

# BUILTH WELLS TOWN COUNCIL

## CYNGOR TREF LLANFAIR-YM-MUALLT



### **Minutes of the Meeting of Builth Wells Town Council held on Tuesday 12th September 2017 commencing at 7.30 pm in The Strand Hall, Builth Wells.**

**Present :** Cllrs M.Prynne (Mayor), P McNiffe (Deputy Mayor), A.Powell , D.Ronicle, B.Watkins, A Offa, A Jones

**Apologies for Absence :** Cllr D Jones, Cllr B Reardon, County Councillor Jeremy Pugh

#### **BW/121/17 Co-option of Councillors**

Letters were read out from 2 residents wishing to join Builth Wells Town Council - Mr Gwyn Davies and Mr Roger Price. Both prospective Councillors met the conditions of residence and were duly elected to serve on the Council.

#### **BW/122/17 Declarations of Interest:**

Cllr A Offa – Community Support Grant Application - Agenda Item 10

Cllr A Powell – Planning Application - Agenda Item 7

Cllr A Jones – Ladies Choir Grant Application – Agenda Item 10

#### **BW/123/17 Minutes:**

- a) To authorise the Chairman to sign the minutes of the meeting held on the 8th August 2017 as a true record. There was a correction to the minutes – the account balance of the Groe Toilets should have had £13,000 added to it. It was proposed to accept the minutes with the correction.

**Proposed Cllr D Ronicle. Seconded Cllr A Powell. Unanimous**

#### **BW/124/17 County Councillor's Report**

Councillor Prynne gave a report on behalf of County Councillor Jeremy Pugh. Both Councillors had attended a site meeting with Steve Butcher from Powys County Council on The Groe on Monday 11th September to discuss lighting. There will be 6 new lights and flood lighting on the bridge. It was also mentioned that Powys County Council would like to hand over The Groe to the Town Council. The Rugby Club would therefore have to have a lease with the Town Council and not Powys County

Council. Cllr Powell expressed concern that the Town Council should be attending meetings between the Rugby Club and Powys County Council. Steve Butcher is to produce an information sheet showing what is paid and by whom to maintain The Groe.

Councillor Ronicle stated that the Town Council needs to make money if it is to take over management of The Groe and therefore would need the money made from car parking charges.

#### **BW/125/17 Clerk's Report**

- a. Claim form sent to the Welsh Government for the first quarter payment of the grant for the Groe Toilets – money now received - £3250.
- b. Letter sent to Chris Davies – thanking him for the invitation to tour the House of Commons.
- c. Visit by the Nat West Community Banker Mr Greg Couch to the mayor and Clerk. It was explained that when Nat West Bank closes in October there will be a mobile bank parked outside the Co-op for half an hour a week and there will also be a Community Banker situated in an office yet to be determined for 4 hours a week to talk to clients and deal with paperwork – such as bank mandates. The Strand Hall was mentioned as an office base and an initial figure of £48 was mentioned. He will also be looking at Antur Gwy. It was stated that the Strand Hall marketing Group would need to determine the cost.  
Cllr A Jones has completed the forms for the Pension regulator and everything is now in order.

#### **BW/126/17 Planning**

**P20170928** – Change of use from a shop to a children's nursery over 3 floors at West End Stores, Garth Road.

Councillors Powell and Ronicle expressed concern with parking during peak periods as there are no designated parking spaces and therefore there could be obstruction to traffic flow. The road has no parking allowed during Royal Welsh Week which will also cause problems. Concern was also expressed at the lack of outside space and Councillor Watkins felt that a nursery over 3 floors could pose a danger to the children.

It was proposed to highlight these concerns and object to the proposal on grounds of lack of parking, probability of traffic congestion at peak times.

**Proposed Cllr P Mcniffe. Seconded Cllr A Powell. Unanimous**

**P/2017/0952** – Change of signage at the Co-op Store

The Co-op has submitted plans to change the colour of signs from green to blue and slightly alter the designs.

It was proposed to accept the changes.

**Proposed Cllr D Ronicle. Seconded Cllr P McNiffe. Unanimous**

**P2017/0901** – Ground floor extension at 24 West Street.

Cllr A Powell declared an interest and left the room.

No concerns were raised by Councillors. It was proposed to accept the plans.

**Proposed Cllr A Jones. Seconded Cllr D Ronicle. Unanimous**

**BW/127/17 Finance:**

**a. Account balances – before the following schedule of payments**

Balance of Current A/C:	<b>£ 76,226.75</b>
Balance of Business Reserve A/C:	<b>£ 24,841.30</b>
Balance of Groe Toilet A/C :	<b>£ 12,054</b>
Balance of Strand Hall Account:	<b>£ 52,275.84</b>

**b. Schedule of Cheques and Direct Debits to be paid from Current A/C No 05202906, Strand Hall A/C No 1254493 and Groe Toilet A/C 1254492**

<b>Cheque No</b>	<b>Payee</b>	<b>Purpose</b>	<b>Cheque Total £</b>	<b>-</b>	<b>Budget Expenditure</b>
2902	Grosvenor Fabrication Ltd	Deposit for 300 Chairs	4,734.00	789.00	3945.00
2903	Mike Davies	Watering Hanging Baskets July	434.00	-	434.00
2904	HMRC	Income tax	66.80	-	66.80
2905	Niblets	Sundries	23.60	3.93	19.67
2906	Its Dun	Computer	544.99	90.83	454.16
2907	Powys County Council	School Crossing Staff Costs	1005.46	167.58	837.88
2008	Brecon & Radnor	Advert for new Clerk	177.24	29.54	147.70
2009	Brecon & Radnor	Digital Advert for Clerk	30.00	5.00	25.00

2910	Valerie Lymer	August Salary	408.62	-	408.62
2911	Swalec	Gas Strand Hall	20.96	0.99	19.97
2912	Swalec	Strand Hall Electricity	583.45	97.24	486.21
2913	Nibletts	Cleaning Sundries	10.78	1.80	8.98
2914	HMRC	Income Tax August	60.00	-	60.00
DD	BT	Strand Office Phone	287.68	47.95	239.73
DD	BT	Business Mobile B'band	19.20	3.20	16.00
DD	Powys County Council	Strand Hall Business Rates	179.00	-	179.00
<b>Total</b>			<b>8,585.78</b>	<b>1,237.06</b>	<b>7348.72</b>
0025 SH	Howdens	Units for kitchen	587.05	109.19	477.86
0026 SH	Chris James Stonemason	Sill on Strand Hall	1317.60	219.60	1098.00
0027 SH	Magnum Sound	Sound & lighting system	42,953.58	7,158.93	35,794.65
0028 SH	Direct 365	3 hand driers	918.00	153.00	765.00
<b>Total</b>			<b>45,776.23</b>	<b>7,640.72</b>	<b>38,135.51</b>
0012 GT	TC Cleaning	GT Cleaning August	1,621.13	270.19	1,350.94
0013 GT	TC Cleaning	GT Sundries August	172.70	28.78	143.92
<b>Total</b>			<b>1,793.83</b>	<b>298.97</b>	<b>1,494.86</b>

There was a correction – Kitchen units and worktops had been bought from Howden's.

There was a query as to whether the School Crossing payment was for last year or the current year and the Clerk resolved to check and report back to council.

It was proposed to accept the cheque payments.

**Proposed Cllr D Ronicle. Seconded Cllr B Watkins. Unanimous**

c **Budget Report** – Brief summary report was presented to councillors.

**BW/128/17 Correspondence:**

- a) Notice of election of Town Councillor Hugh Patrick to the Standards Committee at Powys County Council. It was explained to Council that Powys County Council always has an elected Town Councillor as a member of the Standards Sub Committee and that the Council had voted for Mr Hugh Patrick.
- b) Notification of the re-opening of Powys Archives on 29<sup>th</sup> August 2017 at 29, Ddole Road Industrial Estate.
- c) Email from Ruth Morris regarding safety at the river. It was stated that comments had been passed to Powys County Council.
- d) Letter from Mr James Anderson regarding planning permission at Brecon Road. A reply is to go to Mr Anderson with a copy of the relevant minute from the August meeting.
- e) Powys Local Development Plan – public consultation.
- f) Press release from the debriefing meeting held on August 24<sup>th</sup> to discuss events at the Royal Welsh Show.
- g) Correspondence received after the agenda was sent out - Notification of changes to Data Protection Regulation will come into force in 2018.

**BW/129/17 Grant Applications.**

Cllr Offa left the room.

**Builth Wells Community Support.** The Clerk read a letter from the Chairman of the organisation asking when they could be expected to receive a decision. The Clerk explained the advice that had been received from One Voice Wales and that the level of reserves maintained by Builth Wells Community Support were not considered to be a problem. Councillors felt that because they are spending public money there has to be a high level of accountability and that Community Support need to apply for a specific item. In principle the Council want to give them a grant but must have all the information and at the end of the financial year will need a breakdown of how the money has been spent.

Cllr Offa returned to the room.

**Builth Wells Ladies Choir**

Cllr A Jones left the room.

There was much discussion by councillors about how the money would be spent but unfortunately the application form was not specific enough in this regard and no decision was reached about awarding funding. A letter will be sent asking the choir to be more specific.

Cllr A Jones returned to the room

## **BW/130/17 Strand Hall Update**

Cllr A Jones gave an update on progress.

The blocked window is to be replaced at the back of the building. Quoted £1000

Work is starting on the ramp.

Stage curtains need ordering

There was a meeting with the quantity surveyor and Brian Jones, architect.

The Fire Risk Assessment has been carried out and the building has been measured for fire extinguishers. Further assessments will be done when the Hall holds its first event.

CCTV – the quote was very high from Select Security and it was felt that another quote should be obtained.

The mezzanine level will only accommodate 36 of the seats that came from the Wyeseid and it may be that a flexible area of seating is placed there instead. There could be a safety issue with things being thrown over the balcony.

The British Legion Concert will go ahead on the 11<sup>th</sup> November.

Maggie would like to start her Slimming World sessions on 5<sup>th</sup> October but can put it back week by week.

The floor needs to be laid and will take 7-10 days to dry and can only be put down once all other work has finished.

Builth Fest wish to hold their Christmas Fair on Saturday 25<sup>th</sup> November.

They will begin installing the sound system at the end of next week.

Decorating should all be done by 10<sup>th</sup> October.

Plumber should finish next week.

Cllr Prynne asked for a detailed plan of the hall from Nicky Grist as the rally organisers would like to have the building for the event in July 2018.

## **BW/131/17 The Groe:**

**Safety issues** – There was discussion about fencing being installed to cut off the river. Extra lights are to be installed. The bottom of Love Lane has been turned into a bike track and Steve Butcher is to have a look at it.

Cllr Powell reported on a visit by Amanda Price to Brecon to see the Street Pastors. At the debriefing meeting it was suggested to do away with taxis to the Young Farmers Village and put in a free bus service instead. There was mention that the railway bridge is crossed by pedestrians.

**Groe Toilets** – There have been complaints about the toilet flush in the ladies. Some elderly ladies find it difficult. Cllr A Jones stated that the automatic flush can cost £300 per toilet.

There was mention made of Powys County Council taking over the toilets during Royal Welsh Week.

**BW/132/17 Planters** – This was deferred until the next meeting when we hope that Cllr D Jones will be able to attend.

## **BW/133/17 Riverside Community Centre**

Cllr A Jones attended a meeting at The Riverside on Wednesday 6<sup>th</sup> September. He explained that because the centre had lost the youth service and the Cwlch it was looking at a shortfall of £5-£6,000 this year. Karen Jones was present from Horeb nursery.

Cllr A Jones explained that historically the Recreation Association applied for Charitable status and then successfully applied for £10,000. A Management Committee was formed to run the building and they had a lease arrangement with Powys County Council and the Town Council. The lease expired and was never renewed and rent was never paid to Powys County Council.

The Recreation Association and Management Committee have now merged.

The Committee want to have a nursery rent the premises for 52 weeks a year 8am – 5pm. This would mean that community groups could only have the building in the evening.

The Nursery's lease would need to be with the Town Council. The Nursery have offered to pay £4,800 rent per annum and £2,500 for cleaning which would go to Brian Ashe. They would pay electricity on top of rent but the present system of night storage heaters is ineffective and would mean that there would be no heating in the evenings should other groups want use of the premises.

There was discussion about car parking and the permits the Management Committee issue each year. There may also be an issue about charitable status if the centre's tenant is running a commercial business from the property and therefore redefining its use as a "community" centre.

There would need to be a new service level agreement. The Community Asset transfer of the land would need to be in place.

Cllr A Jones has agree to draft a letter to take to the policy and resources committee before the next council meeting.

**BW/134/17 Review of Town Benches** – This was deferred until the next meeting when Cllr Reardon should be present.

#### **BW/135/17 Reports**

Cllr Offa gave a report on the meeting he attended with the Mayor at the Metropole on the 21<sup>st</sup> August regarding tourism and developing a wellness brand for Rhayader, Builth Wells and Llandrindod Wells.

The Clerk read Cllr Reardon's report on the debriefing meeting he attended with the Mayor at County Hall on the 24<sup>th</sup> August.

Cllr Ronicle updated the Council on the new website being provided by Elwyn Davies and he requested that any local photos be sent to him for consideration on the website.

It was proposed to renew the existing website – payment is due 1<sup>st</sup> October.

**Proposed Cllr A Jones. Seconded Cllr A Offa. Unanimous.**

**BW/136/17 Chairman's Report**

Cllr Prynne reported on the Christmas Lights Meeting she attended. The light programme is on schedule. Charlie Bass had suggested small plates be attached to the lights so everyone knows where they will be placed and he will look at costings.

The testing unit needs to be hired from Brecon. Some plugs and timers need to be replaced. Chaser rope lights are needed for the bridge.

It was suggested that Boots and Wyeside Jewellers be approached for permission to put lights on their buildings.

The next meeting will be 7pm on Wednesday 27<sup>th</sup> September.

**Meeting Closed 10.15 pm**

Signed..... Date .....