

**Cyngor Tref Llanandras a Norton
PRESTEIGNE AND NORTON TOWN COUNCIL**

**MINUTES OF THE MEETING HELD ON 24TH JUNE 2025
HELD AT EAST RADNORSHIRE DAY CENTRE, SCOTTLETON STREET, 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, N. Rogers and J. Ramsay.

Apologies : None.

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: None.

MIN 4502 PLANNING APPLICATION

The following application was considered –

25/0784/LBC Grid Reference: E:331406 N: 264402 Proposal: Replacement external door Site Address: 51A High Street, Presteigne, Powys, LD8 2BE. Resolved no objections to the application but to comment that to paint the door white seemed unnecessary.

MIN 4503 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.

All agreed that the Council was very pleased to see the site finally being developed and appreciated the developer attending a Council meeting to talk about the proposals and answer questions.

Members discussed and agreed the following points to be raised with the developer –

Affordable Housing – Members referred to the Presteigne Town Investment Regeneration Plan which says – ‘*The contaminated site of the old Kaye's Foundry, in the centre of Presteigne ...holds the key to providing more affordable housing for existing, particularly younger, residents who are currently locked out of the housing market.*’ It was felt that the current proposal placed too much emphasis on one-bedroom properties when in fact there was a very real need for affordable family homes. The current Powys housing list shows Presteigne as in need of such homes. The Town Council therefore feels that the affordable element of the development needs to include a high percentage of family sized properties. At present the designation of the affordable properties is not given. The Council also believes that there is a real need for shared ownership homes to enable people to get on the property ladder.

Housing Generally: It was felt that there were too many one-bedroom properties given the town's need for more family homes. Members would like to see the properties built to the highest possible environmental standard and feels that, given the site is not as contaminated as was expected thus reducing costs, then achieving Passivhaus standard should be the aim. As would the inclusion of the appropriate electrical installation to allow the future connection of electrical vehicle charging points. The Council supports the fitting of air source heat pumps.

Site Layout: Some Members commented that the layout of the site did not reflect the distinctive medieval layout of the historic town centre and it was agreed to ask if this could be considered when reviewing the current layout.

The location of the play area, to the very edge of the site was discussed and it was felt that it would be better sited in the centre of the housing – this would create a ‘village green’ type area which would promote a sense of community and allow parents to watch their children more easily. It was also noted that with the current arrangement it was necessary to cross a road for it to be reached. It was also felt that orienting the houses East/West would maximise solar gain from photovoltaic roof panels.

Play Area: Members would like to know what arrangements will be in place to maintain the area both for regular maintenance and in the long term.

Traffic/Highways – Members noted that the County Highways Department believed that the junction from the site was adequate but Members had concerns about the subsequent increased use of Broadaxe Lane and Greenfield Road. It was felt that promoting use of the Hereford Street Car Park by providing pedestrian access to the development from there would be a way of reducing traffic directly from the site. The Council would be very interested in seeing the results of the traffic analysis once complete. Members confirmed that Back Lane was not suitable for use for access to the site but were very interested in the possible land donation discussed with Cllr. Ross to improve the bottom end of the lane. It would be keen to support this.

Lighting on Site: Members were pleased to note the agreement of the developer that the whole site, including the retail building, would have dark sky compliant lighting.

Siting of Healthcare Facility: It was felt that it was more logical to site this nearer to the current Doctor's Surgery.

Retail: No comment other than the need to provide a pedestrian link to the Hereford Street car park.

Surface Water Drainage: The need for this to be fully assessed was stressed by Members. The proposed SUDS basin should be more than capable of coping with the site water run-off.

Heritage Impact Statement: At one point this stated that the site would enhance the adjacent conservation area. See comments on layout above.

Materials: At this stage there was no detail on the materials to be used in construction. The Council would wish to be advised of this information in due course.

Trees etc: Retention of existing trees fully supported.

Footpaths: Noted that the footpath currently re-routed to the edge of the site was to be returned to its original line. This was felt to be a positive step.

Cllrs. Preece and Price left the meeting at this point.

Contamination on Site: Two comments were made – the Town Council would appreciate more detail on the proposals for the removal of contaminated material and the intentions for the infill subsequent to this and it would also like details on how the contaminated material will be removed to avoid any risk to residents of the town.

Cllr. A. Ramsay felt that parking should be around the edge of the site but after discussion it was agreed that this was not practical given the future change to electric vehicles. It was also felt that that this would not be attractive to potential purchasers.

Cllr. Edwards thanked Members for a very detailed and useful discussion. It was agreed that the Clerk submit the comments agreed to the developer and also separately to the County Council to inform its comments. Cllr. Edwards reminded Members they could submit their own comments but

that they should ensure they kept an open mind in order to avoid being considered pre-determined. Members were also advised that any such comments should refer to planning considerations.

MIN 4504 DMMO APPLICATION – FOLD FARM, BROAD STREET, PRESTEIGNE

Deferred until the July meeting.

MIN 4505 URGENT BUSINESS INFORMATION

(1) Highways Site Meeting: Cllr. Baynham reported that she had now had the meeting with the Highways Officer who was willing to extend the post and rails section by the allotments. This was not the area raised as a concern by the Allotments Committee. Members would add to the list for the Town Walk in August.

(2) Car Parking Charges: Cllr. Baynham was able to confirm that the one hour parking charge was now being reinstated for all car parks and that car parking permits for individual car parks only (rather than for all sites) would now definitely be introduced.

(3) Potential Use of Meadow 2nd August: Cllr. Baynham would pass on the Clerk's contact details.

The meeting closed at 8.26 p.m.