

**MINUTES OF THE MEETING OF TALGARTH TOWN COUNCIL HELD ON WEDNESDAY
10 OCTOBER 2018, IN THE TOWN HALL, TALGARTH**

PRESENT: Cllr W Powell (Town & Powys County Councillor), Mayor (In the Chair), Cllr Pip Turner (Deputy Mayor), Cllr P Lewis (Deputy Mayor), Cllr Z Argent, Cllr A Bufton, Cllr M Dodds, Cllr G Jones, Cllr R Reid, Ms Amy Argent – Youth Member

APOLOGIES: Cllr J Lilly, Cllr A Lord

IN ATTENDANCE: David James, Rural Housing Enabler, Monmouthshire Housing Association - independent facilitator
Josephine Rumsey - Town Clerk

Members of the Public – 16 members of the public

Peter Rowson, Jeremy Corbett, Ailbhe Corbett, Philip Collins, Audrey Collins, Bryan Thompson, Shirley Thompson, Samantha Devereux, Louise Elston-Reeves, Shannon Reeves, Ann Rowson, Peter Weavers, Gaynor Weavers, Niel Bally, Virginia Brown, Liz Meres

Cllr W Powell, Mayor, welcomed Councillors and Members of the public to the monthly meeting, which included a major agenda item to bring together the Town Council's consultation response on the Mid Wales Hospital Development Brief for submission to the Brecon Beacons National Park Authority (BBNPA) by the 15 October.

Agreed: to discuss the Development Brief on the former Mid Wales Hospital site as the first item on the Agenda.

18/222 DECLARATIONS OF INTEREST –

- Cllr Powell had been advised by PCC that he benefited from a general dispensation as a Powys County Councillor for the agenda item Former Mid-Wales Hospital Development Brief, to be discussed. Noted Cllr W Powell has a personal and prejudicial interest through his involvement with the Black Mountains College (BMC) and his appointment by PCC Breconshire Committee to the (BMC) Steering Group in Summer 2017.
- Cllr Pip Turner declared an interest in Planning Application 18/16572/FUL – Proposal for the demolition of existing rear extensions and their replacement with a new kitchen, dining and utility extension – Blaenau Bach, Talgarth LD3 0EG

18/223 FORMER MID WALES HOSPITAL DEVELOPMENT BRIEF -

Cllr Powell introduced David James, who had been appointed by the Town Council as independent facilitator to assist them in preparing a response to the consultation, to be submitted to the Brecon Beacons National Park Authority (BBNPA) .

PUBLIC SPEAKING – Noted in its Standing Orders, the Town Council has a Public Speaking time of 10 minutes, providing for 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 –

7 public speakers, in respect of the item re the former Mid Wales Hospital Development Brief, had registered to speak by the deadline – 5:00 pm Tuesday, 9th October: Ailbhe Corbett, Peter Rowson, Samantha Devereux, Louise Elston-Reeves, Virginia Brown, Niel Bally and Phil Collins

Cllr W Powell explained that the Town Council had received two speaker requests additional to its normal time allocation and on his recommendation as Chair and with the support of all Town Councillors, the usual 10 public speaking slot had been extended by an additional 4 minutes, enabling both Niel Bally and Phil Collins to speak for 2 minutes each, given the importance of the subject under discussion.

The following are summaries of the oral representations made by the 7 interested parties at the Town Council.

Ailbhe Corbett

Mrs Corbett highlighted that she had led a number of campaigns in the town and emphasised she cared about Talgarth. She stated that the former hospital site was extremely dangerous and the town needed to look ahead, providing a community where youngsters would be encouraged to stay.

She stated that there was a credible developer behind this proposal and it would dramatically improve the site so she asked the Town Council to support the Development Brief.

Peter Rowson

Mr Rowson very helpfully highlighted to the Council that he believed there were viable solutions to the problems with traffic and access to the former hospital site and provided councillors with an illustrated diagram to examine. Mr Rowson then went on to explain what some of the possible solutions regarding access to the site could be and asked that solutions be identified, rather than obstacles being put in the way.

Samantha Devereux

Ms Devereux stated that she was born and raised in Talgarth and had lived in the town for 33 years. She stated that she was there to represent the voice of the younger generation. She informed councillors that she had spoken to about 30 people and only one was against the development. She provided useful evidence about pupil numbers in Ysgol y Mynydd Du, in addition to the school's capacity and the need to keep the younger generation in Talgarth. Ms Devereux then provided additional evidence about local job vacancies. She stated that more people in the area meant more support for existing businesses, helping to build their sustainability, and the town needed affordable housing for young people. She asked the Town Council to remember the younger generation and to take them into consideration.

Louise Elston-Reeves (nee Mullan)

Mrs Elston-Reeves stated she was born and bred in Talgarth. She said she felt there had been a lot of positivity around the BBNPA Public meeting which took place on 8th October. She stated there was a duty to look at long term sustainability and local people needed to be involved with decision making in their area. She stated that there were currently 106 families on the housing waiting list and no surplus of houses. Mrs Elston-Reeves then provided relevant information including the average age of nurses in Powys and details about the ageing local population. She stated that she felt it a travesty that the former site had been allowed to decay to its current state. She stated the need to make Talgarth a vibrant and diverse community and implored the Town Council to consider the points she had made.

Virginia Brown

Mrs Brown said she had a sense that the town was weary of the former hospital site, but there was a real danger in agreeing to a development that would be detrimental to life in Talgarth. She stated that the Development Brief had to be consistent with local and national policies and it was her contention that it deviated significantly from them. She stated that she believed the Brief did not adhere to the aims of the National Park. Mrs Brown then said it would be desirable to have housing on the former hospital site as part of a mixed development but not on the scale proposed. She then urged the Town Council to ask for modifications to the Development Brief and that it should not be adopted as Supplementary Planning Guidance.

Neil Bally

Mr Bally stated that there could be no confidence in the developer's viability tests. He then highlighted that the extra houses over and above the LDP allocation contravened local and national planning policy. He stated that no proper Traffic Impact Assessment had been carried out and reminded people of the report by Vectos of Cardiff. Mr Bally once again stated that he believed that, because the proposed SPG was not consistent with the LDP, it was therefore invalid and he recommended the Town Council to reject it.

Phil Collins

Mr Collins, the owner of the former hospital site, explained that the number of houses proposed in the Development Brief were determined by the viability of the site. He stated that his previous viability calculation was tight, but costs have increased significantly since that time, and the cost of all the additional requirements were 'eye watering'. He stated that their proposals were not contrary to the LDP. Mr Collins then explained about expected traffic flows to and from the site and how the number of journeys are calculated. He reminded the Town Council that this was the first stage of many more stages, it is just the start of the process and he asked the Town Council to recommend it for adoption by the National Park Authority.

End of Public Speakers

Cllr W Powell, Chair, reported that two Public Meetings had been held:

- Fri 5 October 7pm at the Tabernacle, organised by 'concerned local residents.'
- Mon 8 October 2pm in the Town Hall, chaired by Martin Buckle and organised by the BBNPA

Display Boards, supplied by Collins Development, had been available for viewing at Ysgol y Mynydd Du from 4 Oct until the end of the consultation on 15 October. The display boards were brought into the Town Hall for the day for the BBNPA Public Meeting on 8 Oct and then returned to Ysgol y Mynydd Du until the end of the consultation on 15 October.

The Town Council listened to the 7 oral representations, all of which provided background evidence to Town Councillors, useful in shaping their response to this consultation.

David James reported that the Development Brief had been considered in its entirety, by working through it in page order at its first meeting on 3 Oct, and their final draft consultation response therefore followed that same numerical format of the document for ease of reference. Town Councillors' comments and suggestions from the 3 Oct meeting were now included in this final draft.

Talgarth Town Council wished to make it known that they unanimously want to see the re-development of the former Mid-Wales Hospital site. The site continued to deteriorate and having had the Council's hopes raised on many occasions before, Councillors wanted to see a resolution to this matter. Nevertheless, the Town Council had a duty to the local community to scrutinise what was presented to them to ensure the outcome was the best possible for the town and that policies, rules and regulations have been adhered to. References were made throughout this response to the importance of communication with Talgarth Town Council and this will be key throughout all stages of the project.

Proposed by Cllr M Dodds and seconded by Cllr P Lewis, all in favour, that the Town Council broadly support the Development Brief and were supportive of the project moving forward, but there were three areas around which Talgarth Town Council required certainty, in order to support fully the adoption of the Development Brief.

- An up-to-date traffic statement should be provided in order to address the Town Council's concerns raised in 2.4 of the Development Brief
- The guarantee that 20% affordable housing will be provided on site, following the oral commitment made to this effect, by Russell Pryce, on behalf of the developer, at the Brecon Beacons National Park Authority Public Consultation Meeting on 8 October 2018 in Talgarth Town Hall
- Details should be provided about the time-frame of the development, in order to guarantee at what stage premises will be provided for employment use

Concerns had repeatedly been raised about the Development Brief 'deviating' from National Planning Policy and the Local Development Plan. The consultation asked for a response specifically on the Development Brief, which Talgarth Town Council were providing. Nevertheless, the Town Council reiterated its expectation that the onus was on the Brecon Beacons National Park Authority to adhere to National Planning Policy and the policies contained in the LDP in scrutinising the Development Brief and considering its adoption.

The Chair thanked everyone for their attendance and input and wished them a safe journey home.

A 5 MINUTE RECESS WAS AGREED

18/224 MINUTES:

Minutes 12 September and 3 October - previously circulated, Cllr W Powell, Mayor, sought their adoption.

Proposed by Cllr M Dodds and seconded by Cllr P Lewis, all in favour, that the minutes of the 12 September be signed as a correct record.

Proposed by Cllr A Bufton and seconded by Cllr R Reid, all in favour, that the minutes of the 3 October be signed as a correct record.

18/225 PLANNING APPLICATIONS & PLANNING ISSUES –

Noted Cllr Pip Turner declared an interest and left the room whilst this Planning Application was being discussed.

Planning Application 18/16572/FUL – Proposal for the demolition of existing rear extensions and their replacement with a new kitchen, dining and utility extension – Blaenau Bach, Talgarth LD3 0EG – Town Council comments – Proposed by Cllr M Dodds and seconded by Cllr G Jones, all in favour to support this planning application.

18/226 YOUTH MEMBER – Ms Amy Argent, Youth Member, gave an update on her recent activities, and also referred to her intention to stand for the Welsh Youth Parliament for Brecon & Radnorshire constituency, the results will be announced in December.

Agreed that the Town Council support Amy with her projects.

Brecon Town Council –Agreed that our Community Youth representative Ms Amy Argent and Cllr Zoe Argent, meet with Town Clerk, Brecon, to discuss the matter further.

Police & Crime Panel – Cllr W Powell reported that the next meeting of the Panel, was on 16 November and any questions need to be received by 1 November.

18/227 TOWN HALL MARKET HALL – Noted the Stuart Price Electrician’s work – single phase less 2 lights not required and Beacon Detection Fire work, as per Tender, have both been completed.

Fire Extinguishers for Town Hall Basement – Noted quotations have been received from both Blackwood Fire and Chubb for Extinguishers for the whole of the Town Hall.

Cllr R Reid explained that the Quote received from Chubb is not as comprehensive as the one received from Blackwood Fire.

Proposed by Cllr A Bufton and seconded by Cllr Pip Turner, all in favour to accept the Tender of Blackwood Fire for the whole of the Town Hall building from 22 October 2018.

Agreed to give the required 3 months notice to cancel renewal of the existing Chubb Fire Maintenance Agreement, due 12 January 2019, so as not to incur any charges.

Agreed to inform Zurich Municipal Insurance and PCC Council Tax department that the Town Hall Basement (Market Hall), will be brought back into use from 22 October 2018.

Minor works to complete Market Hall and Barriers to screen off end of Market

Hall for storage – Noted Tenders had been invited, which will be opened at 6pm Monday 15 October.

Architect fees – Proposed by Cllr A Bufton and seconded by Cllr P Lewis, all in favour, to pay Glyn Smith, Architect’s Invoice for £300 + £60 VAT re drawing up the Market Hall plans.

17/228 FOOTPATH IMPROVEMENTS IN TALGARTH – **Agreed** to ask Jon Pimm, BBNPA Area Warden, for a convenient meeting date, as soon as possible, regarding proposed works in the Talgarth area.

18/229 TALGARTH TOWN COUNCIL STANDING ORDERS – Cllr M Dodds asked to move Standing Orders from 2 hours to 2.5 hours for this meeting.

18/230 TALGARTH TOWN COUNCIL VACANCIES – Resignations received on 13 September 2018 from former Town Councillors N Bally and J Wilding.

Agreed to give notice to PCC of these vacancies on 15 October 2018.

Proposed by Cllr M Dodds and seconded by Cllr P Lewis, all in favour, to forward a letter of thanks to both Cllr Bally and Cllr Wilding for their valued input to the Town Council during their respective terms of office.

CORRESPONDENCE RECEIVED DURING THE MONTH – FOR ACTION

18/231 OLD PENGENFFORDD ROAD A479 – Received concerns from Mrs Barbara Christopher, stating that when the relief road was opened in 2007 the old road was gated and padlocked, to prevent vehicular access for anyone, except land owners and utility companies who would need access. Noted for about six weeks there has been someone interfering with the road access gate and the locks. Also complaints regarding heaps of waste rubbish dumped on the two fields which were sold a few years ago and two large trailer vehicles have appeared photographs received. **Agreed** to contact both BBNPA and PCC, seeking clarity on the status of recent developments.

18/232 TALGARTH COMMUNITY WOODLAND GROUP – Noted Jed Needs, Chairman, Talgarth Community Woodland Group recently met with Cllr J Lilly, who expressed an interest in the activities of the Talgarth Community Woodland Group. Noted that Mr Needs has made contact with Town Clerk in order to make a short presentation to the Town Council, giving an overview of their work to date and proposed future plans. Mr Needs also has an interest in setting up a Local Energy Cooperative in Talgarth and the surrounding area and would like to present his ideas on the subject - this would take approximately 20 minutes. **Agreed** to Mr Needs attending the 12 Dec meeting.

18/233 TALGARTH CO-OPERATIVE STORES – Received e-mail 17 September from Will Lloyd, newly appointed Manager, Co-operative Stores, Talgarth stating that at the Co-op they 'do what matters most' putting the community at the 'heart of everything they do'.

Noted Talgarth's Co-op is looking to appoint someone as a Community Member Pioneer and asking if the Town Council may know anyone who would be suitable for this position.

Agreed to respond to Will Lloyd and wish him well as Manager, Co-op Talgarth and express the hope they are able to appoint a suitable Community Member Pioneer.

18/234 POWYS COUNTY COUNCILLOR – Cllr W Powell reported the following:-

- **Former PCC owned Properties in Talgarth** – Cllr W Powell had tabled a question to the Leader of PCC, County Councillor Rosemarie Harris for the 18 October Full Council meeting. Noted his question related to wider land use planning issues in Talgarth Ward and the need for an overarching strategic approach, including full engagement with relevant stakeholders.
- **Consultation on Green Waste** – Noted there was to be a forthcoming consultation proposed by PCC re this issue. **Agreed** to ask Ashley Collins PCC to keep us updated on any changes proposed.
- **PCC Council Budgets** – It was noted, with concern, that the PCC budget has been reduced this year by 1% and is amongst the least favourable in Wales.

18/235 TALGARTH ISSUES

Remembrance Sunday 11th November 2018 – Confirmation received from Phil Harris, Gwent & Powys Army Cadet Force, that the Hay Detachment would be attending Talgarth Remembrance Parade on Sunday 11th November 2018.

Noted that Canon Rowland Edwards would re-dedicate the WWI plaque in the Town Hall following the 11am service at the War Memorial.

Agreed the Town Council would pay Cynthia direct, for the refreshments in the Town Hall, on Remembrance Sunday.

Cllr A Bufton agreed to provide the usual PA services for the 11am service at the War Memorial.

Flags for the Town Hall – **Agreed** to purchase 2 new flags – one Union Jack and one Welsh flag to put up on the Town Hall to mark 100 years since the end of WW1.

Speedwatch Training Scheme – No new update.

KING GEORGE V FIELDS/PAVILION/TADSCA – No new update.

TALGARTH BOWLING CLUB – TRANSFER TO TALGARTH TOWN

COUNCIL – Noted still some outstanding works to be completed by PCC before transfer to Town Council.

Annual Bowls Presentation Evening – Sat 6 Oct 7pm – Invitation received for Town Councillors.

GP BIOTEC – Received Agenda for the GP Liaison meeting held on 26th September and revised Terms of reference. Noted both Cllr J Lilly and Cllr R Reid attended the meeting.

Cllr Reid circulated an update from the Liaison Group meeting of the main points discussed:

1. GP Biotec wish to be kept informed of any activities in the area so that they can avoid spreading near that location.
2. The work on the Tower Gateway could start in late Spring.
3. There were two more Digestate Tanks being assembled, 1st commissioned for Feb 2019, and 2nd later in the year.
4. Spreading notifications were again to be shared with the Town Council and Group members.
5. Group members were asked and encouraged for other interested parties, eg, Walkers Are Welcome, Regeneration Group, etc to lobby the BBNPA to reinstate the foot bridge, downstream from Bronllys Castle across the River Llynfi. It was noted that GP Biotec fully support this.

Agreed Town Council support this request.

18/236 DWR CYMRU – WELSH WATER – WORK ON BRONLLYS ROAD,

TALGARTH – Update received from Sheena Howells confirming: that a public Drop in session from 2.30pm–7pm on Tues 9 Oct in Committee Room, Town Hall, had been arranged re the upgrade works in Talgarth and the Bronllys Rd closure from 5 Nov – 21 Dec – a break over the Xmas holiday and a further closure from 7 Jan – end Feb 2019.

18/237 PCC & PCC HIGHWAY/TRUNK ROAD AGENCY ISSUES –

School speed signage, Ysgol y Mynydd Du, Talgarth – Noted Tony Caine asking Jo Lancey to advise of the suitability of a Library/school directional sign.

Need for parking restriction in Cottage Lane, Talgarth – Received copy correspondence and photographic evidence from Dr H A Williams, Great House, Talgarth, to Nigel Brinn, PCC, in this respect. Noted this was cc to Talgarth Town Council, Talgarth Fire Station, Brecon Police Station, Chris Davies MP

A479 Maintenance works 22-26 October 2018 – Temporary road closure for works.

PCC Owned Properties and Highway issues in Talgarth – Noted and on circulation a response from Cllr Phyl Davies, PCC Cabinet Member in reply to our letter of the 2nd Aug regarding Highways and Property issues in Talgarth.

Talgarth Flood Alleviation Scheme - Completion of detailed design & resolution of issues re. flood management in vicinity of The Elms, Talgarth – Update received and on circulation, from Dr Mervyn Bramley, in the independent advisor role that he has sought to take in assisting the Talgarth Community and Powys County Council, to address the complex issues of flood and surface water management in the Talgarth Phase 2 area.

18/238 GROUP UPDATES –

ONE VOICE WALES – AGM on Sat 29 Sept – Proposed by Cllr A Bufton and seconded by Cllr R Reid, all in favour, to pay OVW Invoice £95 for place attended by Cllr W Powell.

FESTIVAL GROUP – Cllr R Reid circulated Minutes of 17 September meeting, for information. Next meeting 7pm 15 October.

TOWN HALL – V W Cleaning Services – Agreed to September invoice - Town Hall cleaning £129.60 - Gates Open/Close £78.30 – Total £207.90.

TOWN HALL HIRER – Request received for storage of equipment for Step Aerobics. Cllr A Bufton informed the hirer that he would seek some storage space.

Agreed in principle, to this way forward.

TALGARTH & DISTRICT REGENERATION GROUP – Received TDRG Minutes for 4 August and Agenda 3 September.

WW1 ball - Sat 27 October 2018 & Christmas Markets Sat 1 December – Noted both events planned to be held in the Town Hall/Town Hall Basement.

WALKERS ARE WELCOME GROUP – Received draft minutes of 18 Sept meeting. Note next meeting Wed 7th Nov 7pm in Town Hall.

18/239 HEALTH UPDATES -

Armistice Centenary Commemoration on 3 November, 12 - 2 pm, at Bronllys Hospital - Invitation received from the South Powys Veteran Groups to attend.

Powys Teaching Health Board - Powys 111 and OOH Stakeholder Bulletin - Powys 111 and GP Out of Hours Stakeholder Bulletin - 21 September 2018: NHS 111 Wales telephone number to go live in Powys on 3 October 2018.

18/240 BURIAL GROUND

St Gwendoline's Churchyard Maintenance – Noted Maintenance Contract due for renewal 1 April 2019. Cllr A Bufton agreed to put together a specification for a further 3 year Contract (to be reviewed annually).

Cllr A Bufton reported that there is a lot of overgrowth again, in the Churchyard, which needs cutting back.

Agreed Cllr Bufton to prepare a further specification for this additional work, to be undertaken as soon as possible.

18/241 CORRESPONDENCE/INFORMATION RECEIVED DURING THE MONTH

PCC - Public Spaces Protection Orders – information received.
BBNPA – Agenda for National Park Authority, 21 September at 12.30 pm
BBNPA - Agenda for Planning, Access and Rights of Way, 21 September, at 9.30 am
BBNPA - Planning, Access and Rights of Way Committee, 3 October, 2018 at 10 am.
OVW Training Session - Module 4 - Understanding the Law training in Howey Village Hall, Howey - 17 Oct 2018 - 6.30-9.00pm.
Mid & West Wales Fire Service - Draft Corporate Plan 2019 – 2024 – details of their Corporate Plan Road shows as part of our consultation process – note our local one is at Morrisons, Brecon – 19 Nov 2018 – 2pm – 5pm.

18/242 ACCOUNTS FOR PAYMENT

J Rumsey, Clerk – Oct Salary £1,110.63, Less Tax £222.20 = £888.43, Tel Rent £18.32
Broadband/Calls £24.00, Post £4.90, Home Office £35, Travel £9.45-£ 980.10
The Works – 2019 Diary £1.25 + 25p VAT - £1.50
Timpson – Keys cut for Public Conveniences Gates - £10.63 + £2.12 VAT - £12.75
Timpson – Keys cut for Red safe box- Town Hall - £8.50 + £1.70 VAT - £10.20
Timpson – Keys cut for Pavilion Gate - £8.50 + £1.70 VAT - £10.20
Stuart Price Electrician – Tender work in Market Hall - £3,920.25
Beacon Detection Tender work in Market Hall - £3,928.93 + £78579 VAT-£4,714.72
V W Cleaning Services – Oct - Gates Open/Close £78.30, Town Hall cleaning £129.60 - £207.90
OVW – AGM Conference/AGM fee 29th Sept – Cllr WP - £95.00
Glyn Smith, Architect – Fee for Market Hall drawings £300 + £60 VAT - £360.00
Nisbets – Sundries Town Hall - £37.35 + ££7.49 VAT - £44.94
PAVO – Payroll fee – July – Sept - £30.00
OTM Groundscare – C’yard maintenance – Sept £287.50 + £57.50 VAT - £345.00

18/243 AMOUNTS RECEIVED

Hall Hire – Black Mountains Friends Group - 5 Oct - £6.00
Hall Hire – Child’s Birthday Party – AT - 1 Sept - £22.00
Hall Hire – Child’s Birthday Park – ET- 6 Oct - £22.00
Hall Hire- Children’s Aerobics – Jemma - 4 Nov - £33.00
Hall Hire – Jewellery/Jems -18 Oct - £55.00
Hall Hire – Felin Mill – 4 Oct - £40.00
Hall Hire – Black Mountains College – 8 Sept - £22.00
A V Griffiths & Son – Burial Ashes JM dec’d - £80.00

18/244 FINANCIAL STATEMENT

Current Account	-	£490.74
High Interest Account	-	£61,023.99

18/245 DATE/TIME OF NEXT MEETINGS – 7pm Wednesday 14 November 2018.

There was no further business and the meeting closed at 9.40pm.

SIGNED:

DATE:
