

**MINUTES OF THE ORDINARY MEETING 20<sup>th</sup> July 23 – HELD AT LLANBADARN FAWR & DISTRICT COMMUNITY CENTRE at 7.00pm.**

0423/01	<p><b>Present:</b> M Phillips, J Le Mesurier, P Knill, M Lawrence. Apologies: Cllr G Morgan, James Griffiths.</p>										
0423/02	<p><b>Declarations of Interest:</b> None</p>										
0423/03	<p><b>Minutes of the Previous Meetings:</b> The minutes of the Annual and Ordinary Meetings held on 8<sup>th</sup> June 2023 <b>were agreed and signed as a true record.</b> (PK/JLM).</p>										
0423/04	<p><b>Matters arising:</b> from minutes of the previous meeting.</p> <ul style="list-style-type: none"> <li>• Thank you letter to local resident for helping repair notice board was approved, then signed by the Chairman.</li> </ul>										
0423/05	<p><b>Village and Community Issues.</b></p> <ul style="list-style-type: none"> <li>• A general letter to residents where hedge and other foliage overhangs the footpaths was discussed – members took spare copies to circulated if required. Hedges overhanging the footpaths opposite the school had been reported to Powys CC highways : (reference 2519-8670-5822-5696). Cllr Knill reported that the hedges had been cut back at low level.</li> </ul>										
0423/06	<p><b>Finance:</b></p> <p>a) A bank reconciliation showed the following balances in hand which were noted and, with bank statements, agreed (PK/ML):</p> <table style="margin-left: 40px;"> <tr> <td>Current Account</td> <td style="text-align: right;">£ 9,122.12</td> </tr> <tr> <td>Savings Account</td> <td style="text-align: right;">£ 13,161.63</td> </tr> </table> <p><b>Invoices for payment to approve:</b></p> <table style="margin-left: 40px;"> <tr> <td>BHIB invoice noted for information</td> <td style="text-align: right;">£ 399.93</td> <td></td> </tr> <tr> <td>Office Solutions Wales</td> <td style="text-align: right;">£ 59.51</td> <td style="text-align: right;">(IB)</td> </tr> </table> <p>Clerk reported:</p> <p>b) The Annual Return had been submitted to Audit Wales and had been confirmed as received.</p> <p>c) Statement of payments to Councillors submitted to Independent Panel for Remuneration Wales</p>	Current Account	£ 9,122.12	Savings Account	£ 13,161.63	BHIB invoice noted for information	£ 399.93		Office Solutions Wales	£ 59.51	(IB)
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	<p><b>Planning Applications:</b> 23/0756/FUL Crossgates Service Station. LD1 6RE. Demolition of existing retail unit, cafe and fuel sales forecourt and construction of replacement. Comments had been sent to PCC planning consultations after the June Community meeting (see 0323/07 June minutes) – these included a request to extend the time for community comments, although no response had been received from Powys regarding this Community Councillors had received comments from residents and two residents also attended the July meeting to view the plans and make comments. Councillors agreed to forward the following points to planners:</p> <ul style="list-style-type: none"> <li>• There was a general view that the plans and supporting statement do not provide significant detail regarding the proposed drive-through.</li> <li>• The plans do not indicate any kitchen/cooking areas.</li> <li>• As opening hours were not indicated the following points were of concern.</li> <li>• Noise associated with evening / nigh time drive through use</li> <li>• Light pollution associated with increased evening/ nigh time use and extended /re sited parking areas.</li> </ul> <p>Page 5 of the Design Statement states ‘The six existing electric car charging points are proposed, with the final capacities subject to the local grid capacity.’</p> <ul style="list-style-type: none"> <li>• Residents sought confirmation that the use of charging points would not impact on the</li> </ul>										

	<p>electrical supply to residential properties and this should be future proofed in order to consider householders moving to replace oil with electric heating options.</p> <ul style="list-style-type: none"> <li>• Resident comments received strengthened the need that developers to consider the layout in relation to community use of the building as a 'village shop' particularly in respect of pedestrian use. Easy, quick shop access is important to local users.</li> <li>• Although recognised as not a direct planning issue, it was noted that currently some older residents used the existing café as a place to have a regular hot meal and gained health and social benefits from doing so.</li> <li>• Concerns had been received from current users about that the loss of the fuel station facility during rebuilding works – as access to pumps for fuelling at the Llandrindod Wells Service stations is poor for commercial vehicles.</li> </ul> <p>The Community Council, are keen to support economic development that maintains and encourages rural communities to survive and thrive. With this in mind because of the importance of the current and proposed resource to the social and economic sustainability of Llanbadarn Fawr, Crossgates and the surrounding rural communities it was requested that the application be subject to discussion by the Full Planning Committee of the Council.</p> <p>23/0885/HH The Glen Crossgates – erection of extensions and alteration of dwelling. There were no objections. Noted that the applicant be advised of opportunities that support the installation and use of renewal energy options.</p> <p>23/0889/HH The Glen Crossgates – removal of existing garage, erection of replacement. There were no objects.</p> <p>23/0950/FUL Cefn Wood, Crossgates - change of use from agri/woodland to dual use agri/woodland and well-being resource enterprise.</p> <p>'Further information required' for the following reasons:</p> <ul style="list-style-type: none"> <li>• It was unclear from the plans if this was a retrospective application for an existing building or if an existing building was to be demolished and replaced.</li> <li>• The application description indicates a change of use to a 'well-being resource enterprise' Councillors noted that this inferred a business development and as a result felt the plans as presented did not provide sufficient information to allow a meaningful comment by the Community Council to be made as to whether this was an appropriate development for the proposed enterprise.</li> <li>• Over and above clarity regarding the development it was also noted that more detail regarding the impact that an 'enterprise' might have on access and highway use should also be provided.</li> </ul>		
0423/08	<p><b>Correspondence:</b> A summary document was circulated and the noted:</p> <ol style="list-style-type: none"> <li>a) Email from Cilmerly resident requested that the siting of Wind turbines on Radnor Forrest and any resulting grid network infrastructure be opposed.</li> <li>b) Kids Cancer Charity -General letter of appeal. Deferred to consider at year end with any other funding applications received.</li> </ol>		
0423/09	<p><b>Member discussions and items on the Agenda to be raised at the next meeting:</b> None</p>		
0423/10	<p>Exclusion of public and press due to the confidential nature of the following business items: None</p>		
0423/11	<p>There was no scheduled August Meeting. September Ordinary Meeting to be held on 7<sup>th</sup> September 2023</p>		
	<p>Meeting Closed 8.22 pm</p>		
SIGNED	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;">DATE</td> </tr> </table>		DATE
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