

# RHAYADER TOWN COUNCIL

## MINUTES OF THE MEETING HELD ON TUESDAY 21<sup>ST</sup> FEBRUARY 2017 AT 6.30PM AT THE OLD SCHOOL CWMDAUDDWR

### THOSE PRESENT

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

### APOLOGIES: Cllr. D. Jones.

Prior to the meeting Eluned Lewis, Elan Links Partnership Manager, gave the Town Council an update and showed a short film about the Elan Links People, Nature & Water HLF Project. The current budgeted costs have reached £3.7M hence further funding sources are being explored. As a consequence of a meeting in Birmingham by Eluned, a visit by the Lord Mayor of Birmingham to Rhayader Museum and the Elan Valley has been arranged on 5<sup>th</sup> May and the Town Council has been invited to participate.

### 1a. CHAIRMAN'S ANNOUNCEMENTS

Cllr. Evans reported that the Rhayader Player's pantomime had been very well attended. Cllr Evans was delighted to report that she, along with Cllrs Narborough, Williams and Evans had attended the "photo shoot" at the Fire Station to mark the occasion of the RDCS Minibus Appeal reaching £18k. At the event RDCS was also able to confirm their successful bid for match funding (circa £25,000) by the Heritage Lottery Fund. The resultant fund will enable a new minibus to be purchased and ensure that they are able to provide transport for the next four years.

### 1b. MATTERS FOR DISCUSSION UNDER URGENT BUSINESS

- Business rates.
- Flower boxes.
- Drain cover in Church Street.

### 2. MINUTES TO BE AGREED

Minutes to be agreed were those for the meeting on 24th January 2017. They were agreed to be a true record.

### 3. MATTERS ARISING FROM THE MINUTES

**6.7 Leisure Centre / Events:** in response to their request for a meeting with Mr. Owen of Freedom leisure, Councillors had received an invitation to attend the Leisure Centre at 5pm on Wednesday 1<sup>st</sup> March.

It was resolved to accept the invitation and request that the following issues (as a minimum) be discussed:

- Procedures and prices for the hire of the main hall and other facilities at the Leisure Centre for community and private activities.
- Freedom Leisure's forward planning for the Centre.
- Relocation of the Library to the Leisure Centre.
- General update on activities and usage of the Centre.

Unfortunately the Chair and the Clerk already had prior engagements on 1<sup>st</sup> March and tendered their apologies. All Councillors were urged to attend the meeting if at all possible.

**Action: Clerk to accept the invitation on behalf of the Town Council.**

Certified as a true record .....  
Chairman Councillor C. Evans

Date .....

21<sup>st</sup> February 2017

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

**6.2 Town Improvements:** Cllr. Walton reported that he had approached someone who was able to determine a realistic value for the Town Council's mower. Once this had been determined the Council would consider offers from interested parties at a future meeting.

No update had been received from PCC about the main car park fence. **Action: Clerk to contact PCC**

Cllr. Walton had ordered that glass for the triangular notice board and delivery was awaited.

Cllr Dark re-affirmed his offer to undertake a trial patch of pressure washing around the triangular notice board area.

The Council's insurers had agreed to meet the cost of four replacement arms for the fingerpost, but noted that each claim on the policy attracted a charge of £100. The Clerk had contacted the supplier (CIS) and had been informed that shorter arms were not available. He was asked to supply details of the Welsh translation required on the reverse. Councillors considered the location of the finger post in question and due to the relative inaccessibility of one side of the finger post and the differing directions to which the fingers point, it was resolved to forego the Welsh inscription and that the fingers should carry English wording on BOTH sides. This would virtually guarantee that they could be understood by the public regardless of in which direction they pointed. **Action: Clerk to inform the supplier of the Council's decision.**

The Clerk had sourced several types of cycle racks for comment from Councillors. It was resolved to circulate this information and prices to Councillors for a decision at the March meeting.

**6.5 Town Clock Memorial:** The Clerk had contacted the people referred to in the Tŷ-Mawr Survey and had received various advice, one of which indicated that rather than remove the whole north facing inscription panel, it could be appropriate to "cut off the decayed bottom section and insert a new piece of stone with fresh lettering which is good stone conservation practice and considered an 'honest repair'". **Action: Clerk to continue to seek alternative quotes.**

**6.6 Community Asset Transfers:** No further response had yet been received from PCC one either CAT. **Action: Clerk to chase PCC in this regard.**

**Land at Dolgerddon:** As resolved, Councillors met at the land at Dolgerddon on 31<sup>st</sup> January. On consideration it was agreed that the seventeen trees have a special status in this part of the Rhayader Conservation Area. The loss of any of the trees in this area would have a significant negative impact on the environment and its enjoyment by the public and on the built heritage of the area.

It was resolved to request that a Tree Protection Order be placed on each of the seventeen trees which are growing there. The Clerk had subsequently submitted the request to PCC Planning Services and received acknowledgement of the fact via e-mail

**6.7 Public Toilets Sub-committee update:** The Clerk informed that the tendering process for the improvement works to the Cwmdauddwr and Cemetery toilets had been initiated and will close on 28<sup>th</sup> February. The Chair suggested that refurbishment of Cwmdauddwr and the Cemetery toilets should be added to the Mid Term Objectives on the Community Plan. It was agreed to do so.

**Lindy Mcguinness: Dark Lane recycling facility:** Councillors were reminded that if the Recycling Boxes which had been issued were insufficient to householders individual needs, PCC will, on request, provide extra boxes free of charge.

Certified as a true record .....

Date .....

Chairman Councillor C. Evans

21<sup>st</sup> February 2017

#### 4: REPRESENTATIVE'S REPORTS

**Waun Capel Parc Trust:** Cllr. Williams reported that work would start on the Tennis Pavilion soon (via PCC) and arrangements to improve the land drainage (via the Parc Trust) is also to be attended to. The Parc Trust is in the process of recruiting three new Trustees.

Cllr Williams raised the issue that there is no minor injuries unit at Llandrindod Wells between 12 midnight and 7am from 1 – 28<sup>th</sup> February 2017, the nearest alternative Minor Injury Unit for those hours is Hereford. She believed that notices ought to be on public display so that people experiencing emergencies “out of hours” are able to determine exactly where they can get attention, medicines etc. She agreed to contact the Chemist and the Surgery to get their assistance and co-operation to ensure notices are on display 24/7 in positions where people seeking medical advice might be expected to go in the first instance to look for help.

**Action:** Cllr. Williams to liaise with the Chemist and the Surgery to ensure that notices are displayed in appropriate places and updated as necessary.

**Rhayader Primary School Governors:** Cllr. Walton reported that in the area of Bryntirion School the water pressure drops alarmingly in the middle of the day. During half term a pump is being installed to cure the problem.

Cllr. K. Curry reported that fitting out the old HSBC building for the Co-op is due to start in March.

#### 5. DECLARATIONS OF INTEREST

Cllr. Walton declared an interest in item 6.3 (Caravan Park) and the associated planning application and left the room as appropriate.

Cllrs. D. Evans, Walton, W. Davies, Stuart, Price & J. Jones all declared interests in Bryntitli applications and left the room as appropriate (for details see item 6.1 below)

#### 6 AGENDA ITEMS

##### 6.1 Bryntitli funding.

Seven applications for funding had been received.

Rhayader & District Community Support: Towards the cost of equipment for the new Cooking Club Community Kitchen. Amount requested £495. It was resolved to make a grant of £300

Rhayader 2000 {Cllr. D. Evans declared an interest and left the room.} :Towards material and printing costs to encourage visitors to stay in Rhayader and to improve the visitor experience. Amount requested £690. Some Councillors, from experience, over time, in Rhayader and elsewhere, did not share the conviction of the applicant that “welcome packs” are an effective mechanism to encourage people to visit or to stay. However Councillors were in agreement about the effectiveness of locally displayed banners and of pens carrying a logo. It was resolved to make a grant of £300 to cover the cost of the four banners and towards the cost of the pens. As a rider to this grant, bearing in mind the controversy caused by “over display” of banners in the Town, where the banners are displayed should be determined in conjunction with the Town Council.

Rhayader Church in Wales Primary School {Cllrs. Walton and W. Davies declared an interest and left the room.} : Provision of five outdoor lockable “Welly Stores” (for children’s wellies and outdoor clothing). Amount requested £1,800. It was resolved to make a grant of £1,800.

Rhayader Players {Cllrs. Price and Stuart declared an interest and left the room.} : To purchase additional materials, costumes and rental of special effects and props. Amount requested £500. It was resolved to make a grant of £500.

Certified as a true record .....

Date .....

Chairman Councillor C. Evans

21<sup>st</sup> February 2017

## 6. AGENDA ITEMS (CONT)

Nantgwyllt Church: To advertise the Church, church services etc. to visitors to the Elan Valley and the general public. Amount requested £350. It was resolved to make a grant of £350.

St Bride's Church: {Cllrs. J. Jones and L. Price declared an interest and left the room.} To cut back churchyard tree branches overhanging properties in Llawrllan. Amount requested £400. It was considered that the nature of this application precluded it from access to Bryntitli funding on two counts: because the outcome of the proposed work would benefit individuals (residents whose properties are overhung) not a group/organisation or the community as a whole and the work formed part of the normal maintenance of the applicant's grounds. It was resolved therefore not to make a grant.

Carad: Provision of three craft demonstrators and sundry costs for an Activity Day and Craft Fair at the Easter Bank Holiday. Amount requested £475. It was resolved to make a grant of £475.

Recipients to be reminded that all grants are made subject to the following conditions:

- Appropriate acknowledgement shall be made to Rhayader Town Council and the Bryntitli Fund in all publicity.
- Proof of spending of the grant (i.e. copies of receipts) shall be provided within six months or, by prior agreement, within twelve months of payment of the grant.

It was resolved to make payment of the awarded grants at 6.30pm on Tuesday 21<sup>st</sup> March 2017 prior to the monthly meeting of the Town Council.

**Action: Clerk to inform applicants about the outcome of their applications and invite them to the presentation if appropriate.**

### 6.2 Town Improvements

Cllr. Lloyd suggested that a seat be purchased and placed to the right of Lions Yard in West Street. It was agreed to make the purchase. Cllr. Lloyd believed that the piece of land which he had suggested belonged to Mrs. Ann Watkins and he agreed to seek her permission before the seat was put in situ.

Cllr. Humphreys remarked that there used to be two seats along "Wyn's Wall" (Gwelfryn), one had been re-sited elsewhere and he believed that another should be purchased to replace it. It was agreed to do so.

**Action: Clerk to purchase two benches of the same type as RTC's other benches. Cllr. Lloyd to obtain permission from Mrs Watkins to put a seat on the space by Lions Yard.**

Cllr. Lloyd suggested that better, more eye-catching signs be purchased for the four approach roads to Rhayader (excluding the approach from St Harmon). He had obtained a quotation from CIS and had examples of styles and designs used. It was generally agreed that such signs would vastly improve the approaches to the Town and thereby the image created in the mind of the travelling public. It was resolved to circulate suggested designs and quotes and to discuss this in more detail as an agenda item in March.

**Action: Cllr. Lloyd to circulate the information which he had obtained to Councillors. Clerk to contact Tony Caine (PCC) to check what procedures need to be followed and to ask if, in view of the poor condition of the sign on the St Harmon approach to Rhayader, if PCC would be willing to give any financial assistance to RTC in this issue.**

Cllr. Dark reported that he would be carrying out the pressure washing test in the next few days. He also said that many of the road gutters needed cleaning out. **Action: Clerk to contact PCC.**

Certified as a true record .....

Chairman Councillor C. Evans

4 of 8

Date .....

21<sup>st</sup> February 2017

## 6. AGENDA ITEMS (CONT)

### 6.3 Wyeside Caravan and Camping Park

Cllr. Stuart understood that the Wyeside Caravan and Camping Site was not currently taking bookings. Councillors had been informed that the proposed alterations to the site would start in April and be finished before the school holidays commence, should the necessary planning permission be granted. They were extremely concerned about the lack of a booking facility and the delay in opening the site. Several Councillors had been aware of tourists who had been turned away from the site for recent viewings and also for bookings that groups wished to make over the summer. They believed that this could have a drastic effect on the local traders this year and possibly in the long term. The Campsite had traditionally welcomed individuals and families wanting a low cost facility for a holiday under canvas. It was resolved to write to the Caravan and Camping Club and copy the letter to PCC (David Micah, Sue Bolter and County Councillor A.G. (Tony) Thomas, Portfolio Holder for Regeneration and Planning).

**Action: Clerk to write as indicated to express RTC's concerns.**

### 6.4 CAT Transfers.

**Rhayader Library:** Expressions of interest in using Rhayader Library had been received from local organisations (Agenda items 7.1, 7.2 and 7.3). Each organisation had indicated that the space which they were using was inadequate for their requirements but that they were unable to access more suitable accommodation. They all expressed enthusiastic support for RTC's application for a Community Asset Transfer of the Library building to the Town Council for use as a community facility. As requested by PCC the support letters had been copied to themselves.

## 7. CORRESPONDENCE

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

**7.4 OVW: Membership renewal invitation.** The Membership fee for the year commencing April 2017 is £320. It was resolved to continue membership of One Voice Wales. **Action: Clerk to renew membership.**

**7.6 OVW: WG, "Wales Remembers" update.** Cllr. Williams volunteered to study the information and if required, to register on behalf of the Town Council. **Action: Cllr. Williams to act as above.**

**7.13 PCC (Cllr. Curry): Public paths near Wyeside Caravan and Camping Park.** Despite making repeated requests to PCC Cllr. Curry had not received sight of details of the covenants or lease for the camping field and the caravan site. Information received from the Definitive Map & Commons Registration Officer suggested that there is no registered Right of Way across the Camping Field. Cllr. Curry suggested that RTC meet with the Caravan Club to discuss the issue. It was resolved to adopt this suggestion. **Action: Cllr. C. Evans to arrange a meeting between the Caravan Club and Cllrs. Curry, Williams and herself.**

**7.14 WG (to Cllr. Curry): A470 at Rhayader.** Disappointingly, although the letter informed that monitoring of the condition of the road will be ongoing, it indicated that no further improvement work is presently planned.

Councillors remained concerned that the crossing lights cannot be seen by drivers leaving the Smithfield. Cllr. Curry said that he would re-approach the Welsh Government.

**Bobath Cymru: Request for donation.** It was resolved to make a donation of £100 from the Recycling Account. **Action: Clerk to make the payment.**

Certified as a true record .....

Chairman Councillor C. Evans

5 of 8

Date .....



21<sup>st</sup> February 2017

## 7. CORRESPONDENCE (CONT)

**Catherine Lea:** Response re caravan and car. Councillors were pleased to learn that Ms Lea had had her car removed from the Smithfield and was arranging for her caravan to be removed from the Weirglodd. However she was not aware to whom the other caravans belonged. It was resolved to write to PCC to ask if the other two caravans are there with their permission and if not ask that they take appropriate measures to have them removed to ensure that the area is not used as an unofficial parking or dumping area.

**Action:** Clerk to write as above.

**Teenage Cancer Trust:** Request for donation. It was resolved to make a donation of £100 from the Recycling Account. **Action:** Clerk to make the payment.

## 8. PLANNING

**8.1 P/2017/0119** for Full: Upgrade of existing pitches to gravel hardstandings, replacement of site access road and stone car park and other associated works at Wyeside Caravan Park Rhayader Powys

1) Councillors had held a meeting at the site on 16<sup>th</sup> February 2017. For decades the “Camping Field” has been used predominantly for pitching tents on grass. This has allowed many groups, families and individuals to stay in Rhayader on a budget and this has helped the local economy. In the proposed application there is to be virtually no provision for this type of space and Councillors believed that would have a massively detrimental effect on the number of people using the site as well as the range of people who would be able to use the site.

2) Councillors also cited that when the land was gifted to the Rhayader Rural District Council, it was designated to be used as a Camping Field in the traditional sense. Provision of hard standing would preclude such use. Some Councillors had been party to discussions with the lady who had gifted the field. Despite several requests to PCC, Cllr. Curry had not received sight of the transfer deed and covenant relating to the original gift of the land comprising the Camping Field.

3) It was noted that despite the existing provision of Warden’s accommodation on the adjoining caravan site (run in tandem with the applicant site) additional Warden accommodation is also proposed along with a service area, a motorhome service point and a stoned parking area, all of which reduce even further the area available for camping.

4) Councillors had also received sight of correspondence from PCC Legal Services which indicated that the proposed removal of camping provisions is contrary to the plans which were authorised under the terms of the lease.

5) The Council were particularly disappointed to note that there was no indication in the application of the access routes into and through the Camping Field to the Pavilion in Waun Capel Park which have traditionally been used by the public and which PCC had stated would be maintained and included as part of any lease or transfer of the land.

6) As the site is located within Flood Zone C, there is a requirement for a Flood Consequence report to be submitted with the application form in accordance with the guidelines for TAN 15. Councillors were extremely surprised that the planning application and supporting documents, particularly the ‘Flood Risk Consequence Assessment’ suggested on page ‘10’, section ‘4.2 that *‘the proposed development can be classified as ‘less vulnerable’ given that it can be considered an employment/commercial site and that the occupants fully accept the risk of flooding’.*

Councillors absolutely refuted this statement in its entirety. As the local authority will be well aware, the site cannot possibly be classed as an employment or commercial site, neither can those who book their camping

**Certified as a true record** .....

**Date** .....

**Chairman Councillor C. Evans**

21<sup>st</sup> February 2017

**8. PLANNING(CONT)**

trips there or turn up on the day to stay be said to ‘fully accept the risk of flooding’. When one consults the table provided on page 11, ‘*Vulnerability of a development according to TAN 15*’ it becomes obvious that the proposed site clearly fits in the ‘Highly Vulnerable’ part of the table which includes:

*‘all residential premises (including hotels and caravan parks), public buildings (e.g. schools, libraries, leisure centres), especially vulnerable industrial development (e.g. power stations, chemical plants, incinerators), and waste disposal sites’*

7) Councillors were also surprised to note that the applicant’s ‘**Flood Procedure and Policy**’ makes reference to the Cattle Market as the flood evacuation point. It just so happens that the Chairman of the Rhayader Market Hall and Smithfield Trust (the freeholder of the ‘cattle market’ site) along with a few more members of that Trust are also Town Councillors and they could confirm that the Trust has not been approached by the applicant in this regard at all. They remind the local authority that this facility is not open to all and that is in unavailable to the general public on many days throughout the year. This document should therefore not be relied upon.

In view of all the above, Councillors were unanimous in their decision to recommend that the application should be refused.

**Action: Clerk to inform PCC of RTC’s recommendation.**

Received after the Agenda was issued:

**P/2017/0173** for Full: Proposed dormer dwelling at Awelon South Street Rhayader Powys.

Councillors had no objections to the proposals in principal, but they were aware of a gate adjacent to the existing property which had historically been used to gain access to the field by the football ground. It was not known if this was an authorised Right Of Way, nor was it entirely clear from the Block Plan if this piece of land was included into the curtilage of the proposal. They therefore sought assurance that if this strip of land was included in the proposal, it did not contravene or negate any access rights. It was resolved that subject to such assurance they would have no objection and recommend that the application be approved.

**Action: Clerk to inform PCC of RTC’s recommendation.**

**9. FINANCE**

There are no outstanding invoices.

**10. URGENT BUSINESS**

**Business rates.**

Cllr Walton said that there was considerable concern being expressed in the Town about the effect that the proposed new Business Rates would have on the local businesses. The swingeing proposals were of great concern to all, particularly the smaller establishments. It was feared that the proposed increased rates could even herald some closures. Councillors shared his concern about the possible effect of the proposals, but recognised that they were powerless to assist in individual cases because it was understood that the system required that each business must fight its own case against its assessment.

However it was agreed that RTC could and should write to the local and regional AMs and to the local MP expressing Councillors’ concerns about the potentially disastrous effect the rises in business rates could have on the relatively fragile business economy of the rural areas such as our own. Once shops shut in rural areas they often remain shut forever. **Action: Clerk to write to the local and regional AMs and the local MP in protest against the proposed rates.**

**Certified as a true record .....**

**Date .....**

**Chairman Councillor C. Evans**

21<sup>st</sup> February 2017

**10. URGENT BUSINESS (CONT)**

**Flower boxes.**

Cllrs. Narborough and Williams had cut back the perennial plants in the large planters and they were now ready for some annuals to be planted. It was resolved to purchase more annuals. Some confusion existed as to whether Midway Plants had given a quotation for the annuals which were required or not.

Action: Clerk to ascertain if a quotation was given. Cllr. Davies to purchase sufficient annuals for the boxes. Cllr Williams to arrange for Pryce Marpole to do the planting

**Drain cover in Church Street.**

Cllr. Narborough reported that on the way to the meeting she had tripped over a pavement water gully which had somehow become raised above the pavement by several inches and obviously presented a hazard to pedestrians. Action: Clerk to contact PCC via the online reporting process.

**11. PRESS RELEASE**

- Concern about the effect new rates would have on local traders.
- Update on the Elan Links People, Nature & Water HLF Project

**12. BUSINESS FOR NEXT MEETING**

1. Wyeside Caravan and Camping Site.
2. Town improvements
3. Welcome to Rhayader Signs.

**13. DATE OF NEXT MEETING**

The next monthly meeting will be held at 6.30 p.m. on Tuesday 21<sup>st</sup> March 2017.

The meeting closed at 9.40p.m.

Certified as a true record .....

Chairman Councillor C. Evans

8 of 8

Date .....