



**CYNGOR TREF
YSTRADGYNLAIS
TOWN COUNCIL**

**Ordinary Meeting of the Council held at the Welfare Hall,
Ystradgynlais on Thursday 7 December 2017 at 6.30 p.m.**

**Present : Councillor Meurig Evans, Chairman, Presided,
Councillors D Lewis, A Davies, , E Evans,
M Donnelly, R Lock, T Davies,
A Williams, N Craddock, G Davies,
W Thomas, Mrs B Paulett, C Nickels,
Ms R Phillips, L Evans, R Millington.**

122. MINUTES.

Resolved that the Minutes of the Town Council meeting held on the 2nd and 9th November 2017 be confirmed as an accurate record and signed by the Chairman of the Council.

123. ST CYNOGS CAROL SERVICE.

Notification was received from Canon Dewi Roberts that this years Carol Service was to be held on the 19th December at 7.15pm in St. Cynogs Church. Town Councillors were invited to attend this special Christmas service.

124. TOWN COUNCIL ELECTIONS.

A letter dated 27 November 2017 was received from the Powys

County Council confirming that the total cost for holding the Town Council's elections on the 4th May was £8,957.74.

Resolved to note the content of the correspondence.

125. COLLABERATIVE MEETING WITH POWYS COUNTY COUNCIL ON LOCAL HIGHWAY MATTERS.

Further to Minute 107 of the town Councils meeting on the 5th October 2017 the T Council received a follow up e mail from the Powys County Council in relation to the questions raised at above meeting that took place on the 9th November 2017. A copy of the e mail received had been circulated to Council members and the information which was duly contained therein was noted.

126. CORONATION PARK.

Further to Minute 126 of the Town Councils meeting on the 2nd November 2017 the Chairman reported that Both himself and Cllr Aneurin Davies had met with the local resident on the application submitted in relation to possibly leasing or purchasing part of Coronation Park. The chairman advised that there seemed to have been a misunderstanding about the area of land that the applicant was interested in. however council members were of the opinion that the applicant had already had a reply on her submission to the Town Council back in June of this year and the situation had not changed unless new information was to be made available. Also the Technical Adviser submitted a report to the Town Council on the matter. The report contained the legal background in relation to the land and the fact that all the land was subjected to a covenant restricting use to what was termed recreational use. The report also covered issues relating to planning control, open space, right of way considerations and Knotweed issues.

Resolved that the applicant be reminded of the decision previously taken by the Town Council in relation to her application and asked if there was any significant addition or changed circumstances in her application that she now wished to submit to the Town Council for reconsideration.

127. ZURICH ADVISORY SEMINARS 2018

Notification was received from the above organisation informing the Town Council of the arrangements for the above Seminar to be held at Swansea on the 13th February 2018.

Resolved that the Clerk and one Member from each Ward attends the Health and Safety seminar.

128. THE LOCAL GOVERNMENT (WALES) MEASURE 2011

Notification was received from the Independent Review panel that the Member Annual allowance of £100 had been increased to £150. The Clerk advised that the payment of the allowance was mandatory and must be paid unless the individual Councillor has opted out. The Clerk circulated each member with an opt out form should the Councillor wish not to receive the allowance. These forms once completed to be returned to the Clerk for safekeeping and for audit purposes.

Resolved to note the position.

129. YSTRADGYNLAIS WELFARE HALL CAR PARK.

The Clerk referred to the Sub Committee meeting with the Hall management where the issues relating to the installation of external CCTV cameras and retractable bollards were discussed and agreed. The clerk advised that the estimated cost of the works amounted to around £3500. Money was available in the Hall maintenance budget for this purpose.

Resolved that the purchase and installation of the equipment works be approved and the work undertaken in the New Year.

130. GENERAL CORRESPONDENCE

The following correspondence had been received and circulated to Council Member:-

a) 2018/19 Police Precept Consultation. Response to Internet survey requested by the Police and Crime Commissioner.

b) Public Consultation on the proposal for a Major Trauma Network for South and West Wales and South Powys Area. Consultation period will end on the 5th February. Local public meetings to be held throughout the areas concerned and for Ystradgynlais one had been arranged on the 5th January at the Ystradgynlais Library.

Resolved to note the arrangements.

131. TICK TOCK COMMUNITY BOWLS.

The Town Council received a detailed report from the above in relation to the activities of the Club over the past year together with a copy of the organisations accounts to Year ending the 30th September 2017, the content of which was noted.

132. HAUL ROAD, YSTRADGYNLAIS

The Town Council received a number of e mails from mr mark Evans CME Ltd about various maintenance matters in and around the boundary of his newly acquired land which was next to the Councils land at Coronation Park., Namely Boundary fencing, missing gate and knotweed problems.

Resolved that Town Councillors attend a site meeting on the 16th December with the Chairman of the Council and Technical Adviser to ascertain the extent of the problems identified and to report back to the Town Councils meeting in January 2018. After which a further meeting to be arranged with the landowner of the neighbouring land to discuss the issues raised in the e mail.

133. ST CYNOGS CHURCHYARD & TOWN CARPARKING.

A letter was received from a local resident in relation to the above matters. With regard to the churchyard maintenance it was the residents opinion that as it was a community churchyard more grant money should be given towards its maintenance, which costs in excess of £4000 per annum. A grant of £500 was paid last year but this needed to be increased to around £1000. On the issue of car parking it was the opinion that free parking should be allowed in

Powys County Councils local car parks at Ystradgynlais.

Resolved that

a) the matter with regards to the grant position in relation to the Church graveyard will be considered further at the Councils budget meeting in January 2018.

b) the position in relation to the complaint regarding car park charges at Ystradgynlais be referred to the local County Councillors.

134. FOOTPATH AT DOLFAIN, YSTRADGYNLAIS.

The Town Council received the Technical Advisers report on the status of the above path.

Resolved that a copy of the report be forwarded to Ms Sian Barnes at the Rights of Way Section at Powys County council for discussion and advice as to the best way forward in relation to the possible registration of the said path.

135. TOURATECH – BOUNDARY DISPUTE.

The Town Council received the Technical Advisers report on the above matter and following consideration of the detail it was agreed to write to the Company about the discrepancy in relation to the boundary fence that had been erected on Town Council owned land.

136. DIAMOND PARK – IMPROVED SIGNAGE/ HARD LANDSCAPING – ENTRANCE AREA TO PARK.

The Clerk detailed the plans for the above, which had been discussed with the Heritage Society. The estimated cost for the project was in the region of £4500. More detailed design proposals would be forwarded to the Town Council in the New Year.

Resolved that the sum be placed for ratification in the Councils budget for 2018/19.

137. DATE OF JANUARY 2018 MEETING.

Resolved that the date of the above meeting be changed from the 4th January to the 11th January 2018 and that the Town Councils budget report be considered and determined at the meeting on the 11th January.

138. PAYMENT OF ACCOUNTS.

Resolved that the accounts as detailed be paid

139. WARD COMMITTEE MEETINGS.

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

Cwmtwrch Ward	-	9th November
Ynyscedwyn Ward	-	5th October
Ystradgynlais Ward	-	9th November

Resolved that:

- a) The Minutes of the above Ward Committee meetings be confirmed as an accurate record and signed by the Chairman.
- b) The work programme recommendations and estimates contained in above Ward Minutes be approved subject to ratification at the Councils budget meeting in January 2018.
- c) The Minutes of the Abercrave Ward Committee Meeting held on the 7th December be placed on the agenda of the Councils meeting to be held on the 11th January for approval.

140. GORSEDD PARK – POSSIBLE ASSET TRANSFER TO THE TOWN COUNCIL.

The Clerk advised that a letter had been received from the Powys County Council stating that the Authority in the next couple of weeks would be changing its emphasis on land transfers and offering long-

term lease arrangements instead. However with regard to the Gorsedd Park the option of an asset transfer to the Town Council will remain as long as confirmation of this intention would be confirmed prior to the decision being taken.

Resolved that the Powys County Council be advised that should the Town Council eventually agree to the acquisition of the land then the arrangement preferred would be on an asset transfer basis.

141. RIGHT OF WAY – CWMTAWE ROAD.

Further to Minute 113 of the Councils meeting held on the 2nd November the Technical Adviser confirmed that a photograph taken in relation to the above-alleged right of way indicating a thoroughfare showed that a gate was located at the entrance to the path where now a wall has been built. Also Cllr e Evans had in his possession documentation showing land ownership information, which supported the case that a footpath had always existed in this location.

Resolved that the information be forwarded to Ms Sian Barnes in relation to the alleged right of way in this location.

142. STEERING GROUP - RECREATIONAL GROUNDS.

Further to Minute 116 of the Town Councils meeting held on the 2nd November 2017 an updated report on the above matter was received from the Town Councils members on the Committee. It was reported that a meeting of the Group had taken place on the 20th November with Powys County Council Officers in order to progress matters regarding the future of the recreational grounds. Matters discussed included a request for a valuation report and associated matters.

Resolved that the Council be kept updated on the progress made by Steering Group with respect to the recreational grounds.

**143. FOOTPATHS 91 – GATE REMOVAL
FOOTBRIDGE 90/006 DIAMOND PARK**

The Technical Adviser reported as information the position in relation to the above matters. With regards to path 91 the kissing gate, which had been removed, was to be replaced by another structure. Also the footbridge at Diamond Park had been found to be defective and was to be replaced.

144. PLANNING APPLICATIONS.

The Town Council received the Technical Advisers report on the planning applications received from the Powys County Council and updated the Council on the LDP position.

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

145. MEMBERS AND OFFICERS REPORT.

a) Cllr E Evans advised the Council of various operational changes that were currently being undertaken at Abercrave Welfare Hall. A request was made that during this transitional period the Town Council allocates £6000 for the Hall in its budget for 2108/19. Agreed that the request be considered in more detail at the Town Councils meeting on the 11th January 2018.

b) Cllr L Evans asked for the Town Councils approval to reclaim the picnic bench, which had been damaged and found near the nearby river. Agreed that the Ward engage the Councils contractor to reinstate the picnic bench adjacent to footpath 91.

The meeting terminated at 9.10pm

**YSTRADGYNLAIS TOWN COUNCIL
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Planning matters to be considered by the Town Council at its meeting held on Thursday 7th December 2017.

1.0 Applications granted consent

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

P/2017/1109	Mr & Mrs Blanche 19 Station Road Ystradgynlais	Conversion and extension of existing garage to form annex.
P/2017/1077	Mr C. Ibrahim Land adj. Wharf Cottage Gurnos Road	Section 73 application of Condition 2 of planning permission P/2015/0622 in relation to approved plans.
P/2017/1061	Miss W. Tibbett 8 Heol Gleien Cwmtwrch	Outline – erection of detached dwelling
P/2017/0975	Mr. B. Turler 59 Cwmpnil Road Lower Cwmtwrch	Erection of a single storey extension to the front of the of the dwelling.
P/2017/0819	Mr. R. Thomas Carmel Chapel Heol Tawe Abercrave	Erection of a dwelling house with integral garage, formation of vehicular access and associated works.
P/2017/1239	Mrs M. Mckew 32 Heol Giedd Cwmgiedd	Demolition of existing rear extension and erection of a new single storey extension on the same footprint.

2.0 Applications refused consent

From information posted on the Powys County Council web site the following application has been refused approval :

No matter to report

3.0 Applications for consideration

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

P/2017/1334	Mr. E. O. Clement 10 Brecon Road Ystradgynlais	Demolition of the existing utility room and erection of a new single storey extension to be used as as a kitchen
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Resolved: No observation.

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P/2017/1287 Mr. S. Carpenter
 25 Gyrnosfa
 Lower Cwmtwrch

Proposed rear single storey conservatory extension.

Resolved: No observation.

P/2017/1261 Mr & Mrs Adams
 72 Heol Gleien
 Lower Cwmtwrch

Demolition of existing utility room, proposed raising of of the roof providing an additional bedroom, erection of a side extension including a porch and internal and external alterations.

Resolved: No observation.

P/2017/1235 Mrs J. Griffiths
Land adjacent to 50 Heol Twrch
 Lower Cwmtwrch

Section 73 application to vary conditions 1 and 2 of planning approval P/2015/0057 in relation to extending the period allowed for commencement.

Resolved: No observation.

P/2017 /1074 Ysgol Gymraeg
Dyffryn y Glowyr
 Gurnos

Installation of a refurbished de-mountable classroom in the school grounds

Resolved: No observation.

MARSTONS DEVELOPMENT

DIS/2017/0230 Marston's Estates
Land west of Tesco Store
 Wind Road

Discharge of conditions 5, 6,10,11 of planning consent P/2017/0917

Condition 5 - Geo Environmental Report

Condition 6 - Remedial methodology

Condition 10 - Ecology and reptiles

Condition 11 - Landscape masterplan

Resolved: No observation.

NMA/2017/0089 Marston's Estates
Land west of Tesco Store
 Wind Road

Application for a non-material amendment to planning permission P/2017/0917 in regards to amending the site layout and elevation materials.

Resolved: No observation.

NMA/2017/0093 Mr K Watts
42 Glantawe Park
 Ystradgynlais

Application for non-material amendments to planning permission P/2017/1270 in respect of amendments to approved plans.

Resolved: No observation.

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4.0 Miscellaneous

- 4.1** Town and Country Planning (Development Management Procedure) (Wales) Order 2012
SCHEDULE 1 Article 4. (4) SCHEDULE 1B Articles 2C & 2D

**Outline Planning application for residential development and associated works
Land at Brecon Road, Ystradgynlais, Powys, SA9 1HH**

Members discussed the above pre-application and resolved to offer the following representations:

Whilst it was accepted that the provision of a housing development on land to the rear of Brecon Road had been established by the planning consent granted in 2005 (and its subsequent inclusion in the UDP settlement boundary) concerns were expressed that the application now proposed increasing the site area and the number of properties from 15 to 23 and that they were to be three and four bedroom units only.

The consensus was that the density and nature of the development and was now such that usage of the highway junction at Brecon Road by vehicles and pedestrians would now become be too much of an intrusion to the general Brecon Road area .The proposal to include for a rear access lane to serve properties fronting Brecon Road was welcomed.

It was also considered disappointing that the application was being made before the LDP process allocating an enlarged settlement site has been decided by the planning inspector through publication of the LDP policy document. In this regard it was noted that the site had been dormant since 2005 and had been subject to several extension of time allocations in the past.

It was disappointing that the applicant proposed not to provide any affordable home properties and the Town Council does not accept that the provision of 100% open market dwellings on this site is considered acceptable.

5.0 POWYS LOCAL DEVELOPMENT PLAN

- 5.1.** Additional Renewable Energy Hearing Session 19: Wed 10th January 2018

Resolved: To note the above meeting and not attend.

- 5.2** LDP Matters Arising Changes (MAC) Representation:
Representor number 541

Resolved: To note that the representation was not duly made.

**J. G. Jones
Technical Adviser**