

Cyngor Tref Llanandras a Norton PRESTEIGNE AND NORTON TOWN COUNCIL

MINUTES OF THE MEETING HELD ON 16TH JUNE 2025 HELD AT NORTON COMMUNITY HUB, NORTON, PRESTEIGNE AND ALSO VIA VIDEO CONFERENCING

Present: Cllrs. D. Edwards, (Mayor), C. Ross (Deputy Mayor), B. Baynham, T. Owens, F. Preece, M. Price, A. Van Huls, L. Harling-Bowen, A. Ramsay, C. Kirkby MBE and J. Ramsay.

Apologies : None.

Absent : Cllr. N. Rogers.

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:

Cllr. F. Preece, trustee of Presteigne Scout Group, re. request from Scouts to site a storage container adjacent to the Scout Hut.

Personal and Prejudicial:

Cllr. C. Ross, neighbour of property, re. planning application 25/0806/TRE.

Cllr. Edwards suggested that the agenda items relating to the pre-planning consultation and the Fold Farm DMMO be brought forward to the start of the meeting due to members of the public being present to listen to these items and this was agreed unanimously.

Prior to the commencement of the formal meeting Members heard from a member of the public on the DMMO application relating to Fold Farm, Broad Street, Presteigne and raising concerns on the process followed. It was noted that until the legal order was made, any appeal heard etc there would be no change in access to the path and the landowners had stated that access would continue to be refused in the meantime.

Members then heard a presentation on the proposed development on the former Kaye's Factory site from Mike Lloyd of Berrys and Peter Mellor of Central and Country. Points made included –

- Planning Authority had preferred all access via Lugg View but a traffic assessment and survey would be carried out as the project progressed.
- The current proposal followed the principle of the designation in the Local Development Plan.
- Submission of a formal outline planning application was hoped for in around three months but this could vary depending on the nature and volume of comments from this stage.
- An explanation was given on the ground testing to be carried out.
- The need to support the High Street and to encourage link visits was acknowledged.
- Healthcare facility was included but the type of this facility was not yet decided.
- Health and safety and noise during the construction phase was noted as being controlled by conditions within any planning permission granted.
- A commitment to using dark sky compliant lighting was given.
- With regard to the capacity of local services such as education and health it was stated that as a designated development site the various agencies would be aware that development was to happen and should build this into their forward planning.
- The build would be as energy efficient as possible but it was not financially viable for the houses to be designed to passivhaus standard.

- Any re-routing of rights of way would need to be applied for separately to the planning application.
- There was provision for open space and a play area.
- The Majority of the trees on the site would be retained.
- 30% of the properties would be affordable.
- The need for the development to be financially viable was stressed given the need for ground testing and the allocation for affordable housing.

Members had the opportunity to ask questions, make suggestions and discuss various aspects of the proposal. Comment forms had been left in the public seating area for comments to be submitted.

Cllr. Edwards thanked the developer for attending the meeting.

MIN 4489 PRE-PLANNING CONSULTATION: FORMER KAYE'S SITE

Pre planning consultation: outline planning application for a mixed-use development (comprising residential, non-residential institution and retail uses) on the former Kayes foundry site, Presteigne. Members agreed to hold an additional meeting to discuss comments for submission. Agreed for 24th June, 7pm at the East Radnorshire Day Centre.

MIN 4490 DMMO APPLICATION – FOLD FARM, BROAD STREET, PRESTEIGNE

The Clerk had received an email from the County Council Officer outlining the next steps in the process. This was as follows –

- County Council to make the legal order;
- Wait to see whether objections are received;
- If objections are raised the matter would need to await a decision by a Planning Inspector which typically could take a year or more, not least as a public inquiry may be called.
- One option open to the Council in the meantime was to submit a 'representation' (which need not be an objection) in regard to any matters it felt had not been adequately covered or included in the Committee report.

It was noted that until a final decision was made no action could be taken to open the route to the public. Cllr. Baynham stated that it had been a pity that no representations had been possible at the Committee meeting. It was agreed that Cllr. Kirkby would draft a representation response for consideration by the Council and that this would also be discussed at the extra meeting on the 24th June.

MIN 4491 APPROVAL OF MINUTES

The Minutes of the annual and ordinary meeting held on 19th May, 2025 were approved as a true and accurate record and the Chairman duly signed the Minutes.

The Minutes of the Sites and Buildings Committee meeting held on 9th June, 2025 were approved as a true and accurate record and the Chairman duly signed the Minutes.

MIN 4492 UPDATE ON OUTSTANDING ITEMS

- (1) Decision to stop posting meeting papers: Cllr. Kirkby expressed his dissatisfaction at this decision and asked that it be re-visited after the expiry of the six month period.
- (2) Memorial Bench: A site meeting had still to be arranged to agree the exact location on the Meadow. Cllr. Baynham reported that there was also to be a bench on the Warden and she was arranging for the County Council Officer to liaise with the family.
- (3) Dark Skies Signage: Welsh version of the sign with Cllr. J. Ramsay. Once complete the Clerk would arrange printing and laminating.
- (4) Leisure Centre: Cllr. Baynham meeting with the Portfolio Holder shortly and to report back to the meeting.
- (5) Clerk's Report - Committee Memberships: Outside reps as discussed in May had all confirmed.
- (6) Clerk's Report - External Audit: The Clerk had almost finished compiling the supplementary papers for submission to the Wales Audit Office at the end of the month.

MIN 4493 FINANCE

(1) Donations: No donations this month.

(2) Payments: The following payments were approved –

Mrs T.A. Price (pay)	£1622.20
HM Revenue & Customs	£703.97
NEST	£150.64
Highground Maintenance Ltd	£469.96 MEADOW ACC
T. Lloyd-John	£765.23
N. Close	£12.00
N. Close	£144.00 MEADOW ACC
HSBC (bank charges)	£8.00
HSBC (bank charges)	£8.00 MEADOW ACC
O. Rimington (storage building)	£416.25 MEADOW ACC
SGS (storage building)	£282.96 MEADOW ACC
William Smith Group (signs – Dark Skies)	£143.14
Pump International Ltd (allotments)	£312.66 MEADOW ACC
British Gas Lite	£18.33
CLAN CIC (bioblitz event, from Climate Grant Fund)	£200.00
Kington Building Supplies (storage building)	£1441.56 MEADOW ACC
Presteigne Building Supplies (mainly storage building)	£1132.27 MEADOW ACC
Pump International (allotments)	£312.66 MEADOW ACC
Gunmac Timber Services Ltd (wood chipper)	£60.00 MEADOW ACC
EDF Energy (Hereford Street Toilets)	£43.18
EDF Energy (Meadow)	£26.96 MEADOW ACC
R. Rimington (refund fuel nature reserve)	£13.21 MEADOW ACC
JRB Enterprises Ltd (dog bags)	£1278.00 MEADOW ACC
Amazon (refund N. Close)	£17.98
O. Rimington (storage building)	£713.22 MEADOW ACC

(3) Receipt: The following receipts were noted –

Donation from fitness class instructor	£20.00 MEADOW ACC.
PCC (electricity from Hereford Street Toilets)	£170.58

(4) Bank Transfers: The following transfers were noted -

£2.03 from the capital account (now closed) to the Money Manager account.
£2.45 from the Warden Reserve Account (now closed) to the Meadow Account.

MIN 4494 PLANNING

Cllr. Ross left the room for the following item having declared a prejudicial interest.

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

25/0806/TRE Grid Ref: E: 331577 N: 264499 Proposal: Removal of a Hawthorn Tree within a Conservation Area Location: 1 Church View, Broad Street, Presteigne LD8 2AF. Resolved no objections be raised.

Cllr. Ross returned to the room.

(2) Planning Decisions: The following decision was noted –

25/0614/TRE 27 Hereford Street, Presteigne: Approval 13th May.
25/0677/TRE Harley House, Broad Street, Presteigne: Approval 15th May.
25/0676/HH 1 Warden Terrace, Presteigne: Refused 10th June.

(3) Pre-planning Consultation Former Kaye's Site: See Minute 4489.

(4) Nant Mithil Wind Energy Park - General Update: Members noted the update as emailed. Once the application had been validated PEDW would commence a formal public consultation.

MIN 4495 HIGHWAYS, HOUSING AND ENVIRONMENT

(1) Dark Skies Project Update: Cllr. Harling-Bowen reported on the following –

- Site meeting re. Christmas Lights: Lights installer had met on site to discuss the need for additional power points and the options given the quotes received. The Clerk had now written to the County Council to see if the street lights considered would be able to be used and had also written to the lights suppliers to ask for them to consider possible options using either the existing power supply or a maximum of two power points.
- Dark Sky Signage – English versions of the sign had now arrived. Cllr. Harling-Bowen would provide the fittings using dark sky monies within the PACDG bank account.

- Visit Wales: Meeting on 18th June at 10.30am to discuss promoting dark sky tourism.
- Talk to Newtown Astronomy Group on Presteigne Dark Skies.
- Talk planned at Elan Valley Visitor Centre.

Cllr. Owens asked what evidence was available to show the economic benefit of being a dark sky community. Cllr. Harling-Bowen replied that it was difficult to quantify but that in Moffatt employment had been brought to the area through the building of a dark sky distillery.

(2) Climate and Environment Update: Cllr. J. Ramsay reported that the Working Group hoped to meet before the July Council meeting.

(3) Update re. Fold Farm DMMO Application: See Minute 4490.

(4) Car Parking - Update: Cllr. Baynham reported that some changes were being put in place with a £1.50 charge now to be in all car parks for the first hour and the introduction of season tickets for specific car parks alongside the main season ticket for all sites. However the suggestion for a first hour or half hour free had not at present been taken forward. She added that she agreed with one of the comments raised under the former Kaye's site consultation that a walking route to the proposed retail unit from the Hereford Street car park would be useful and would reduce the traffic along the Lugg View access.

(5) Mill Lane Issues Update: The issue with the falling stones was discussed and Cllr. Baynham agreed to raise it with the Highways Officer and had a site meeting already scheduled.

(6) Lost Rights of Way – Radnorshire: Request by Ramblers and Open Spaces Society for priority routes for DMMO applications: Agreed that a working group be formed to review the routes in the Presteigne and Norton area. Cllrs. Ross, J. Ramsay and Kirkby agreed to review the routes and to produce a formal report for consideration at the July meeting.

(7) Grass Cutting, Station Road: Cllr. Baynham had looked into this and confirmed that Station Road was on the urban verges cutting schedule and was next due to be cut on 4th July. The Officer had advised that it should have been cut in 2024. The Clerk would inform the resident who had raised the query.

MIN 4496 NORTON

(1) Norton Show: Schedules now out.

(2) Church Clock: GoFundMe page set up to raise monies towards the clock repair. Estimated cost around £30,000.

MIN 4497 SITES AND BUILDINGS

(1) Public Conveniences: The following matters were discussed –

- Wilson Terrace Block: Due to be painted by the Community Payback team on 22nd June.
- Hereford Street Block: Contractor had accepted work and was currently expecting to do the work in the Summer.

(2) Allotments: The following matters were discussed –

- New pump purchased due to breakdown and old pump would be kept for parts.
- PNAA updated membership numbers: the Clerk reported that she had had a correction to the numbers given at the Sites and Buildings Committee meeting. Membership was twenty-one with five of these now having given up their plot.

(3) Meadows: The following matters were discussed –

- Community Bar/Storage: Cllr. Kirkby reported that the outside of the building was now complete apart from some work to the paths There was still some internal work to do. The proposed list of equipment was circulated to all Members and Cllr. Kirkby answered questions from Members on the items included. Cllr. J. Ramsay added that there was some timber that needed removing before the carnival and it was agreed that subject to the removal of the timber presently in the storage container and there being sufficient space this could be placed in the container for the time being.

Noted that Cllr. Preece declared a personal interest in the following item.

- Request by Scouts to site Storage Container next to the Scout Hut: Members had received a copy of the letter from the Scouts. It confirmed the group had considered the options suggested by the Council but did not consider any of the possibilities to be viable for them and their proposal was therefore unchanged. Members discussed the various options and felt that adjacent to and in full view of the road was not a suitable location. They felt that larger, seldom used items could be stored in a container next to the Council's own container with smaller regularly used items being stored in the Scout Hut itself. The Clerk would write to the group accordingly.

- Brilliant Basics Paths Project: Cllr. Preece reported that she was arranging a site meeting with the contractor and that she had arranged a meeting with the scouts for the next week to discuss the proposed path near to the scout hut.

(4) Nature Reserve: Cllr. J. Ramsay highlighted items from the report given to the Sites and Buildings Committee. Full details in the Committee Minutes.

(5) Sites and Buildings Committee Recommendations: These were considered as follows –

Allotments:

Further help that could be provided with regard to the mending of rabbit holes in the perimeter fence:

Agreed that the Council would consider funding labour costs if the Association obtained quotes.

Funding would be subject to a Council decision once quotes had been provided. Noted that the rules for the Allotment Gardens allowed fencing of individual plots by tenants.

Further action on the untidy/untended plots: The Clerk had again written to tenants advising that untidy plots needed to be cleared. She stressed that the plots listed by the Association had all been in a poor condition when taken on and that all occupants had taken up their tenancy in the last twelve months. The Allotment Association had been advised of this. It was noted that in future plots needed to be left in a much better condition than currently and it was hoped that the new deposit scheme would help with this. Agreed that the site would be included as part of the town walk in August for a further review of plots not tended.

Nature Reserve:

Entrance panel removal to increase disabled access: The volunteer group felt that this was no longer necessary as there had been no further concerns raised. It was agreed no further action at present.

Meadows:

Proposed Hedge plants to fill in the gap left by the fallen tree at the allotment car park: Agreed that Mr. Graham to be asked to proceed with this subject to a maximum spend of £50.

Equipment to be purchased as part of the storage building project: See above.

Left-over soil from the new barn project use by the Radnorshire Wildlife Trust to improve/repair steps at the Withy Beds: Agreed.

Hedge Management Review: Agreed that Cllrs. Ramsay and Price would conduct a review of hedge management policy and report back to Council in due course.

Toilets: No decisions required.

MIN 4498 CORRESPONDENCE/GENERAL ITEMS

(1) Leisure Centre Update: Deferred to the July meeting.

(2) Town Council Surgeries –

- Update on earlier items: No updates at present.
- Items from June Surgery:
 - Missing Bin from near to Premier: Cllr. Baynham had investigated. County Council would replace.
 - Trees in Station Road needing attention: Noted that the County Council had already confirmed it would be reviewing the trees in the Autumn. Clerk to also ask for the lime trees at the Scallions to be included.
- Review of trial period: Agreed not to continue with the surgeries. The Clerk would provide forms to the library for use. She also confirmed that the new website would contain a clear and obvious 'contact us' option for residents to use.

(3) Introductory Email from High Sheriff, Sally Roberts: Noted. Clerk to provide contact information to Cllr. Kirkby re. the opening of the new storage building.

(4) Presteigne Cemetery - Email of concern re. use by camper vans: Noted. There had been no reports of future occurrences. No further action for the time being.

MIN 4499 COUNTY COUNCILLOR REPORTS

Cllr. Baynham reported the following: -

Site Meeting with Highways Officer to consider – gap in fence at the bridge by the allotments, problems on Slough Road, stones falling from the wall in Mill Lane and the proposed diversion route during the closure of the bridge at the bottom of Broad Street. Members asked to let her know if there were any other items to review.

Cllr. Edwards reported the following: -

Funds of £5000 per County Councillor available through the Anti- Poverty Locality Fund. Each Councillor could choose up to three organisations to benefit.

MIN 4500 CO-OPTION

The Clerk had posted the notices for co-option with a closing date of 30th June as agreed.

MIN 4501 URGENT BUSINESS INFORMATION

(1) Recent Burglaries in Presteigne: Cllr. Van Huls felt that during the recent burglaries the police action had been unacceptable and that in some cases the police had declined to review the CCTV available citing lack of time. Members agreed that this response was disappointing and it was agreed that the Clerk write to the Police and Crime Commissioner and the Chief Constable to ask that the handling of the cases be reviewed.

(2) Changes to Rights of Way Volunteer Groups and Request to meet with Councils: Members agreed that if all the Councils from each locality area were to meet with the Rights of Way team together then the County Council should suggest possible dates and a meeting venue. The Clerk would reply to this effect.

The meeting closed at 9.17 p.m.