

**Minutes of a Meeting of Dissersh & Trecoed Community Council on 10th June 2014
commencing at 7.30pm in Howey Village Hall**

Present: Cllr G Price, P Deakin, J Griffiths, S Richardson, C Myhill,
J Hamer, V Norris, D Morgan, C Hartley, J Jones.

Apologies: Cllr G Morris

Absent: None

DT 51/14 Minutes

The Minutes of the Annual General Meeting held on 13th May 2014 were approved and signed.

DT 52/14 Minutes

The Minutes of the last meeting held on 13th May 2014 were approved and signed.

DT 53/14 Information from Minutes

The Clerk confirmed that all actions had been undertaken from the last minutes.

DT 54/14 Planning Applications:

a) **P/2014/0329** – Reconsultation on Amended Scheme. Full: erection of a dwelling and associated works at Plot rear of Greengates Mill View Close, Howey for Misses S & T Holder. Cllr J Jones declared an interest in this application and left the room whilst discussions took place.

The following letter was received from the applicants:

“Please can you arrange for the following correspondence to be read out at an appropriate time during the Community Council meeting on 10th June 2014 by the Chairman. Furthermore please can you ensure this correspondence is included into the minutes of the meeting. Unfortunately we, as the applicants, are unable to attend this meeting due to a prior engagement, however my father Paul Holder is in attendance who will serve as our representative; please direct any questions or queries you may have to him.

In reference to the above planning application, we wish to address the concerns raised by the Community Council and/or residents at the meeting held on 8th April 2014 with the following response:

Access Statement

Prior to submitting our application to planning we considered any access issues pertaining to the location of the proposed dwelling. The pavement and road areas of Millview Close were adopted as a general highway in 1981 by the local Council, where the general public has a legal right to pass and repass along such areas.

There are therefore no consent issues from third parties in providing access to the proposed dwelling. We have also been in contact with Wales and the West Housing Association and they have confirmed that their earlier representation to the Planning Officer disputing the boundary regarding the small curtilage of land adjacent to the pavement was incorrect. They will be retracting their earlier representation to the Planning Office during the week beginning 08th June 2014. They have confirmed that the boundary as marked on our site plan is correct (see attached email, appendix A).

Highway Safety

Parking spaces will be made available within the boundary of the proposed site, and visibility splays have been sufficiently considered into the plans to ensure highway safety is adequate. Powys County Council has considered the application and in accordance with their criteria have approved the request to provide vehicular access over the pavement.

Privacy to existing residents

The windows at the rear of the property (which are above 2 metres) on looking to the garden area of the Local pub will be of frosted glass, to protect their privacy. No windows have been included on the South side of the property in order to protect the privacy of property no 14 of Millview close.

Style and appearance of the proposed dwelling

The characteristics and style of the existing houses within Howey Village are vast. The proposed dwelling has been inspired by the Georgian appearance of Howey Post Office and The Laughing Dog, and the rendered exterior in keeping with the houses of MillView Close. The exterior design is intended to uphold the historic character of the traditional village appearance. The scale and shape of the proposed dwelling is inspired by the existing rectangular style of the flats at Millview close. We as the applicants have taken into consideration the views of the existing residents and have significantly reduced the size of the proposed dwelling on our amended plans by removing the rooms above the carport. We feel this is a significant compromise on our part to satisfy previous concerns raised over the scale of the original proposal.

Site Notices

We have submitted our planning application in accordance with the guidelines of Powys County Council. Powys County Council have issued letters to the immediate neighbouring properties. It is the responsibility of Powys County Council to erect the site notice, we as the applicants cannot be held responsible for their delay in doing so."

The following copy email from Andrew Richards of Wales & West Housing was received:

“Thank you for meeting with me yesterday in connection with your planning application, reference number P/2014/0329.

Having now had the opportunity to compare the Association’s land registry plan and estate design plans with your property title plan, and having measured the boundaries in question to check correctness; I confirm that the Association is satisfied the access arrangements and boundaries shown on the Site Plan known as drawing 4399/Z/A as amended 05/14 are correct.

The plans as submitted are therefore correct. I will ensure that the Association’s previous representations to the Local Planning Authority are withdrawn and I will be notifying the planning authority of this on Monday 9th June; accordingly the Association”

Members discussed this application some members still had concerns about the height of the building, however it was pointed out that the windows on the third floor would be Velux Roof Lights. Members voted on this application and it was agreed to put a comment of no objection in following a vote of 6 in favour and 2 against. **No objection.**

DT 54/14

Correspondence:

a) Builth Wales & District Ladies Choir – Application for Grant

Application for financial assistance towards the cost of purchasing new costumes for Royal Albert Hall Concert. 4 members of the choir live within Disserseth & Trecoed.

Resolved: to award a grant of £100 to the Choir.

b) Powys County Council – Fir Tree Garage

Email from Planning Officer as follows:

“I have discussed this case with Gemma and I understand that she has been written to the applicant regarding this matter, however she has not received a response.”

Once again members discussed the lack of response.

Resolved: to write to the Portfolio Holder of PCC to point out the Council’s concerns and issues with the lack of response.

c) Powys County Council – LDP (Local Development Plan)

Email from Chris O’Brien as follows:

“Powys County Council is set to consider a draft for consultation on 27th May. Subject to approval the draft will be issued for six weeks public consultation which is when members of the public will have the opportunity to make representations on the plan. I’m uncertain of the date when the consultation will start. I wish I could be clearer. I’d say late June at the earliest.

This is the first opportunity for members of the public to express their opinion on the plan since the preferred strategy consultation in 2012. It's just the process. In the interim the County Council has sought the opinions of representatives such as community councils and key stakeholders such as the Highways Authority only.

At a recent full Council seminar to consider the emerging LDP I was asked by two County Councillors to attend meetings of their community council's on the same evening in Rhayader and Newbridge-on-Wye to which I agreed as I was free that particular evening."

The Clerk had obtained coloured plans of the 2 remaining candidate sites within the parish from the PCC website. The official consultation document should be received shortly. Members were asked to approach local residents to obtain their comments. Some local residents had been advised by the Clerk to send in objections to Chris O'Brien with a copy to D&T Community Council. **Resolved:** this matter to be discussed at the next meeting.

d) Powys County Council – Ranking Scheme for Minor Works

Information on the new ranking scheme for minor works. This was noted. The Clerk will place a copy of this on the website.

e) Welsh Government – Land Slippage A470

Letter from Edwina Hart AM as follows:

"I am writing to provide you with an update on the issue regarding land slippage on the A470 Cwmbach to Newbridge on Wye scheme. Remedial works to the Red House embankment have now started. This will include relaying a damaged drainage pipe, relaying road kerbs and surface course and reinstating verges. Boreholes will also be drilled into the embankment for future monitoring purposes.

Re-fitting the safety barrier along the length of the scheme and visibility improvements to Builth Road junction will also be carried out as part of the works. This will involve some night time working to avoid disruption to the travelling public.

The works are programmed to be completed by mid July"

Cllr Myhill would like to establish if these repairs are being funded by the original contractor as the defects were reported whilst under guarantee, or if they are being funded by the Welsh Government.

Resolved: to write to the Minister to obtain clarification on this matter

f) Powys County Council – Speed Limit C1210

Email from Tony Caine as follows:

“No permanent Traffic Order has been made to alter the speed limit along the former A470 therefore the old limits prior to the construction works are the correct one. The Welsh Government implemented a temporary speed limit order whilst the works were ongoing for safety reasons but this order has expired and no longer applicable. Should the temp signs still be in place, these are not legal and should be removed by the contractor. Please let me know if this is the case.”

This was noted.

DT 55/14 **Finance - None**

DT 56/14 **County Councillors Report**

a) Fir Tree Garage

Cty Cllr Williams confirmed he had been in discussions with Gwilym Davies, Planning Officer regarding this application and had been informed that planting at this site is enforceable following the end of the first planting season. He will continue to consult on this matter.

b) LDP

Cllr Williams had been in contact with local residents regarding this matter and hoped that the Community Council will take on board the views of residents when submitting a response.

c) Cwmbach Footpath

He has been in contact with Alastair Knox regarding the Footpath and temporary barriers have now been erected. He understands that the residents have now submitted a planning application for this property.

d) Park Homes

Cllr Williams informed members of a meeting with Henry Hale of the Assembly taking place on 3rd July. Mr Hale will be happy to answer questions from Park Home owners on the new legislation. He provided notices to be placed within the 3 park home sites within the area.

e) Bin – Millview Close

Cllr Norris had recently pointed out that the waste bin from the top of Millview Close had been taken away. Cllr Williams will look into this matter.

f) Domiciliary Care

Cllr Williams reported issues with the new care regime. He will continue to monitor this and report back to the Council at the next meeting.

DT 57/14

Community Action Plan

The Clerk had put a request on the SLCC Forum for examples of Community Action Plans from similar size community councils. However she had received many responses stating that only larger councils tend to prepare such plans.

Cllr Norris had identified a community council of similar size which has developed a Community Action Plan.

Resolved: Clerk to contact Letterston Community Council to obtain a copy of their plan.

DT 58/14

Public Questions – Members Discussion

Following recent issues during the Public Question section of previous meetings she had asked members to reconsider the inclusion of this item. She had given some thought to this matter and had received comments from local residents about the value of this item on the agenda. Her suggestion to members was to continue to include this item, however the strict guidelines issued must be adhered to.

Members discussed this matter and it was agreed to continue to include ‘Public Questions’ on the agenda, providing that the guidelines are followed.

Resolved: Public Questions to be included on future agendas.

DT 59/14

Public Questions

- a) Keith Holder reported the following issues:
 - Sunken Manhole in the layby by Chapel Road
 - Sunken Drain within Millview Close.Cty Cllr Williams will look into these matters

DT 60/14

Information

a) Sign – C1233

Cllr Myhill reported that the sign stating “Unsuitable for HGV’s” had once again turned around. This had been reported on many occasions. He felt that the sign should be concreted in to prevent this. Cty Cllr Williams will look into this matter.

b) Safety Barriers – A470

Cllr Myhill pointed out that some replacement safety barriers are being placed along the A470. He is concerned about the early replacement of these and once again, who is funding this work. This will be discussed at the next meeting.

Chairman **Date**