

MINUTES OF TALGARTH TOWN COUNCIL MONTHLY MEETING AT 7PM, WEDNESDAY, 4 AUGUST 2021, HELD REMOTELY

MEMBERS PRESENT BY VIDEO LINK: Cllr P Lewis (Mayor) (In the Chair 7.45pm – 9.10pm), Cllr L Elston-Reeves (Deputy Mayor) – In the Chair 7pm – 7.45pm, Cllr A Bufton, Cllr M Dodds, Cllr G Jones, Cllr A Lord, Cllr R Parry, Cllr W Powell (Town & Powys County Councillor), Cllr R Reid

APOLOGIES: Cllr T McClatchey, Cllr C Voyle

IN ATTENDANCE BY VIDEO LINK: Ben Rawlence BMC - Applicant of Planning Application Josephine Rumsey (Town Clerk)

WELCOME: Cllr L Elston-Reeves, Deputy Mayor, welcomed Ben Rawlence and Town Councillors, to the 25th virtual meeting of Talgarth Town Council by Skype.

21/116 DECLARATIONS OF INTEREST: Cllr W Powell declared an in interest re Planning Application 21/19965/FUL and left the meeting when this application was being considered.

21/117 PUBLIC SPEAKING SLOT – As provided for in its Standing Orders, the Town Council has a Public Speaking time of 10 minutes allowing a member of the public to speak on any item on the Agenda for a maximum of 2 minutes – to be arranged prior to the meeting
Ben Rawlence, Black Mountains College (BMC) had applied for a 2 minute Public Speaking slot re: BBNPA – Planning Application 21/19965/FUL.
Ben Rawlence gave an update of the key points:

- The whole planning application is designed to have a benefit to Talgarth
- That they are looking to refurbish and extend the existing farmhouse at Troed y Harn and adjacent stone barn, replace several agricultural structures with new similarly sized buildings to provide student accommodation (23 bedrooms) and teaching spaces within the same footprint area. Proposals include related hard and soft landscaping works, new services and ecological enhancements.
- There will be an increase in population movement but their ambition is for it to be a car-free campus with pedestrian, cycle and mini bus access and are confident that the level of traffic will be lower than it has been historically
- In the longer term, as the college grows, they hope additional accommodation will be at the former Mid Wales Hospital site, possibly with a walkway between the two sites.

Ben Rawlence reported that the BMC has a 50 year lease on Troed yr Harn and he has strong reasons to believe the plans are achievable. He also mentioned that both the new proposed developers at the former Mid Wales Hospital had been introduced by Ben Rawlence to Mr Collins, owner MWH and that both developers are interested in the BMC proposals. It was noted that Ben Rawlence had responded to the Town Council questions of concern for clarification, sent to him prior to the meeting.

Cllr L Elston-Reeves, who was Chairing the meeting, thanked Ben Rawlence for his update.

Ben Rawlence offered to stay for the discussion of this planning application in order to answer questions if it was thought helpful. The Town Council took up this offer.

7.10pm Cllr W Powell who had declared an interest in Planning Application 21/19965/FUL, left the meeting when this was being considered.

21/118 BBNPA – To consider Planning Applications:

- **BBNPA – Planning Application 21/19965/FUL - Proposal: “The refurbishment/extension of the existing farmhouse and adjacent stone barn with the replacement of several agricultural structures with new similarly sized buildings providing student accommodation and teaching spaces within the same footprint area. Proposals include related hard and soft landscaping works, new services and ecological enhancements.” Address: Troed Yr Harn Farm, Hospital Road, Talgarth LD30EF – 27/7/2021. Received amended plans/details received from the BBNPA, noting the application was re-registered as valid with effect from 19 July 2021.**

Discussion took place and it was noted that the Town Council has no issues with the BMC scheme or the Troed yr Harn development - all concerns are around the Travel Statement & Plan proposals and logistics.

Ben Rawlence confirmed that he had held a consultation meeting at the former Mid Wales Hospital entrance, on Mon 2 Aug, attended by 6 local residents. Also that he will be arranging more consultation meetings and looking at other ways of informing the community of the BMC plans.

He confirmed that there has been no agreements with the Trunk Road Agency/ Highways to date, but he was to be liaising with them, the following day, 5 Aug, to discuss the BMC highway proposals

He also stated that he would also be engaging with the Wildlife Trust.

7.45pm Cllr P Lewis, Mayor joined and Chaired the remainder of the meeting – his lateness was due to a late hospital appointment.

Cllr P Lewis, Mayor thanked Ben Rawlence for accepting and answering the list of questions raised in advance of the meeting which, in the main were with regard to the Travel Statement & Plan and the logistics.

Cllr Lewis also confirmed that the Town Council has approached Phil Collins, owner of the former Mid Wales Hospital for clarification of the BMC proposals as stated in the Planning Application.

It was noted that the assumption of the BMC was that the 200 students would be living in Talgarth and may not be travelling into Talgarth from elsewhere.

Ben Rawlence agreed he would again look at the Travel Statement & Plan to take this matter on board.

Ben Rawlence confirmed there is no hard and fast agreement yet with his proposals at the former Mid Wales Hospital site but that he will be speaking with the owner and proposed developer of the former MWH site, in order to pursue the matter and get a commitment in principle.

Ben Rawlence confirmed that there were plans to drop off parcel delivers at their office at the Great House barns complex.

8.15pm Cllr R Parry left the meeting.

It was again noted that the Town Council felt that the logistics of the scheme at present could appear to be a problem and it is not possible to support the Travel Statement & Plan in its present form.

8.25pm Cllr A Lord left the meeting.

Noted that the Town Council agreed with only 5 members left on the meeting - with a vote of 4 – 1 to defer the decision of the Planning Application, due to insufficient information and to discuss further on Wed 1 Sept 2021 when it was hoped a few more certainties and more detailed information would be available from Ben Rawlence.

Noted Ben Rawlence BMC agreed to take on board the points raised at the meeting and to obtain more information to forward to the Town Council, as soon as possible

RESOLVED: To further discuss at a meeting - 7pm Wed 1 Sept, when more detailed information may be received from Ben Rawlence.

- **BBNPA - Planning Application Consultation Letter 21/20143/CPL - Proposal:**
“Construction of an extension to the rear of farmhouse/byre satisfying requirements for permitted development. The extension will replace the area that was covered by a garage in the past. Dimensions of the extension are (approx);Eaves height - 2250mm, Height -3000mm, Length - 3700mm. Materials used will match that of the Byre/Farmhouse; stone construction with metal roof sheeting.” Address: Lower Trewalkin , Talgarth, Powys LD3 0HA

RESOLVED: To respond that the Town Council feels this should be a full Planning Application and not a Certificate of Planning Law (CPL) application.

- **BBNPA - Planning Application 21/20176/CPL - Proposal:** “The provision of a twin unit mobile home (not operational development) within the garden of the lawful dwelling house for use as additional accommodation by family members as part of one household (not a material change of use)” - Address: 24 Westfields, Talgarth, LD3 0HG

RESOLVED: To respond to BBNPA Planning and to Head of Planning that the Town Council totally disagrees with this Certificate of Planning Law (CPL) application as this proposal is not in keeping with the area, adjacent to a Public House and that a Condition should be put on any decision that this structure be time-framed and not be used for financial gain.

- **BBNPA – Planning Application 21/20187/FUL - Proposal:** “Replace porch with single-storey extension to rear elevation” - Address: Sycamore House , Bronllys Road, Talgarth LD3 0HH.

RESOLVED: To agree to this Planning Application.

21/119 DATE/TIME OF NEXT MEETINGS:

- 7pm Wed 1 Sept 2021 – *Remote meeting*

There being no further business, the meeting closed at 9.10pm.

SIGNED:

DATE: