

# RHAYADER TOWN COUNCIL

## MINUTES OF THE MEETING HELD ON TUESDAY 18<sup>th</sup> MARCH 2014 AT 7.00PM AT THE OLD SCHOOL CWMDAUDDWR

### THOSE PRESENT

Chairman	Councillor J. Stuart				
Councillors	J. Connelly	C. Evans	D. Jones	M. Lloyd	C. Walton
	C.R. Davies	D.O. Evans	J. Jones	L. Price	G. Williams
	W. Davies	J. Humphreys			
County Cllr.	K. Curry				

Prior to the meeting Mr Chris. O'Brien of PCC discussed changes to the Powys LDP in relation to Rhayader with the Town Council. Recent Household Projection figure for the whole of Powys indicate that there would be a considerable reduction on the previously perceived housing needs, i.e. 4,500 new homes instead of 10,000. Consequently it was anticipated that between 2011 & 2026 only 102 new homes would be needed in Rhayader. Taking into account present builds & planning applications, room for only a further 48 homes will be required. He provided copies of maps for discussion. Councillors agreed that the LDP must be supportive of industry by ensuring that land is made available if & when required & they wished to be supportive of "High Street" traders. Mr. O'Brien asked for their opinion on the introduction of a small scale food outlet in Rhayader. It was agreed that RTC would let him have their considered opinions on the whole issue as quickly as possible.

After the officer left, further discussions ensued and it was resolved that:

- There should be no reduction to the areas of land already proposed on the maps provided.
- Brynberth and adjacent land should be developed for industry.
- The area above the Cemetery should be added to the map added as land protected for future use to accommodate the anticipated need to expand the existing burial area.
- That scope is provided for development in the Cwmdauddwr Ward of the Town in addition to those locations which have already have been identified within its current border.

On a show of hands, a majority of the Town Councillors would support the need for a food store on the scale suggested by the officer. **The Clerk to send RTC's comments to Mr O'Brien.**

**1. APOLOGIES:** Cllr. E. Narborough.

### **1a. CHAIRMAN'S ANNOUNCEMENTS**

Cllr. J. Stuart gave a résumé of the functions he had attended on behalf of the Council, including the 30<sup>th</sup> Round the Lakes Race where he met the founder who now lives in Australia & Visiting Abbey-Cwm –Hir house with other Powys Mayors.

**2. MINUTES TO BE AGREED** The minutes to be agreed were those for the meeting held on 18<sup>th</sup> February 2014. With the exception of a couple of "typos" they were agreed to be a true record.

### **3. MATTERS ARISING FROM THE MINUTES**

**4.1 WW1 Commemoration:** Cllr. Stuart had spoken with Bryan Lawrence who knew the lady concerned and will liaise CARAD.

**4.2 R2K:** Both Cllrs. Connelly & Curry were aware that RDCS & R2K are in discussion about the possibility of a merger. They understood that a decision has not been reached. It was resolved to add the topic to the April meeting.

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### 3. MATTERS ARISING FROM THE MINUTES (CONT).

**5.2 Cllr. Graham Brown/Rhayader Leisure Centre:** The Clerk had today received a response from Cllr. Brown. Councillors felt that his letter made the assumption that RTC wished, unilaterally, to deliver out of hours” activities, whereas it the Council’s aim was for this role to be played by the Consultative Committee. It was resolved to take steps to arrange a meeting between Cllr. Brown & the Committee at which interested Councillors could be present. **Cllr. C. Evans to arrange such a meeting as soon as possible or appropriate.**

### 3a: REPRESENTATIVE’S REPORTS

Cllr. C. Evans reported that the Project Group had ordered 5 new benches & were in the process of sourcing more planters. Councillors expressed concern about the condition of 2 seats by the Dderw pitch and one which had been smashed at the corner of St Harmon Road. It was agreed to address these areas possibly by moving existing seats where appropriate. Cllr. Connolly had carried out a condition survey on all the existing benches & picnic tables. She presented copies of her report. Much of the street furniture needs repainting & it was resolved that the Project Group should arrange for and oversee the renovation needed. To this end it was agreed that the Group should be authorised to commission items of work at their discretion without need to go to the full Council for prior approval even if it was in excess of the normal £200 limit.

Cllr Walton informed that Bryntirion School had received a good Estyn report

### 3b. DECLARATIONS OF INTEREST

Cllr. Price declared an interest in **P 2014 0213** (Application received after agenda was issued).

Cllr. Curry declared an interest in all planning issues.

Cllr Stuart declared an interest in a letter from the Vintage Show Committee.

All left the room as appropriate.

### 4. AGENDA ITEMS

#### 4.1 Waun Capel Park buildings.

Cllr. Lloyd had carried out a condition survey at Waun Castle Parc. He provided a list of remedial work requiring urgent attention. Councillors agreed that if the work Cllr Lloyd had identified was not address with some urgency there was a likelihood that deterioration would accelerate. However as the upkeep of the Parc was the responsibility of the Parc Trust, they, not RTC, must take the initiative in this matter.

Cllr. Davies was concerned that unless PCC did not initiate work on the bowling green as a matter of urgency, irreparable damage would result. It was resolved to add the Parc to the April agenda.

**Cllr. Lloyd to pursue the issues with the Parc Trust and report back.**

Despite Councillors expectations, work to had not yet started on the multifunctional courts. Cllr. Curry reported that he had being trying to get information on that issue but to date the officers had proved unavailable. He will continue efforts & report back.

#### 4.2 Rhayader & Cwmdauddwr toilets.

Cllr. Lloyd had carried out a condition survey on all three public toilets.

- Dark Lane toilets were in good condition structurally but needed moss clearing from the roof & the gutters cleaned out. The interior required total redecoration.
- Cwmdauddwr toilets were in fair a condition. The interior required total redecoration.
- The Cemetery toilets were in a poor condition. The male toilet door needed re-fitting & there were loose slabs on the ladies side. The interior required totally redecoration including the floors.

As all 3 toilets remained in the ownership & under the management of PCC it was resolved to ask them to carry out the work to prevent deterioration as a matter of urgency. **Clerk to write to PCC .**

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#### 4 AGENDA ITEMS (CONT)

##### 4.3 St Bride's Churchyard tree & Cwmdauddwr Pound.

After Cllr J. Jones informed the Clerk that a fallen tree in St Bride's churchyard had damaged the wall of the Cwmdauddwr Pound. The clerk learned that Evan George was dealing with the matter and that the wall would be reinstated. Cllr. Jones said that it was now evident that the keep post had also been damaged and the gate no longer remained closed. **Clerk to request Evan George to include the post in the repair work.**

##### 4.4 Finance & Assets Sub-committee report.

Cllr. Stuart reported on the recent meeting of the Sub-committee. The Financial & the Assets risk assessments were considered to be suitable and sufficient" to safeguard the Council's assets and to meet its legal obligations to its members, employees and the public at large. The documents will be brought before full Council for approval at the April meeting.

Enquiries by the Clerk had revealed that the Council's mower had hardly been used during the last 5 years because it would not collect the mown grass and spares were no longer available to repair it. RTC were continuing to insure the machine and anyone using it on the Council's instruction. It was therefore resolved to enquire if it would be of use to any local organisation prior to deciding whether it should be disposed of.

##### 4.5 Allotment Sub-committee report.

Cllr. Stuart reported on the recent meeting of the Sub-committee & the joint meeting which followed. The 3 vacant plots have been offered to first 3 on waiting list and one new name has been added. Cllr Narborough had relinquish plots 1 & 2, the disabled beds. Half of the plot tenants have already paid rent for next year. Cliff Lawther presented a letter which, along with 2 others from him, the Sub-committee decided they would need to bring before the full Council for a ruling on the nature of a response (see item 4.6 below).

##### 4.6 Application to have boiler waste removed.

Agenda item 5.8, 3 letters from Cliff Lawther, tenant of plot no. 7, had been circulated to Councillors prior to the meeting along with information from the internet about biochar & wood ash. He requested that RTC instruct that the quantity of boiler ash sourced from the sawmills be removed from the allotment site because he considered that its use was detrimental to the ground. Councillors disagreed with his opinion, believed that the material was safe to use & refused the request. **Clerk to inform the writer of RTC's decision.**

##### 4.7 Rhayader Allotments.

RTC had been informed via e-mail by their solicitors, H Vaughan Vaughan & Co, that the transfer of all the Horticultural Show Committee (HSC) assets was now complete and a copy of the land transfer deed was attached. The clerk had asked a series of questions about the details, conditions attached etc. of the total package of the assets. Councillors considered that their response, as the solicitor acting for the Council, was unacceptably incomplete. **Clerk to ask detailed answers to the original questions as applicable.**

The Allotment Sub-committee recommended that people who had been tenants of HSC should be given the opportunity to rent plots from RTC and the tenancy agreement should differ in detail from that used for the Weirglodd. Agreed.

It was resolved that the plot rental be set £30.

It was resolved that to the future, subject to demand, more of the land should be made available for allotment plots. The uncultivated land would be let for grazing but to ensure that the land is more easily available the period of tenancy would be 6 months at a suggested rental of £120.

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## 5. CORRESPONDENCE

With the exception of those commented on below, all items of correspondence listed on the agenda and received since it was prepared, were noted.

Cllr. E. Narborough: Notice of resignation. Councillors were extremely sorry that ill health had forced Cllr. Narborough to resign office. They paid tribute to his work and the contribution he had made throughout the many years he had served on Rhayader Town Council. It was agreed that he will be sorely missed and resolved to send a letter of appreciation & thanks. **Clerk to send letter as above.**

Rhayader Vintage Show Committee: Welsh Rational Tractor Road Run. Appeal for financial assistance & invitation for the Mayor to start the Run. Councillors were interested to learn of the event but would need more information about the intended use of any donation. **Clerk to enquire.**

## 6. PLANNING

**6.1 P 2014 0164:** For CAC: demolition of galvanised steel sheet clad Sunday school room at United Reform Chapel, Bridge Street, Rhayader Powys.

There were no objections to this application.

Application received after agenda was issued

**P 2014 0213:** For householder: Replace 27 existing wooden sash windows with UPVC sash windows; replace 5 rotten doors with composite doors at Afonwy House, Bridge Street, Rhayader, Powys.

There were no objections to this application.

**Clerk to inform PCC of RTC's comments.**

## 7. FINANCE

**7.1 £15.90** - RBS – Lock for shed. Agreed

**7.2 £375** –Cwmduddwr Community Centre – rent. Agreed.

**£966.56** – Post Office Ltd (for SWALEC) – Xmas Lights. Agreed.

**£3,834** – CIS Street furniture Ltd. – 5 seats (Project Group authorised) Agreed.

## 8. URGENT BUSINESS

Cllr. Price informed that Rhayader Players were to stage a play about WW1.

Cllr. J. Jones informed that work on the bridge by Abergwngu had been completed.

Cllr D. Evans informed that the Orange mast in the Elan Valley gave very unreliable service. **Clerk to write.**

Cllr. Curry reported that work would start on Pont-ar-Elan bridge in May.

Cllr. C. Evans was concerned that R2K had ceased the contract on their telephone & no call re-directing was available. It was resolved to include this in the item on the April agenda. **Cllr. Evans to seek further details.**

In light of PPC's stated intention to sell Wyeseid Caravan Park, Cllr. C. Evans urged Councillors to consider whether RTC should investigate the possibility of negotiating/acquiring a vehicular access from the A470 to the Waun Capel Park Tennis Courts etc. **Councillors to bring their thoughts for discussion under the Parc item of the April agenda.**

Cllr. C. Evans believed that although the Spar provides an excellent service in Rhayader their window displays add little to our town centre. The large graphics on the windows emit very little light & consequently make the street look very dark and uninviting especially at night. She was also concerned that it appears that the Rhayader Town Centre has lost a large retail space. Add to April agenda.

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**9. BUSINESS FOR NEXT MEETING**

1. Riverside Walk.
2. Waun Castle Parc.
3. R2K.
4. Spar frontage.

**10. DATE OF NEXT MEETING**

The next monthly meeting will be held at 7.00 p.m. on Tuesday 22<sup>nd</sup> April 2014.

The meeting closed at 9.40p.m.

Certified as a true record .....

**Chairman Councillor J. Stuart**

Date .....