

LLANDRINDOD WELLS TOWN COUNCIL

Minutes of a meeting held on Tuesday 19th November 2019 in Committee Room A, County Hall

Present: Cllr S Deeks-D’Silva, A Curtis, J Jones, H Primmer, L Weerdmeester-Price, D Pugh, J Hawker, B Williams, K Brelstaff, K Nicholls, K Evans, S Sims, S Meredudd, W Curzon

Apologies: None

Absent: Cllr L Ward

TC 170/19 **Welcome**

The Chair welcomed the new members, Cllr Keith Brelstaff and Cllr Steve Sims to their first meeting.

The Chair also welcomed Cty Cllr Jake Berriman to the Town Council meeting. Cllr Berriman introduced himself to the members and gave a little information about his work background. Cllr Berriman committed to work closely with the Town Council for the betterment of Llandrindod Wells and its residents and hopes to build strong working relationships. The Chair thanked Cllr Berriman for addressing members.

TC 171/19 **Declarations of Interest**

Cllr J Hawker – 177/19b

Cllr D Pugh – 177/19d

TC 172/19 **Public Speaking**

None.

TC 173/19 **Minutes**

The Minutes of the meeting held on 15th October 2019 were approved and signed.

TC 174/18 **Clerks Report**

Internal Auditor

LRS Audit have agreed to carry out the full Council Internal Audit for 2019/20 following financial year end.

New Members

Welcome to Cllr Keith & Cllr Steve. Both members received a full Induction and are looking forward to working along with other members on behalf of the Town Council and Llandrindod Wells.

Firework Display

This was an extremely successful event and the Council have received so many favourable comments from local residents about the display. Thanks must go to the Llandrindod Wells Round Table for setting off the Fireworks, Llandrindod Wells First Responders for attending the event and to all other volunteers who supported the event.

Christmas 2019

The Christmas Lights Switch On will be held on Saturday 30th November starting with a parade from the Railway Station Car Park at 4.30pm. Any member who is available to assist with the event should contact the Clerk following this meeting. The Festive Lighting Committee is working in partnership with Play Radnor to facilitate 2 Lantern Making Workshops.

We also have the "Lighting Up the Grotto Event" on Monday 9th December at 6.00pm. Members will be decorating the Grotto from 10am on Sunday 8th December, which will include siting the Memory Tree. Anyone wishing to help out on the day should contact the Clerk following the meeting.

2020/21 Budget Setting

The Finance Committee met recently to prepare a draft budget for presentation to Full Council during early December.

Purdah

As a General Election will take place on 12th December 2019, Purdah is now in place. During this time the Town Council must not be seen to favour or promote any particular political party or candidate i.e. could a reasonable person conclude that the Council is spending public money to influence the outcome of the election.

The Clerk advised members, as individuals to be aware of this matter, and although individuals have the right to support political parties of their personal choice, the Clerk advised caution due to public perception.

TC 175/19

Chairman's Announcements

The Chair had attended several events during the last month including the Anniversary of Fairtrade, the Anniversary of Mid & North Powys Mind, Ashfield Sale, Impelo Tapathon and the Welsh 2 Day Enduro Dinner where a cheque for £100 was presented to the Town Council in thanks for its support.

He congratulated all concerned in organising and assisting at the Fire Work Display, this was a great event and attended by hundreds of people.

The Chair paid tribute to the Gwent & Powys Army Cadet Force for the wonderful work they had carried out clearing Memorial and Temple Gardens prior to Remembrance Day. Such a wonderful group of individuals.

He made particular reference to the Remembrance Day Parade and Service and thanked all those who attended and been part of organising the event. This was a great honour and he had the pleasure in joining the Lord Lieutenant to take the salute.

The Chair and Vice Chair had attended the Transition Groups event "Facing the Future" which had been a great event and Cllr Meredudd commented on the great speakers and presentations.

The Chair wished to publicly thank everyone in Llandrindod Wells who had organised or participated in community events in Llandrindod Wells over the last month.

TC 176/19

Correspondence

a) The Windfall Centre – Invitation to AGM

Resolved: the Chair will attend this meeting to represent the Town Council.

b) Trawsnewid Llandrindod Transition – Responding to Climate Change

Letter asking the Town Council to consider declaring a Climate Emergency.

This matter was discussed at length and it was agreed this is an extremely important issue. Members felt that the Town Council could work with TLT as a joint project. Cllr Brelstaff was appointed as the member for liaison with TLT on this matter. He was asked to keep the Town Council informed throughout the process.

The Clerk is aware of the work being undertaken by Renew Wales and will pass this information on the Cllr Brelstaff and TLT.

Resolved: to offer to work jointly with TLT on the project to declare a Climate Emergency, with Cllr Brelstaff taking on representation on behalf of the Town Council.

c) Power for People – Local Electricity Bill

Request for the Town Council to consider passing a motion in support of the Local Electricity Bill and sign up to the campaign – powerforpeople.org.uk.

This matter was discussed at length and Cllr Hawker and Cllr Brelstaff felt that it was be unwise to move forward with this until research into the White Paper had taken place. Some members supported the idea of this scheme but felt more information was required.

Resolved: to ask Cllr Brelstaff to look into this matter and discuss this matter with TLT as part of the Climate Change project.

d) Holy Trinity Church – Community Christmas Tree Festival

Members were keen to participate for Christmas 2019 and it was agreed to display images of members of the Town Council on Gingerbread figures. Cllr Curzon will take photographs and prepare figures for display on the Tree.

Cllr Nicholls volunteered to co-ordinate the installation and take down, along with Cllr Pugh and Cllr Evans. Cllr Nicholls felt that a new Christmas Tree is required along with some new decorations.

Resolved: Council to host a tree as above, and the Council to purchase a new tree and decorations.

e) Radnorshire Wildlife Trust – Thanks

Letter of thanks for the recent grant awarded. This was noted.

f) Bracken Trust Singers – Music Festival

Letter from the Leader of the Bracken Trust Singers with regard to organising a one-day Music Festival in 2020.

Members discussed this matter and although this was a good idea there are existing festivals within the area i.e. Radnor Fringe and Landed which carry out this function, as well as lots of local groups and bands which run their own events.

However, the Town Council does hold a Small Grants fund which would enable local groups to apply for funding to support the organisation of such an event.

Resolved: to respond to this letter as above and provide information about the Small Grants fund.

TC 177/19

Planning Applications

- a) **19/1563/FUL** - Proposal: Change of use of a public house / hotel (C1 use) to 3 dwellings (C3 use) with minor alterations to the fenestration, changing a flat roof to a pitched roof, the removal of rear flat roof extensions together with external works - Site Address: Ridgebourne Hotel, Wellington Road, Llandrindod Wells, Powys LD1 5NH. **No objection.**
- b) **19/1592/FUL** -Proposal: Change of use from retail (A1 and B1) to radio studio, recording studio, arts studio, restaurant (A3), offices (B1), storage (B8), conference room (D1), two accommodation units (C3) and all associated works - Site Address: E M Bradley & Sons, Llanfair House, Middleton Street. ClIr Hawker declared an interest in this application and left the room whilst discussions took place.

ClIr Weerdmeester Price felt that works included in this application had commenced prior to consent and there had been a lot of social media activity with regard to the proposed plans.

ClIr Curtis felt that careful consideration should be given for the Victorian building and its architecture.

Resolved: No objection.

- c) **19/1852/FUL** - Proposal: Erection of 1x dwelling, creation of parking spaces and all associated works - Site Address: 2 Oak Cottages, North Avenue, Llandrindod, Powys LD1 6DA.

Following initial discussions the Clerk advised members to be mindful that as the Town Council are owners of the Crabtree Green Allotments, it would be difficult to comment as a statutory consultee. However, comments could be submitted as a neighbouring land owner.

Resolved: to make no comment as a statutory consultee.

Resolved: to object to this application as a neighbouring land owner due to the increased traffic onto the main road from the lane, which has existing poor visibility.

- d) **19/1842/DEM** - Proposal: Application for prior notification of proposed demolition of buildings - Location: Powys County Council DSO Yard & Archives, County Hall, Spa Road East Llandrindod Wells Powys. ClIr Pugh declared an interest in this application and left the room whilst discussions took place. **No objection.**

TC 178/19

Finances

- a) To approve the payments for October 2019
The accounts were approved and signed.

TC 179/19 **Applications for Financial Assistance**

- a) Gwent & Powys Army Cadet Force – Application
Application for £250 towards the cost of purchasing a troop Standard.
Resolved: to award a grant of £250 for this purpose.

TC 180/19 **Llandrindod Wells Working Together – Summer Activities**

Email from Becky Webb, Place Co-ordinator for Severn Wye with regard to her project “Llandrindod Working Together.”

As part of this project, 4 elements of need have been identified:

1. A co-ordinated programme of holiday activities
2. A Uniform Exchange
3. A Baby Bank (for items)
4. A Library of Things.

This project is seeking the support of the Town Council to act as the umbrella organisation to work with them to deliver the summer holiday activities programme.

Members discussed this at length and felt this would place a considerable strain on staffing resources for the Council.

Resolved: due to lack of resources, the Town Council would not be in a position to act as umbrella organisation, however, suggest that a Steering Group be set up with representation from the Town Council

TC 181/19 **Powys Pride**

The Chair, who is Town Council representative, reported that this event will take place on 27th June 2019 in Llandrindod Wells. Further information will be reported when available.

TC 182/19 **Planning Procedures – Changes**

Cllr Curtis reported the following matters which the Town Council may wish to consider:

There are a considerable number of Planning Issues arising from notes from PCC. OVW. WNF. and memos from the Town Council.

Matters relating to SUDS. via ONE VOICE WALES. Sustainable Drainage Enforcement Wales 2018 **meaning** The limit of fines for misdemeanor or flouting the regulations is amended from Limit £20000 to **simply a fine (Strengthening the powers)**

Planning Aid Wales sessions will be held on Nov 11th Monmouth, Overview of the planning system, Updates **on** Community involvement in LDP

28th November, Wrexham – Overview Material Considerations

20th November, Pencoed Community Led Renewable Energy Project

PCC Planning Policy Wales

Revisions to Housing TAN 19 revoke TAN 1 and monitor delivery rather than land supply. There was an LDP commitment to provide housing land in any coming 5 year period. This element is revoked the emphasis will now be to monitor housing unit provision.

Another 120 pages setting out new criteria and advice and considerations on housing design and planning matters.

Compulsory purchases Act (**Strengthening Powers**) Consultation closes 20/11/2019
Amendments to TAN 15.

Revised rule relating to Planning and flooding and coastal erosion. A large document which will have little effect on our established LDP

NDF (National Development Framework).

Extension of 2 weeks on consultation period. Town Council observations have been submitted.

TC 183/19 Radnorshire Museum Building

Following a recent press report from a Senior Officer of Powys County Council in which it was announced that the Town Council had withdrawn from negotiations on taking over the Museum building, the Clerk felt it would not be appropriate for a report to be made for inclusion within the Minutes on the confidential negotiations which had taken place. As the PCC Officer had now made the fact public, the matter is no longer confidential.

The Clerk had prepared a draft report for Council which was approved as follows:

Initially, the Town Council approached Powys County Council about taking over the Memorial Gardens Toilets via Community Asset Transfer for use as Town Council offices and a meeting room. In discussions with Powys County Council it was evident that the County Council were keen to offload the Radnorshire Museum building via Community Asset Transfer also.

This matter was discussed by the Full Council and it was agreed to proceed with discussions for a freehold Community Asset Transfer for both buildings which would include responsibility for the Memorial Gardens and Arlais Brook. On this basis the Clerk and Responsible Financial Officer recommended that the Council proceed with this.

During discussions however, Powys County Council changed the offer on the table, which eventually equated to the only option of the Town Council taking over both properties and land on a 25-year lease basis which would translate as follows.

The Town Council would be allocated part of the top floor of the building, share a meeting room with the existing Museum service, share the toilets and kitchen. Allocation of a small storeroom would also be possible.

In return the Town Council would need to agree to house the Museum service free of charge for as long as the service would remain operational (under the operation of Powys County Council.) The Town Council would also be liable for rates for the whole of the building, the cost of all services and maintenance agreements. Also all repairs of the building and associated costs. The costs may have included the installation of a Fire Escape.

Many months were spent negotiating with Powys County Council over the Heads of Terms and Draft Lease, with the Town Council struggling to get the best deal possible for the rate payers. This culminated in Powys County Council insisting that the final lease would also prevent the Town Council from making any changes to the building without permission; no sub-letting of free space, and that the Town Council would have no automatic right to occupy any space vacated by the museum or PCC during the 25-year lease period.

This offer, was very different from the initial offer put on the table and gave a very different reflection on the possible financial burden to the Town Council and rate payer. At this point the Clerk expressed concern at the significant costs associated with a leasehold transfer.

In 2016/17 detailed costs were prepared by the Clerk which equated to an annual running cost of the Museum building at £13,689. In addition, there would be repairs and maintenance costs. The Town Council commissioned a full Buildings Survey which identified a significant amount of works required both internally and externally to the Museum building.

In addition, there would be full refurbishment of the toilet block, a considerable amount and the annual maintenance costs for Memorial Gardens which would include mandatory tree work, estimated at £5000 per annum.

The projected costs were as follows (based on 2016/17 costs):

	Annual Cost	25 Year Total Cost
Museum Building Operational Costs	13688	342,200
Memorial Gardens Maintenance	5000	125,000
Estimated Repairs/Maintenance	7000	175,000
Total Estimated Costs (no inflationary increment)		642,200
Plus Full Cost of Refurbishing Toilet Block		

Taking all factors into account; i.e. the lack of space allocated to the Town Council; the restrictions within the draft lease, and the significant financial commitment; the Town Council resolved at its meeting held on 19th February 2019 not to proceed with the lease of the Radnorshire Museum building, Memorial Gardens Toilets and Memorial Gardens. The motion was carried by 7 votes to 4.

In summary, the Clerk and Responsible Financial Officer recommended that expenditure of £642,200 plus the cost of refurbishment of the toilet block would be a significant drain on Council finances for 25 years, and would result in the Town Council (the town) having no rights or ownership of the properties in concern.

Recommendation:

The contents of this report is included in the Minutes of the Meeting on 19th November 2019 as community information.

TC 184/19

Purdah

See Minute – TC 174/19

TC 185/19 **Resolution – Confidential Matters**

Resolved: that the public be excluded from the meeting for the following items of business in accordance with the Public Bodies (Admissions to Meetings) Act 1960 as there would be disclosure to them of confidential information relating to contractual and personnel content.

TC 186/19 **Confidential Matters**

a) Skate Park (Contractual)

The Town Council has registered an expression of interest in a piece of land and awaits the outcome.

The Chair has agreed to fund a Roller Disco on 22nd December 2019 on behalf of the Town Council as a joint project between the Town Council and Llandrindod Ready to Roll to promote the Skate Park project and raise funds towards this. The Pavilion has also given the hall hire free of charge as part of their community project. Posters for the event are now being circulated. There will be an opportunity for people to attend and watch from the balcony.

b) Powys County Council – Legal Matter

Cllr Sims and Cllr Brelstaff left the room whilst discussions took place.

Clive Pinney, Head of Legal and Democratic Services has offered to arrange a meeting at County Hall to resolve issues.

Resolved: to Town Council welcomed this offer and authorised the Chair and Clerk to attend in order to progress its relationships with all County Councillors.