follows –

- Budget meeting for County Council 28th February
- Attended the official opening of Brecon High School.
- Presented residents of St Harmon with a card & flowers for their 60th wedding anniversary.
- Visited flood effected areas in Knighton with the Emergency Planning Officer to look at what's been done by Powys CC and what can be done to prevent further problems.

MIN 3742 URGENT BUSINESS INFORMATION

(1) Code of Conduct Training 28th April: Members were asked to let the Clerk know if they wished to attend.

(2) Rural Policing Conference: Members to let the Clerk know if they wished to attend.

(3) Community Storage: It was reported that a sign had gone missing and that CONNECT had asked if the Council was holding an inventory and checking items in and out. The Clerk was asked to respond stating that the Council would not be holding an inventory and that all items were stored at the owner's risk. In addition she was asked to state that items of any value would probably be better stored elsewhere.

The meeting closed at 9.36 pm