

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

---

**MINUTES OF THE MEETING HELD ON 27TH AUGUST 2014**  
**AT THE SHIREHALL, BROAD STREET, PRESTEIGNE**

**Present:** Cllrs. C. Kirkby MBE (Mayor), J. Tennant-Eyles ( Deputy Mayor), G. Banks, Ms. H. Marchant, Ms. N. Humphreys, J. Matthews, Ms. F. Preece, B. Price, P. Robinson, P. Smith.

**Apologies:** Cllrs. Ms B. Baynham, H. Owens, J. Wilding.

**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:*

<i>Cllr. Banks</i>	<i>PCC LDP Committee, PCC Cabinet Member</i>	<i>Planning Applications/Local Development Plan</i>
<i>Cllr. Price</i>	<i>acquaintance of an applicant for planning in Norton</i>	<i>Local Development Plan</i>

*Personal and Prejudicial:*

<i>Cllr. Kirkby</i>	<i>Friend of applicant with Planning Application in Norton</i>	<i>Local Development Plan</i>
---------------------	--	-------------------------------

Three members of the public had requested to speak prior to the commencement of the meeting and did so in the order the requests were received. These were -  
Dr. S. Hugh-Jones (Reeves Hill Wind Farm Access Planning Application)  
Norton Civic Society represented by Dr. M. Thompson (Local Development Plan and Norton)  
Mr. G. Jones (Planning Application Rockbridge Caravan Park)

**MIN 2862 FINANCE PAYMENTS**

The following payments were approved -

Clearview Cleaning Services Ltd	<b>£401.75</b>
Zurich Municipal (annual insurance)	<b>£1201.05</b>
Viking Direct (ink/toilet rolls)	<b>£109.70</b>
Welsh Water (toilets)	<b>£41.70</b>
Welsh Water (barn)	<b>£24.30 MEADOW ACCOUNT</b>
Presteigne Building Supplies	<b>£4.43 MEADOW ACCOUNT</b>
N. Close	<b>£194.00 MEADOW ACCOUNT</b>
N. Close (repairs to pump)	<b>£24.00 ALLOTMENT ACCOUNT</b>

**MIN 2863 PLANNING**

**(1) Planning Applications:**

**P2012/0573** full, new site access road from A4113 to the Llanshay Lane and the creation of passing places to enable access to the consented Reeves Hill wind farm at **agricultural land south of A4113, Knighton.**

Each Member was given the opportunity to comment. Cllr. Banks confirmed that he was opposing the application in his position as County Council Member. Following a vote the decision to object to the application was carried by 5 votes to 4 with Cllr. Banks abstaining. The following comments were agreed.

*The Town Council wishes to object to the granting of permission for the access road for the following reasons -*

- *The Council feels it is impossible to determine this application without reference to the impact of the whole development and its effect on the area and indeed understands that had the development been sited wholly in Wales then both the access works and the site would have had to be submitted as one application and so would have been considered together.*
- *The opposition to the wind farm itself, which is supported by the survey conducted by the Stonewall Hill Conservation Group which indicated 92% of Norton residents are opposed to all aspects of the proposed development. (Norton residents will be the most affected by sight and noise from the proposed wind farm).*
- *Stonewall Hill is special place, unique on the Welsh/English border with the road and its historical stone wall defining that boundary and from which extensive views of the Marches are available. The proposed access road will change the character of the whole area, presently a tranquil and beautiful spot appreciated by locals and visitors alike. The area is a haven for many forms of wildlife and indeed since the Town Council's letter of June 2012 red kites have been sited in the area.*
- *The proposed road will impact on tourism and leisure uses for Stonewall Hill and thus destroy a much loved and well used local beauty spot. It would effectively industrialise the road and its surroundings and destroy the nature of the road and its setting in the rural countryside.*
- *To incorporate the access road the ancient medieval stone wall will need to be breeched in four places, a clear destruction of such a historical landmark in the area. Indeed the wall is the historic boundary between England and Wales.*
- *The damage, wear and tear to all local roads and especially Stonewall Hill/Llanshay Lane will be considerable and the impact to local flora and fauna severe and irreparable.*

**P2014 0732 and 733** , conversion of former doctors surgery and apartment to form an annex to include internal alterations at **Warden Court, St. David's Street, Presteigne. No objections raised.**

**P2014 0794**, removal of conditions 14 and 15 of planning permission P2010/0343 to allow units to be occupied as full residential units at **Rockbridge Park, Discoyd**. The advantages and disadvantages of the application were discussed. Cllr. Banks stated that he had no view on the application at present. It was agreed to object to the application and that the following comments be submitted.

*The Town Council wishes to object to the removal of the conditions on the following grounds*

*the removal of the conditions would set a precedent for the removal of such conditions on other holiday properties in the area (properties that received the original planning permission because they were for holiday accommodation only and whose suitability was assessed accordingly);*

*the Council is concerned at the loss of available holiday accommodation in the area which it feels is very much needed locally;*

*the increased foot and vehicular traffic along the main road from the site into Presteigne created by permanent residential use of the site.*

## **(2) Draft Local Development Plan, Consultation**

*Cllr. Kirkby left the room for the discussion and decision on the LDP in relation to Norton.*

Following a general discussion the following comments were agreed.

*The period of the plan is stated as 2011 -2026: The Town Council felt it would make more sense to have later start date given that 2011 is already 3 years ago and felt 2015-2030 would be more sensible.*

*It was noted that the Local Growth Zones cover a central corridor. This excludes Presteigne and the Town Council feels that this growth should include other major towns, not just central corridor.*

*Community Infrastructure Levy: The Town Council notes that this is being considered and supports this providing monies are spent locally to the area from which they are received.*

*The support for live/work units (p55) is felt to be a good idea but the Town Council feels that the description should be work/live, i.e. work should be the priority element.*

*The Affordable Housing Requirement for larger developments was noted at the reduced percentage of 20%. This was felt to be more practical as reductions from the previous higher rate have been negotiated by developers in the past.*

*The Open Space Provision on larger developments is supported*

*There seems at times to be a confusion between the use of metric and imperial terms with this changing during a section and in some cases when both are used the conversion appears to be incorrect (P9 2.2.8 12,000 miles cannot possibly equal 9166km.)*

*P65 4.6.45 mentions developments of over 10 dwellings not in towns or large villages – given the policy for only small infill development in small villages surely this should not happen.*

*P114 no target included for landfill in 2015/16, this does not seem possible or practical?*

*Norton, Designation as Small Village/Large Village: The Town Council is happy with the designation of Norton as a small village but is concerned at the figure of 300 used for the population. The electoral register shows 500 electors in the Norton Ward although this obviously includes outlying properties. 300 approximately reside in the centre of Norton, around 100 in Norton Manor (surely part of the village?) and 100 in outlying properties. Under 18s would not be included in these figures. The Council would like a more detailed explanation for the origin of the figure of 300 used in the settlement hierarchy document as it feels this figure should be correct and justifiable to avoid future challenge to the designation as 'small village' and the designation being declared invalid.*

## **MIN 2864      LIBRARY SERVICE CONSULTATION**

*The Town Clerk left the room for the duration of the discussion due to her additional employment with the Library Service.*

Following a discussion on the options provided for consideration by the County Council it was agreed that the Town Council felt that option A, to reduce the opening hours of libraries was preferred to options B and C involving the complete closure of some libraries. It was felt however that the reduction in the mobile library service included in option A should be from a two week to three week rota not to a four week rota. The Council also asked that the value of the libraries to literacy in the community and in providing access to computers and wifi for residents and tourists be stressed. The value of the library staff and their local knowledge was also to be included in the response.

**MIN 2865**      **SUMMER AMBASSADORS PACK**

The Clerk reported that this pack had been received from the County Council containing information on consultations that County Members were being advised to carry out with local residents. Town and Community Councils were invited to be involved. It was agreed that if Cllr. Banks arranged an event then representatives of the Town Council would attend in support.

**MIN 2866**      **TOWN WALK**

The notes for the Town Walk were agreed as circulated.

**MIN 2867**      **URGENT BUSINESS**

- The Clerk was asked to raise the following items with the County Council -
- the need for dropped kerbs to allow access to Warden Close for mobility scooters
- the need for repair to several items at the Wilson Terrace Play Area
- the continued potholes at Newton Lane which had already been reported several times.
  
- Cllr. Ms. Preece was thanked by all for her efforts in planting the Kington roundabout and it was agreed that consideration of planting would be made earlier in 2015.
  
- The forthcoming budget workshop dates to be held by the County Council were noted.
  
- VSCC: Cllr. Kirkby advised Members that he had been invited to the 75th anniversary dinner and explained his concerns that the majority of the Welsh Rally part of the event was taking place outside Wales. This meant that the event would not begin on Went's Meadow. It was felt that this would be a loss to Presteigne and have an effect economically. It was agreed that the Clerk write expressing the concerns of the Town Council.
  
- 14th September, St. Michael's Hospice Walk: Cllr. Kirkby informed Members that he would be taking part in the event which would be concluding in New Radnor.

The Meeting closed at 9.05 pm.