

# BUILTH WELLS TOWN COUNCIL

## CYNGOR TREF LLANFAIR-YM-MUALLT



**Minutes of the Meeting of Builth Wells Town Council held on Tuesday 13<sup>th</sup> December 2016 commencing at 7.30pm in The Strand Hall, Builth Wells.**

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

**Apologies for Absence :** Cllr D Jones

**Absent :** Cllrs T Layton, J Price

**In Attendance :** K Compton (Press), County Councillor Avril York.

**BW/203/16** **Co-option of Two Councillors**

Councillors P McNiffe and A Offa read and signed their declarations and were welcomed to the council.

**BW/203/16** **Declarations of Interest**

Cllr Prynne declared an interest regarding the planning application.

**BW/204/16** **Minutes**

To authorise the Chairman to sign the minutes of the meeting held on the 8<sup>th</sup> November 2016 as a true record.

**Proposed – Cllr G Thomas, Seconded Cllr D Ronicle. Unanimous**

To authorise the Chairman to sign the minutes of the extra-ordinary meeting held on the 6<sup>th</sup> December as a true record.

**Proposed – Cllr B Reardon, Seconded Cllr B Watkins. Unanimous**

**BW/205/16**    **Clerks Report**

Notification has been received from British Gas regarding contract renewal for the Groe Public Toilets. Clerk referred to Cllr Jones to put forward details of charges from British Gas & SWALEC. The toilets are on a three year lease from PCC and therefore it would not be prudent to enter into an agreement longer than 2 years. British Gas are charging 31.83p per day standing charge and 14.8p per unit. SWALEC are charging £37 a quarter standing charge and 12.8p per unit. This means that SWALEC are slightly cheaper. A proposal was put to the council that the council go with the lowest price and that Cllr Jones will have authority to negotiate on the Council's behalf.

**Proposed – Cllr Reardon, Seconded Cllr Powell. Unanimous**

**BW/206/16**    **County Councillor's Report**

C. Cllr York advised the Council that she had resigned from The Cabinet and also her position as County Councillor. There will be County Councillor for Builth Wells until the elections in May. It was stated that other C. Cllrs local to the area would cover the ward – David Price, Maureen McKenzie and Steve Davies. Cllr York said she hoped that there would be Town Council election in May.

**BW/206/16**    **Planning Application**

Cllr Prynne left the room and Cllr Powell took over the meeting. Cllr Powell read letter from Gina Ayling on behalf of the residents of Hillview. Cllr Jones explained that there was a new planning process whereby developers are responsible for conducting a public consultation prior to submitting a full planning application. The Town Council will receive a full planning application for comment in the future.

The proposed development of 40 open market houses is on land owned by Gerald Evans, it is a field on the left beyond Hill View. A previous proposed development on this site was rejected about four years ago as the area was outside the existing Unitary Development Plan (UDP) and the proposed LDP.

Whilst the Council feels there is a need for more housing and more residents in Builth it is not certain that this is an appropriate site. The Council has concerns regarding sewerage, they are not sure that the sewerage system lower down can cope with the extra demand. Surface water and the possibility of flooding is a big concern if there is run off into the Gloew Brook. There are mature trees on the site that should not be felled and it may be the case that there are tree preservation orders in place.

Access will be from Brecon Road and a previous application in the vicinity was to include a roundabout for the new site and Hillview whereby this application does not. The traffic survey completed in June showed traffic approaching Builth exceeding the 30mph speed limit by up to 50% and therefore the 30mph section would need extending beyond the blind spot, the blind spot itself being an existing concern.

The council expressed reservations about Plough Corner. Cllr Offa stated that he had read that an extra 23 cars would be using that route at peak times.

It was requested that a letter be sent to Hughes Architects and that they acknowledge the Council's concerns.

**BW/207/16 Library**

Cllr Prynne stated that the Library would be moving into Antur Gwy on the 4-6<sup>th</sup> Feb 2017 funded by PCC.

**BW/208/16 Builth Wells High School**

Cllr Prynne has had an acknowledgement from PCC for the letter of objection written on behalf of the council last week. There have been 976 objections from Builth.

**BW/209/16 Finance**

Cllr Reardon stated that the layout for the finances was much better. Cllr Prynne thanked Cllr Jones for his hard work.

Town Council finances are looking healthy. The following payments were approved.

**Proposed Cllr Reardon, Seconded Cllr Thomas. Unanimous**

**BW/210/16 Grants**

Cllr A Jones explained to council that £5000 is usually awarded to The Wyeside. Letter to be sent saying that the application will be considered at the January meeting. Application needs to be emailed to councillors.

Memorial Garden – Councillors were keen to say that the garden is an asset and always looks good. It was proposed that the garden was awarded the £300 requested.

**Proposed – Cllr Reardon, Seconded Cllr Watkins.**

It was suggested that the group were informed of the PCC War Memorial Project run by Nathan Davies.



Mid Powys Youth Theatre – Cllr A Jones said he has met with Mr Ralph Bolland. After a short discussion it was decided to relook at this application and to send a letter to that effect.

**BW/211/16 Correspondence**

- a One Voice Wales. After discussion it was suggested that the Council apply for the tourism award with relation to the refurbishment and reopening of the Public Toilets. The deadline is 20<sup>th</sup> Jan 2017
- b Powys CC – Town & Community Councils. Nothing was discussed as Llandrindod Wells Town Council are challenging this.
- c Arriva Trains Wales – there are concerns regarding the service and it was suggested that we contact to ask for a presentation.
- d Western Power – no action needed.
- e PCC – take to precept meeting
- f One Voice Wales – Model Financial Regulations
- g Builth Wells gardening Club – deferred to next meeting
- h British Gas renewal – already discussed
- i Information Commissioners Office – Data protection renewal – paid by direct debit
- j PWLB – confirmation of loan - £52.50 loan fee brought to council’s attention
- k Welsh Government – Appointment of NHS Members – Councillors too busy
- l One Voice Wales –Call for 2017 events – date of submission already passed.

**BW/212/16 Strand Hall**

Cllr Powell left the room – declaration of interest. Cllr A Jones gave an up to date report. The £150,000 loan is in the bank. The 1<sup>st</sup> repayment is due in June 2017.

Tender documents are being prepared by Bowens and Brian Jones is doing the drawings for the toilet block. It is hoped that tenders will go out before Christmas to four contractors and that work will start by the end of January 2017. It will be a three month project. It is planned that the hall will open in May.

Letters will need to go out to Niblett, Magpies as the car park will be zoned off for health and safety reasons when work begins. A letter will also go to the hairdressers as they use the area for smoking.

AGM is needed for the Strand Management Committee and Cllr Powell suggested that its role needs to be more of “Friends of Strand Hall”.

Leasing costs, insurance and marketing needs to be looked at and a process up and running. The council needs to decide how the hall will run. It was suggested that there is a role for an employed caretaker. There is £3000 in the marketing Committee Account. Anyone interested in taking on responsibilities should contact Cllr A Jones.

#### **BW/213/16 Christmas Lights**

Cllr A Jones gave a full report and he stated that much of the work was due to Charlie Bass and he should be thanked. £4,500 has been spent on new lights and they have all been put up. Some lights have been condemned but they can be renewed. This year there was a more efficient way of working to put up the lights and everything went well. The hoist was used 3 times and with the electrician there is a very good team.

The lights will come down the first weekend after the New Year – a 7am start.

The Council has to agree honoraria payments and needs to look at what happened last year. There is a need to put money aside for lights for 2017. 4-5 displays need refurbishing, work has to be done on the electricity supply boxes, time clocks and on the infrastructure needed for the power supply. It may be possible to extend the display along West Street.

Cllr Prynne has drawn up a list of people to approach for sponsorship.

#### **BW/214/16 The Groe**

There is a problem with the wind in certain areas and a fir tree has split halfway along the tarmac. Cllr Prynne stated that Peter Lewis needs to be contacted to remove the tree.

Cllr D Jones raised further issues – the hedge on North Road was cut in October rather than September this year. Tree roots are raising tarmac by the swimming pool.

At the back of the bowling green the paths are unlit and so the uneven surfaces are more dangerous. Discussion followed about the need for the “dog bags” provided by the Council for the 3 units. It was decided that more bags need to be purchased.

#### **BW/214/16 Reports from Councillors**

Cllr Powell is a Governor at The Primary School and it was said that most meetings are confidential. There was a meeting on Monday 12<sup>th</sup> December to discuss education for 3- 5 year olds.

#### **BW215/16 Chairman’s Report**

Cllr Prynne gave a report on the Access Meeting she attended on 28<sup>th</sup> November 2016. Several issues were raised at the meeting, including the gradient of the

pavement outside Magpies, the tree roots coming through and breaking tarmac on the paths at The Groe, signage for the Winter Fair on the bridge was obstructive.

Cllr Prynne also attended the AGM of the Riverside Centre. Parking was the main issue – because locals are allowed to pay to park in the grounds it mean that there are few parking spaces for those who attend functions etc. at the centre and complaints had been received from the Access Group and the Quilt Group. There had also been complaint about the lack of heating and changing the key code without notice.

**Cllr Prynne closed the meeting at 9.40pm.**

Signed..........

Date ..10/1/2017.....