



**CYNGOR TREF  
YSTRADGYNLAIS  
TOWN COUNCIL**

**Ordinary Meeting of the Council held at the Welfare Hall,  
Ystradgynlais on Thursday 5th January 2017 at 7.00p.m.**

**Present : Councillor Wayne Thomas, Chairman, Presided,  
Councillors D Lewis, Mark Evans, L Evans,  
Meurig Evans, Mrs A Jones,  
C Nickels, A Davies, E Evans,  
Graham Davies, J D Coombe,  
Goronwy Davies.**

**162. APOLOGIES FOR ABSENCE.**

Apologies for absence were received from Councillors Mrs W Williams, R Curry, J Steadman and Mrs B Paulett.

**163. MINUTES.**

Resolved that:

a) The Minutes of the Town Councils meeting held on the 1st December 2016 be confirmed as an accurate record and signed by the Chairman.

b) The recommendations contained in the Minutes of the Management Sub Committee meeting of 30<sup>th</sup> November 2016 be approved and accepted by the Town Council.

**164. FUTURE OF THE CANOLFAN DAY CENTRE.**

A letter dated 20<sup>th</sup> December 2016 was received from the Powys County Council in relation to the above matter. The decision regarding the Centre is predicted on the County council approving the Councils budget in February. The Portfolio holder wishes to meet the Town Council and or other interested parties to see whether a partnership can be established to maintain this valued service. Unless some arrangement can be agreed the Centre will be scheduled for closure by March 2019.

Resolved that a meeting be convened between the Town Council and interested members with the Powys County Council representatives on the matter relating to the future of the Centre be agreed.

**165. BUPA RESIDENTIAL CARE HOME CONTRACT.**

Notification and confirmation was received from the Powys County Council that the above existing contract with BUPA Care Homes Ltd would be extended for the next two years. After renegotiating the contract, the County Councils Cabinet was satisfied that the new variation to the existing contract made good business sense for the County Council.

Resolved to note the position.

**166. TOWN AND COMMUNITY PLANNING (TREES) REGS.**

Notification was received from the Powys County Council that the Preservation Order made in relation to the Lidice Pear tree sited at the Cwmgiedd junction at the A4068 junction had now been confirmed.

Resolved to note the decision.

**167. GURNOS TENNANTS AND RESIDENTS ASSOCIATION.**

A grant application was received from the above association in relation to the erection of a safety fence around the children park on the Gurnos estate, Lower Cwmtwrch. The Association's financial

accounts would be sent to the Town Council in due course for information.

Resolved that a grant of up to £1000 be awarded to the Association for the said purpose as detailed above.

**168. SOCIAL MEDIA – FACEBOOK.**

Further to Minute 153 of the Town Council meeting on the 1<sup>st</sup> December 2017, an e mail was received from the Town Councils Web Administrator in relation to the possible inclusion of the above facility on the Town Councils website. The content of the e-mail and associated matters relating to Facebook were discussed in detail by the Town Council.

Resolved that that Town Council does not partake in developing Facebook as part of the web development initiative being currently undertaken and that more be made of the ‘News’ facility of the new website by the Council. This later facility offers a very similar function to Facebook.

**169. ZURICH – WELFARE HALL BUILDING INSURANCE.**

A review was recently undertaken with Zurich representatives in relation to the above matter, which resulted in the insurance valuation being increased from £3 million to £5 Million. This will result in an increase in the Councils insurance premium of approximately £1,000.

Resolved that the revised insurance cover for the Ystradgynlais Welfare Hall be accepted and the additional premium paid.

**170. CHRISTMAS LIGHTS – CWMTWRCH**

An e mail dated 4 January was received from a local resident complaining that the Christmas lights by the industrial estate had been broken 3 years running and asked if the lights had been checked before being erected.

Resolved that the Clerk advises the resident of the general problems prior to erection they had been checked and were working properly. Bad weather having damaged the structure.

**171. PROPOSED PUBLIC PATH ORDERS ; DIVERSION OF PART OF FOOTPATHS 3 & 6 & BRIDLEWAY 75; EXTINGUISHMENT OF FOOTPATHS 56 AND 71, IN AREA AROUND HAUL ROAD FOR FORMER BRYNHENLLYS OPENCAST SITE CWMTWRCH.**

**65.**

An e-mail dated 6 December 2016 was received from the Powys County Council confirming receipt of the Town Council's response and observations on the above proposal. The County Council will now endeavour to expedite the matter to a conclusion as soon as is possible. The Town Council noted the position.

**172. BT PAYPHONE REMOVAL DRAFT NOTICE.**

Documentation was received from the Powys County Council in relation to the above matter, the content of which was noted by the Town Council.

**173. THE JEFFREYS ARMS.**

An e-mail dated 6<sup>th</sup> December was received from the owner of the above property detailing his future plans for the building and the surrounding area within the confines of the property. The owner wished to receive the Town Councils views on these plans prior to the planning permission being sought.

Resolved that the Ystradgynlais Ward Members discuss the plans with the owner and report back to the Town Council on the matter.

**174. POWYS PENSION FUND – EMPLOYER MEETING. 19<sup>th</sup> DECEMBER 2016.**

The Chairman Cllr Wayne Thomas gave a detailed report on the matters, which were discussed at the above meeting. The actuaries of the fund had determined the employer's contribution rate at 20.6 %

**66.**

over the next three financial years. This being an increase of 0.2% in the employer's contribution as compared to the previous three years. A shortfall allowance is also payable which averages £3966 annually over the next three financial years.

Resolved to note the position.

**175. PAYMENT OF ACCOUNTS.**

Resolved that the monthly accounts as detailed in the payment list circulated be paid.

**176. WARD COMMITTEE MEETINGS.**

The Town Council received copies of the Minutes of the following Ward Committee Minutes:

Abercrave Ward	-	30 <sup>th</sup> November
Cwmtwrch Ward	-	1 <sup>st</sup> December
Ynyscedwyn Ward	-	3 <sup>rd</sup> November
Ystradgynlais Ward	-	3 <sup>rd</sup> November

Resolved that:

a) The Minutes of the Ward Committee meetings be confirmed as an accurate record and signed by the Chairman.

b) The work programme recommendations and estimates contained in the Ward Minutes be approved in principle subject to ratification at the Councils budget meeting.

**177. TOWN COUNCIL BUDGET AND PRECEPT FOR 2017/18.**

**A) ACCOUNTS FOR YEAR ENDED 31 MARCH 2016  
FINANCES FOR 2016/2017.  
PROPOSED BUDGET FOR 2017/2018.**

The Clerk submitted his report to the Council containing a balance sheet for the year ended 31 March 2016, details relating to the Councils finances for 2016/2017, and a recommended budget for 2017/18.

The Council considered and discussed the Clerks report in detail.

**B) COUNCIL BUDGET AND PRECEPT FOR 2017/2018.**

Resolved that :

1) The following estimates of expenditure for 2017/2018 be approved: -

Parks & Open Spaces	52,500
Gen Administration	94,950
Gorof Cemetery	22,430
Grants	11,000
Paths	61,820
Welfare Halls ( Ystrad, Cwmtwrch)	40,000
Ystrad Hall,Maint, Market & Insurance	40,300
Business Reserve	32,500
Gwys River landslip Reserve	10,000
Election Cost Reserve	11,000
<b>TOTAL</b>	<b><u>376,500</u></b>

2) The above-mentioned total expenditure and reserves of £376,500 for 2017/18 be achieved as follows: -

Estimated Balance for 2016/2017	£ 116,230
Estimated Income for 2017/18	£ 15,770
Precept 2017/18	<b><u>£ 244,500</u></b>

3) A precept of £244,500 for 2017/18 be signed by the Clerk and served upon the Powys County Council.

4) The Abercrave Welfare Halls estimated capital expenditure for 2017 be noted.

5) The Cwmtwrch Welfare Halls provisional budget allocation for 2017/18 be further discussed between the Cwmtwrch Welfare Hall representatives and the Town Council Ward representatives.

6) The Clerks recommendations on the Councils inadequate business reserve be noted and that the Town Council over the next few years endeavors to achieve the Audit Commissions recommendation in the minimum level of reserve that the Town Council should hold i.e. at present the recommended level for the Town Council is £80,000. Also the Council would need to have regard for the financial planning of any projects or asset transfers that the Town Council would decide to undertake or acquire over the next few years as detailed in the Clerks budget report.

7) The Clerk be thanked for his detailed presentation of the budget report and recommendations for the financial year 2017/18.

**178. YSTRADGYNLAIS WELFARE HALL.**

Core Grant Funding - The Town Council received a detailed four monthly financial and performance report f to the end of October 2016 rom the Hall Directors in relation to its grant application, the contents of which was considered in detail by the Town Council.

Resolved that the final grant instalment in the sum of £10,000 be awarded to the Ystradgynlais Miners Welfare and Community Hall.

**179. LEASE OF YSTRADGYNLAIS RECREATIONAL GROUND.**

The Town Council received a copy of a note produced in relation to the meeting on the 8<sup>th</sup> December between the Town Council, Powys County Council and a representative from Cooke and Arkwright. The content of the document was discussed and noted. Also a request was received from the Welfare Grounds Association seeking an urgent meeting with the Town Council on the future of the Recreational Ground.

Resolved that a Working Group be established to meet with the Association on the above matter. In addition to the Chairman of the Council the following Members were chosen to represent the Town Council on the Group:

Cllrs J D Coombe & E Evans	- Abercrave Ward
Cllrs Mrs A Jones & Meurig Evans	- Ystradgynlais Ward
Cllrs Graham Davies & L Evans	- Cwmtwrch Ward
Cllrs C Nickels & Mark Evans	- Ynyscedwyn Ward

**180. LAND OWNED BY THE POWYS COUNTY COUNCIL IN THE YSTRADGYNLAIS COMMUNITY.**

The Town Council received a plan from the Powys County Council in relation to land that the Authority owned within the community. Each Ward was given a copy of the land ownership plan for further scrutiny.

Resolved that each Ward examines the plans and report back to the Town Council on the position.

**181. FOOTPATH 110A**

Further to Minute 154 the Ynyscedwyn Ward Members updated the Town Council on the work that had been carried out in relation to the above project. Also future plans were discussed and the Wards aspirations to acquire further land from the Powys County Council for the Ward and Town Council. Recent meetings with Tesco management had proved beneficial for the Ward and it was the Wards intention to build on this relationship for the benefit of the community.

**182. ONE VOICE WALES REPRESENTATIVES.**

Further to Minute 158 of the Councils meeting on the 1<sup>st</sup> December 2016 letters of resignations were received from the Councils representatives on the One Voice Wales Committee. Nominations were invited to fill these positions.

Resolved that the Chairman Cllr Wayne Thomas and Cllr Graham Davies and be appointed as the Town Councils representatives on the One Voice Wales Committee. Enquiries to be made as to the Town Councils wishes to be part of the Powys branch of the organisation instead of the NPTCBC branch.



**183. PLANNING APPLICATIONS.**

The Town Council received the Technical Advisers report on the planning applications received from the Powys County Council.

Resolved that the Town Councils observations on planning applications considered be forwarded to the Powys County Council.

**184. MEMBERS AND OFFICERS REPORTS.**

a) Notification was received from YSATT in relation to a social event on the 14<sup>th</sup> January at the Ystradgynlais Rugby Club. The event had been arranged to thank everybody for the work and activities organised that had been done in enhancing the image of the community of Ystradgynlais and area over the past year. Town Councillors were invited to the event.

b) Cllr Graham Davies advised that a consultation document had been received by the local schools on the future makeup of the Schools Governing Bodies in Wales. Agreed that the Clerk obtains a copy for the Town Councils consideration.

c) Town Councillors asked for an update in relation to the position of the Recycling Centre at Gurnos. Agreed that the local County Councillors be asked to advise as to what was happening with this important Centre within the community..

The meeting terminated at 10.05pm



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**Planning matters considered by the Town Council on Thursday 5<sup>th</sup> January 2017.**

**1.0 Applications granted consent**

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

P/2016/0996	Mr.S.Mactaggart 7 Tanygarth Abercrave	Erection of an extension, installation of dormer windows and roof lights and the demolition of part of existing dwelling
P/2016/1020	Mr. L. Sharpe 15 Gorof Road Gurnos	Erection of extensions
P/2016/1044	Mr& Mrs Adams 72 Heol Gleien Cwmtwrch	Demolition of utility room and erection of single storey extension.
P/2016/1141	Mr. M. Jones 256-258 Brecon Road Penrhos	Change of use of common land and construction of two detached bungalows.

**2.0 Applications refused consent**

*From information posted on the Powys County Council web no application has been refused consent.*

**3.0 Applications for consideration**

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

P/2016/1252	Mr B. Conway 30 Heol Maes Pica Cwmtwrch	Demolition of existing garage and proposed ground floor area extension and garage workshop.
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***Resolved: Whilst not objecting to the principle of an extension and garage workshop at this property due to the poor road access it is suggested that a planning condition should be included to ensure that use of the workshop is restricted to domestic use only.***

*Note: Councillor Graham Davies declared a non-pecuniary interest and left the room and took no part in the discussions.*

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P/2016/1270            Mr. K Watts            Proposed first floor extension  
                                 42 Glantawe Park  
                                 Ystradgynlais

**Resolved:**            **No Observation**

**4.0    Miscellaneous**

P/2016/1006            Mr. C. Davies            Erection of a single storey extension.  
                                 9 Pelican Street  
                                 Ystradgynlais

**Resolved:**            **To note that this application has been withdrawn.**

TEL/2016/0006            Land near Brynygroes Farm, Palleg.    Applicant: Arqiva  
                                 Application for prior approval notification (Part 24 schedule 2 GPDO) for upgrade to  
                                 existing installation by installation of replacement 17.5m high monopole and ancillary  
                                 works .

**Resolved:**            **To note the application**

**4.1    Progress update on the Powys Local Development Plan**

**Examination of Powys Local Development Plan – Introduction & PHM Notice**

Examination of the Powys Local Development Plan (LDP) has now resumed following a six month suspension period. Powys County Council has consulted on the Further Focused Changes (ended 21 Nov 2016) and the representations received will be considered together with those made during the Deposit (ended July 2015) and Focused Changes (ended March 2016) consultation stages.

The Examination will include a series of public hearings anticipated to commence in late March 2017. The Inspector will shortly issue Guidance Notes and an initial draft Hearings Programme together with a Schedule of Matters and Issues that the hearings are to explore. These will be available to view/download on the 'Examination Documents' webpage at [www.powys.gov.uk/ldpexamination](http://www.powys.gov.uk/ldpexamination) in due course.

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**Notice of Pre-Hearing Meeting**

Prior to the hearing sessions, a Pre-Hearing Meeting (PHM) will be held at **11:00 on Tuesday 7 February 2017** at Media Resource Centre (MRC Wales Ltd), Oxford Road, Llandrindod Wells, Powys, LD1 6AH to discuss the management of the Examination. The purpose of the PHM is to explain and discuss procedural and administrative matters relating to the Examination and hearing sessions; as such it is likely to be of interest principally to those who wish to participate in the hearings. The contents and merits of the Plan and representations submitted will not be discussed at this meeting. Please advise the programme officer by **23 January 2017** via email where possible if attendance is to be made at the PHM, quoting your representor ID.(available from the Technical Adviser)

**Examination Website & Library**

The Examination website and library is updated regularly and provides a useful source of information about the examination process and hearings. Please regularly check the Examination website for up to date information and/or changes to the timetable/programme:  
[www.powys.gov.uk/ldpexamination](http://www.powys.gov.uk/ldpexamination).

The Examination library which can be viewed via the above website comprises the following sections:

- **Core Documents** – documents and guidance prepared for and/or referred to in relation to the LDP including the Council's evidence base and submission documents.
- **Examination Documents** - relevant documents and correspondence submitted by the Inspector, Programme Officer, Council and other parties during the course of the examination.
- **Hearing Sessions** – hearings timetable and programme including associated documents and a note of participants for each hearing session.

Anyone wishing to view documents in the Examination library should contact the Programme Officer (Tracey Smith [tracey.smith@powys.gov.uk](mailto:tracey.smith@powys.gov.uk))

***Resolved : To note the position with regard to progress on the LDP and authorise the attendance of the Technical Adviser at the pre-hearing meeting on 7<sup>th</sup> February 2017.***

**4.2 Pre- application Community Consultation**

**Resolved to approve the attendance of the Technical Adviser at a Planning Aid Wales event at Swansea to advise on the Welsh Government's mandatory pre-application community consultation for all significant planning applications on Tuesday 17<sup>th</sup> January 2017 at a cost of £15 plus booking fee.**

**J.G. Jones - Technical Adviser**