

BEGUILDY COMMUNITY COUNCIL

MINUTES OF THE MEETING HELD ON 9th JUNE 2009 AT FELINDRE VILLAGE HALL

Present: Cllrs. A. Tippet (Chair), M. Morgan (Vice Chair), E. Harris, Ms. A. Hoyle, Ms. A. Jones, K. Jones, W. O'Leary, P. Swancott.

Apologies: Cllr. C. Thomas

In Attendance: Mrs T. Price (Clerk), County Councillor J. Brunt, 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 Local Authorities (Model Code of Conduct Order) (Wales) Order 2008.

Personal

Cllr. Ms Hoyle
Member of Knucklas and District Community Centre Committee (Heyope Recreation Ground Matters)

Cllr. K. Jones
Member of Knucklas and District Community Centre Committee (Heyope Recreation Ground Matters)

Cllr. E. Harris
Director of Wind Energy Company (Community Benefits from Wind Farms)

Personal and Prejudicial

None

The public were then invited to submit any concerns. Two persons raised issues. Mr. Bowen raised concerns about development on Castle Green. Whilst welcoming the change of use for the site from light industrial to residential he pointed out that the application before Members at this meeting had no provision for integration with the rest of the community and needed links such as a footpath to the station, public house, community centre etc. He also asked that Members gave serious consideration to asking for some form of planning gain for the village.

Mr. Nicholls asked that the Community Council raise the deteriorating surface of the footpath in front of 3 and 4 Border View, Beguildy. He stated that the matter had originally been raised around two years ago but a transfer of ownership between PCC departments had led to no progress being made. Members agreed that the Clerk write to PCC asking for action on this matter.

In addition an appeal was made by a member of the public for Members of the Council to be aware of the effects the proposed wind farms were having on the health of residents of the area.

MIN 4890 APPROVAL OF MINUTES

The Minutes of the meeting on 12th May, 2009 were approved with one amendment, Cllr. Morgan had left the meeting prior to the discussion on the Wind Farm planning application for Bryngydfa (Min 4887). The Minutes were then duly signed by the Chairman

MIN 4891 MATTERS ARISING

(1) Gate at Beacon Lodge – The Clerk confirmed she had contacted Carlton Parry at Powys County Council to request that this work be done.

MIN 4892 COUNTY COUNCILLORS REPORT

Cllr. Brunt reported on two important issues for the area. He had attended a meeting with Network Rail at Knucklas Station a few days previously to discuss the access. Cllr. Kevin Jones had also attended. He added that a solution

satisfactory to all had been agreed and that this now needed Network Rail support. This their representative had agreed to produce within two weeks.

He also informed Members in some detail of the situation regarding wind farm benefits. He explained that at this stage Powys County Council were consulting on the principles of such a policy not the fine detail. He suggested Members especially consider the payment per megawatt, the split between the local area and the wider area affected and their ability to appoint representation on the trust.

MIN 4893 FINANCE

(1) **Payments:** The following payments were agreed -

T.A. Price (Clerks Salary)	£236.23
HM Inspector of Taxes (Tax due on above)	£59.06
Petty Cash	£25.00

(2) **Internal Audit:** This had been completed.

(3) **Receipts: The following receipts were noted -**

Inland Revenue Payment for Filing Return Online	£75
VAT repayment to 31/03/09	£77.58

(4) **Insurance:** The Clerk confirmed that the Insurance Company had reduced the original premium quoted and it was agreed to cancel the cheque for £215.25 and issue a new cheque for £205.

Zurich Insurance	£205
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MIN 4894 PLANNING

(1) The following **application** was considered :-

RAD/2007/0491 Full, erection of 20 dwellings comprising of 8 semi detached and 1 block of 4 (6 units to be affordable housing) SO27 SE **land at Castle Green, Knucklas** – Members discussed this application in some detail, with particular concern about the access to village amenities. They also considered the possibility of requesting some planning gain for the village and the form this should take. It was agreed that the Clerk write to Powys County Council as follows -

It is noted that the development has poor links to village amenities such as the Community Centre, public house, play area etc. It was felt that there was a need for pedestrian access to these sites. For this reason the Community Council, although happy with the principle of housing on the site, wishes to object to the present detailed application.

In addition it is felt that with a development of this size negotiations should take place for some form of planning gain. It was felt that as the plans did not indicate any area for play or other recreation and as such would be expecting the inhabitants of the new properties to use the existing facilities that a contribution towards updating and refurbishing the play area would be an ideal form of gain to request. The Community Council would like to ask that Powys County Council negotiate with the developers to this end.

(2) **Community Benefits from Wind Farms** :- Members discussed the options available and the areas to be discussed at the briefing with County Councillor Wynne Jones on 15th June. The main points were

To request the split of any gain on a 80/20 basis

To request a payment of £5000 per megawatt per year

To clarify the organisation of the Trust Board and the ability of the Community Council to appoint representatives on that trust.

The remit of the trust, whether it would only cover energy related issues or if it would be extended to provide items such as scholarships for young people, benefits to the school, measures for energy saving on individual properties. Built in guarantees in case of a transfer of ownership of the development.

(3) **Previous Planning Applications 416, 417 and 418 for Castle Green** - Powys County Council had confirmed that the applications were re-submitted as retrospective planning permission had been required for the solar panels and garden sheds.

(4) **Planning Liaison Meetings, PCC** – Cllrs. Tippett and Jones agreed to attend.

(5) **Bryngydfa Wind Farm** – The further letter of objection was noted. A copy had already been forwarded to Powys County Council by the writer.

MIN 4895 HIGHWAYS, HOUSING AND ENVIRONMENT

(1) **Castle Green Development** – Progress was apparent from the Planning application dealt with earlier.

(2) **Damaged Road Surface, Castle Inn** – The Clerk reported that she had spoken to George Lloyd of Powys County Council who had visited the site. Whilst he agreed the surface needed attention he was planning on visiting Knucklas shortly to survey the whole village and would schedule the works to tie in with any others identified at that time. Members felt it would be helpful if representatives were able to accompany Mr. Lloyd and the Clerk agreed to ask Mr. Lloyd if this would be possible.

(3) **Street Lighting, Knucklas** – The Clerk clarified the situation regarding the lighting in Knucklas. She stressed that she was not able to act on individual comments received but could only act on the decisions of the Council. It was for this reason that the lights had not been amended in accordance with the comments of a resident. Cllr. O'Leary agreed to conduct a final review of the lighting in Knucklas and report back to the July meeting.

(4) **Speeding Vehicles, Heyope** – The Clerk reported that Powys County Council had responded positively to the problem and had suggested village name signs, asking drivers to drive carefully. The Community Council had been asked to comment on the location for these signs. Cllr. Ms. Jones agreed to meet Ms. Mills of PCC on site to discuss the final positions.

(5) **General Highway Matters** – A number of highway issues were raised including the surface of parts of the B4355, a sunken drain near to Knucklas and a bad pothole near Pentycaragle.

MIN 4896 GENERAL CORRESPONDENCE

(1) **Community Notice Board** – The Clerk updated Members on the current situation. She confirmed a recent conversation with Mrs Rebe Brick on the design of the Board, cost and positioning. She confirmed that the Planning Department felt planning permission was needed and the cost. She suggested that as they were able to apply for permission at half of the normal cost, the Community Council apply for permission and use a portion of the grant money from the Forum to pay for this. The balance to be used to help with payment for the sign itself. Members agreed that she liaise with Mrs Brick to complete the application form. Cllr. Brunt asked that he be allowed to approach the Planning Manager to discuss the issue of permission prior to an application being considered and Members were happy for this to happen.

Cllr Harris raised the issue of signs for the village Hall and Community Centre. It was confirmed that signs for the Centre in Knucklas were in place and that signs for the Village Hall in Felindre were in hand.

(2) **One Voice Wales Conference** – Noted. No funds were available to send a representative this year.

(3) **PCC Notice of Inspection of Accounts** – Noted.

(4) **PCC Letter re. Code of Conduct Training** – Noted.

(5) **Welsh Assembly Government Changes to Account and Audit (Wales) Regulations** – The Clerk outlined the main change, this being a bringing forward of the final date for accounts from 30th September to 30th June.

(6) **Mid and West Wales Fire Rescue Authority Draft Annual Action Plan** – Cllr. O'Leary took this and agreed to report back to the July Meeting.

MIN 4897 HEYOPE RECREATION GROUND

1) The Minutes of the meeting held on 12th May were approved without amendment and duly signed by the Chairman.

2) Future Arrangements for the Fund – After some discussion it was decided to neither change nor further define the area covered by the charity. Cllr. O’Leary withdrew his suggestion that the area of benefit be widened and it was proposed by Cllr. Ms Hoyle and seconded by Cllr. Jones that there be no change to the charity’s governing document.

3) Application for Grant from the Fund – Cllr. Tippett reported that an application for funds to support a project in the Churchyard at Heyope had been received the previous day. The Clerk agreed to circulate the details and include the item on the Agenda for July.

MIN 4898 INFORMATION ITEMS

These items were noted.

MIN 4899 URGENT BUSINESS

None

There being no further business to discuss, the meeting closed at 9.40 p.m.