

BUILTH WELLS TOWN COUNCIL

CYNGOR TREF LLANFAIR-YM-MUALLT



Minutes of the Meeting of Builth Wells Town Council held on Tuesday 13th June 2017 commencing at 7.30 pm in The Strand Hall, Builth Wells.

Present : Cllrs M.Prynne (Mayor), A.Jones, D.Ronicle, D.Jones, B.Watkins, B.Reardon, A Offa

Apologies for Absence : Cllrs P McNiffe and A Powell

In Attendance: Karen Compton (Press), County Cllr Jeremy Pugh

BW/61/17 Declarations of Interest:

Cllr Offa declared an interest in Item 10 - Grant Application by Builth Wells Community Support

BW/62/17 Minutes:

- a) To authorise the Chairman to sign the minutes of the meeting held on the 11th April 2017 as a true record.

One amendment – that the surname of Darren from Playdale be added.

Proposed Cllr B Reardon. Seconded Cllr A Offa. Unanimous

- b) To authorise the Chairman to sign the minutes of The Policy, Resource and Finance Committee held on 25th April as a true record. Cllr A Jones queried the lack of clarity in the minute regarding the banking arrangements. Cllr A Jones felt it was not detailed enough and did not mention a specific bank. It was proposed to accept the minutes with the paragraph rewritten to provide more information.

Proposed Cllr B Reardon. Seconded Cllr A Jones. Unanimous

Cllr D Ronicle asked if a letter had gone to Powys County Council (PCC) regarding the Schools issue. Cllr Prynne stated that because the barrister felt there was insufficient information to proceed with a case against PCC the letter had not been sent but this could be done at a later date should circumstances change and it did not affect the position of the council against the schools merger.

Cllr Prynne welcomed everyone to the meeting.

BW/63/17 Clerk's Report:

- Co-option notices for 3 Councillor vacancies have been displayed around town.
- Letter to Pendre residents. Cllr Reardon stated that he had been approached by residents who felt that The Mayor should have visited rather than them receiving a letter. The Clerk explained that when she delivered the letters she spoke to two residents and made it clear that the council were pointing out that tipping had gone on in the past and no blame was being apportioned in this instance. Cllr Reardon stated that tipping of garden waste on the riverbank had now ceased.
- Cllr D Jones has collected the plaque belonging to the clock that was removed from the library and it is in storage in The Strand Hall. Discussion followed about relocation of the clock that was presented by Rotary to the town. There was a consensus that it should be placed somewhere on the Strand Hall.
- Cllr Jones explained that the Community Asset Transfer for Riverside Community Centre had not yet been completed as Powys County Council needed more information. This will be followed up.
- The Clerk informed Council that the annual rent payment, £9,000 for the Strand Hall office accommodation had been received from the RFCA.

BW/64/17 Planning

Cllr A. Jones explained the location of the site, adjacent to 3 Bank Square. No comments were received. The Clerk to send the website link to councillors.

BW/65/17 Committee and Outside Body Membership

Cllr Ronicle stated that some committees need to be up and running now. It was generally felt that because of the absence of Cllr Powell that committee and outside body membership should be deferred until the next meeting. Cllr A. Jones stated that some committees were legal requirements relating to employment and that there should be grievance and appeals committees. He continued to say that the Groe Monitoring Councillors were those Councillors who go onto the Groe on a regular basis.

The Grievance panel should be the Chairman and 1 councillor and Cllr A Jones suggested that it have 3 councillors in case one was not available.

The Grievance Panel will be made of Cllr M Prynn, Cllr B Reardon and Cllr A Jones.

The Appeal Committee will be made up of Cllr P McNiffe, Cllr D Ronicle and Cllr D Jones.

There was a long discussion around the Disciplinary Panel and the chairmanship. It was felt that the Mayor should not necessarily be the chairman in case the grievance was with the Mayor. Cllr Reardon said that the disciplinary process needs to be looked at and policies checked before the next meeting and it should be an agenda item. He asked that someone look into it. Cllr Ronicle and Cllr Reardon will look into it and there will be a meeting of the Policy, Resource and Finance Committee before the next council meeting.

a. Account balances – before the following schedule of payments

Balance of Current A/C:	£ 73,117.97
Balance of Business Reserve A/C:	£ 37,839.83
Balance of Groe Toilet A/C :	£7,832.70
Balance of Strand Hall Account:	£ 175,403.10

b. Schedule of Cheques and Direct Debits to be paid from Current A/C No 05202906, Strand Hall Account No 12544930 and Groe Toilet Account 1254492.

Cheque No	Payee	Purpose	Cheque Total £	VAT to be reclaimed £	Budget Expenditure
2871	Door Technik	Validator replacement	166.55	27.76	138.79
2872	Cancelled	Cancelled cheque			
2873	One Voice Wales	Annual Subscription	350.00	0.00	350.00
2874	PHS Group	Groe Toilets	274.06	45.68	228.38
2875	Valerie Lymer	Salary April	436.70	0.00	436.70
2876	HMRC Cancelled	Cancelled cheque			
2877	Valerie Lymer	Salary May	464.58	0.00	464.58
2878	Rialtus Business Solutions	End of Year Reconciliation	300	50.00	250.00
2879	The Cwtch	Refreshments for One Voice Wales meeting	88.00	0.00	88.00
2880	Nibletts	Light bulbs	19.73	3.29	16.44
2881	Howdens Joinery	WD40	5.99	1.00	4.99
2882	TLC Cardiff	Christmas Rope Lights	495.96	82.66	413.30
2883	Nibletts	Padlock – Xmas Store	11.95	1.99	9.96
2884	Elaine Worgan	Internal Audit	150.00	0.00	150.00

2885	SSE	Electricity Strand Hall	499.44	83.24	416.20
2886	SSE	Gas Strand Hall	21.28	1.01	20.27
2887	SSE	Electricity Strand Toilets	22.18	3.69	18.49
DD	BT	Phone no 551789	96.84	16.14	80.70
DD	BT	Phone no 553881	96.84	16.14	80.70
DD	BT	Council Office	231.56	38.59	192.97
DD	BT	Broadband	155.88	25.98	129.90
DD	British Gas	Groe Toilets	373.49	17.78	355.71
DD	Welsh Water	Groe Toilets	1,770.33	0.00	1,770.33
DD	Welsh Water	Strand Toilets	149.17	0.00	149.17
DD	PCC	Business Rates Strand	176.70	0.00	176.70
Sub Total			6,357.23	2,414.95	5,942.28
0008	EOM	Electrical Survey	288.00	48.00	240.00
0009	Andrew Davies	Cancelled cheque			
0010	Andrew Davies	Ongoing work on Strand Hall	51,547.75	8,591.29	42,956.46
0011	Speeder Ltd	Toilet door panel	1,500	250	1,250
0012	Howdens Joinery	Kitchen Units	6336.43	1056.07	5280.36
Total			59,672.18	9,945.36	49,726.82
0002	C Thompson	Cleaning for April	1,568.83	261.47	1,307.36
0003	C Thompson	Sundries for April	129.53	21.59	107.94
0004	C Thompson	Cleaning for May	1,621.09	270.18	1,350.91
0005	C Thompson	Sundries for May	151.12	25.19	125.93
Total			3,470.57	578.43	2,892.14

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The balance figure was incorrect for the Strand Hall Account and Cllr A Jones advised that all balance figures be rechecked.

There was discussion about the water bill for the Strand Hall Toilets, Cllr Prynne thought that the bill was high. The direct debit for the Groe Toilets water supply was unpaid as an annual direct debit had been set up on the account by the previous clerk without adequate record. This has now been sorted out and the direct debit paid.

It was proposed to approve the schedule of payments.

Proposed Cllr Reardon. Seconded Cllr D Jones. Unanimous

BW/67/17 Correspondence:

- a) Letter regarding surfacing of High Street was received from the Welsh Government stating that a programme of works will be put in place this financial year.
- b) War Memorial – Part funding in place to repair the memorial. It was also stated that there are to be 4 new benches placed at the memorial and therefore new sites are being sought for the existing benches. Cllr Reardon suggested that the benches be checked over to see if they are worth relocating and he could think of 4 locations where they could go. Cllr A. Jones stated that the Council has a fund dedicated to the war memorial.
- c) Donations received for Christmas lights. Mr Robert Powell kindly donated £200. Cllr D Jones enquired about the collection boxes. It was stated that the Chamber of Trade had collected £200 in them. Cllr Prynne also stated that letters had gone to The Quarry and Burger Factory asking if they would be willing to make a donation but to date no replies had been received.
- d) One Voice Wales Training Schedule. Cllr Prynne explained that she has suggested the July event to be held in Builth is moved due to it being Royal Welsh Week. Cllr Reardon requested a copy of the schedule.
- e) Mid And West Wales Fire Survey – Cllr Reardon to complete.
- f) Community Delivery Board – notice from Powys County Council
- g) Nicky Grist Rally. Cllr Prynne gave details to the Council and there was a lengthy discussion. It was suggested that the council purchase a large banner to promote the event possibly to go across Strand Street. Cllr Ronicle asked if the Chamber of Trade knew about the rally – no-one could supply an answer. Cllr A. Jones and D Ronicle said they would source a banner. Cllr Prynne explained that the organisers had asked if they could use electricity from the Strand Hall rather than using generators. Cllrs agreed.
Cllr A Jones proposed that the Council allocate £150 towards the costs of a banner. Cllr D Jones seconded. Unanimous.
- h) Business Crime survey – Cllr Offa to complete.



- i) Planning – reserved planning permission given for Nant yr Arian Cottages. Outline planning permission sought for the Hay Road Garage site – 4 detached houses.
- j) Powys County Council Town/Community representative on Standards Board.
Cllr Reardon proposed the Council vote for Hugh Patrick. Cllr A. Jones seconded. Unanimous
- k) Builth Wells Carnival. Cllrs agree to have a stand for the day and provide judges for events as requested. Cllrs Prynne and Offa to judge the Best Shop Window display. Cllrs Ronicle and Reardon to judge the Best Float Competition. Cllrs McNiffe and Watkins to judge Best Fancy Dress – Juniors. Cllrs D Jones and D Ronicle to judge Adult Fancy Dress. Cllrs Prynne and Watkins to judge the Craft exhibits. Cllr Offa is to draw up a rota for the day.

BW/68/17 Riverside Community Centre

Cllr Prynne asked that this Confidential item be moved to the end of the meeting so that press and public could leave without being delayed unnecessarily.

Cllr Reardon proposed. Cllr Ronicle seconded. Unanimous.

BW/69/17 Grant Application

Cllr Offa left the room. The Community Support have requested £1000. Cllr Reardon suggested the BWCS look at their community transport charges with a view to increasing them to bring in more money. All Cllrs were very supportive of the organisation but felt that this grant application was not detailed enough regarding the specific use of any potential grant allocation.

BW/70/17 Strand Hall Update

Cllr A Jones presented a detailed update.

Strand Hall Phase 3 Refurbishment

Contract Total -	£140,000
Valuation 1 payment -	£ 42,956.46 excl. VAT
Valuation 2 payment – due	£ 25,274.73
Retention	£ 3,591.11
Total to date -	£ 71,822.30

- a) **Kitchen** – 95% completion. Units fitted. Electrical units to be purchased – ie. fridge , freezer.
- b) **Plumbing** – 55% payments made in valuations. Boilers installed, radiators connected except the foyer and chamber. Gas main installed and connected. Sanitary ware to be supplied when toilet blocks are refurbished.
- c) **Toilet Block** - 65% completion. Extension and roof completed. Tiling in 2 weeks. Door and coin –op mechanism on order for unisex public toilet.

- d) **Flooring** – 10% complete. Kitchen flooring installed prior to units being fitted. Specialist flooring contractor on site next week for advice and samples.
- e) **Electrical** – 95% first fix in Strand and toilet block completed. On site Thursday to fit lighting to function room and second fix as required elsewhere.
- f) **Balustrade** – posts and rails installed. Glass is with the installer waiting for a suitable time after the decoration on mezzanine is completed.
- g) **Decoration** – Decorator on site this week to complete most first coats in all areas except the kitchen. Will complete all areas in August after the building works have been completed.
- h) **Doors** – The major delay in supplying of Ash veneer doors has been sorted out and doors on site today.
- i) **Suspended Ceiling** – Fitted in function room and corridor. Still to be fitted in ladies toilet and corridor by gent's toilet.
- j) **Plastering and carpentry** – 90% complete. There are doors to be fitted and some skirting.

BW/71/17 Hanging Baskets:

The hanging baskets have been collected and were put up on Sunday 28th May. Cllr D Jones thanked Cllrs A. Jones and D Ronicle and also Rob Evans and Mike Davies for their help.

Cllr A. Jones proposed a vote of thanks to Cllr D Jones for his usual efficiency in organising the orders and then collecting the money.

BW/72/17 The Groe:

- a) **Dog Bins** - Cllr Reardon is still very pleased with the new dog bins and he replenishes them every week. The bin on the edge of the car park is the most used, and the one by the Vicarage the least used. Cllr Ronicle said that there was less dog mess around the Groe. Cllr Prynne has asked Steve Butcher at Powys County Council if another bin is possible up by Pendre Garages.
- b) **Toilets** – still a problem with the hot water not working efficiently. Plumber to be contacted
- c) **Grass Cutting** – Our contractor, Terry Conti found 6 plastic bags full of dog mess. He also mentioned to Cllr Prynne that the gate by Lover's Lane is always open and was concerned about Travellers entering the Groe through it. Councillors felt that there was not a problem and advised that the gate belongs to Powys County Council.
- d) **Council Stand at Carnival** – The stand needs to be put up from 10am. It was suggested that some dog bags are put on the stand. Cllr Reardon commented that there are a lot of dog walkers out late at night – after 10pm. It was also suggested that the stand promote co-option of new councillors. Cllr Offa offered the use of the Community Support window to advertise the co-option and details of the Nicky Grist Rally.
- e) **Bank Holiday Picnic** - There was a consensus that the Council hold the event again this year on the football field as last year's event was very successful. Last year Cllr A. Powell and Greg Thomas did the cooking. It was suggested that the Burger

- Factory be approached again for burgers and Cllr Prynne said there would be a bottle stall in aid of the Christmas Lights.
- f) Play area – Cllr Prynne said that Steve Gealy and Steve Butcher were both on site when the new swings were being fitted. She has had a complaint that they are too high, someone has difficulty lifting their child on to them. Cllr A Jones said his grandchildren had no difficulties.

BW/73/17 Website:

It was acknowledged that the present site is out of date. Cllr A Jones told Council he was willing to go and see Elwyn Davies and get something in writing for the next meeting.

BW/74/17 Compliment Slips – deferred to next meeting.

BW/75/17 Town Council Surgery

Cllr Prynne confirmed that the monthly Town Council Surgeries would no longer take place and she had notified the public through Facebook..

BW/76/17 Reports:

Cllr Prynne reported on the Access Group meeting she attended. Tony Caine from Powys County Council was there are were delegates from Dyfed Powys Police. It was stated that it is an offence to park across a dropped kerb and the local Enforcement Officer will deal with the problem. It is not an offence to park on a footpath unless there are double yellow lines alongside and if it is a continual habit it will be classed as wilful obstruction. "A" frames continue to cause problems on pavements and if they are placed irresponsibly then it should be reported to Mr Brent Campbell at Powys County Council.

BW/77/17 Mayor's Report:

Chair's May / June. Diary /Report

21/05/2017 Flowering baskets put up.

22/05/2017 Access Meeting.

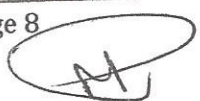
3/05/2017 Opened and Closed Strand for OVW Training.

06/06/2017 Strand Hall Management AGM

Cllr Prynne explained that the attendance at meetings and civic duties this month has been less than normal but that she has concentrated being on call for the following

Ongoing problems with the Toilets.

Complaints with the Children's Play area.



Mr Terry Conti with the grass cutting.

Negotiating with and on behalf of the organisers for the Nicky Grist Rally.

Cllr Prynne explained that she had attended the Severn Valley Rally and waved off 94 cars. She also stated that she had not received replies to letters sent to the Burger Factory and The Quarry asking for donations towards the Christmas Lights.

Cllr Prynne asked that the press and County Councillor Jeremy Pugh leave the meeting so item BW/68/17 Riverside Community Centre could be discussed in confidence.

Before he left the room County Cllr Jeremy Pugh took the opportunity to praise the Council's achievement re the Groe toilets and offered £100 towards the Christmas Lights. He also explained that there would be some road patching in the evenings of 3rd & 4th July on the High Street and traffic calming measures introduced on Pendre due to the increased volume of traffic attending Glan Irfon. It was brought to the attention of the Council that during Royal Welsh Show Week last year council workers had to clean up human faeces from the Groe area. At a meeting last year after the show town councillors met with County Councillors John Brunt and Avril York and the issue of toilets was raised. It was left to County Councillor Avril York to look into the provision of temporary toilets on the Groe for 2017. It was suggested that a letter be sent to Jeremy Patterson to prompt action. The Groe toilets would need extra cleaning if they were open later and security would probably be required during Show Week. It was stated that if Powys County Council could provide security it would probably be cheaper than cleaning the Groe after the event. County Councillor Jeremy Pugh left the meeting.

BW/68/17 Riverside Community Centre

Confidential item for Councillors only

Meeting Closed 11.00pm

Signed.......... Date11th July 2017.....