

Cyngor Cymuned Carreghafa Community Council

Minutes of the Meeting held on Tuesday 29th April 2025
at Llanymynech Village Hall

**PLEASE NOTE THAT THESE MINUTES ARE DRAFT UNTIL RATIFIED BY THE
COMMUNITY COUNCIL AT ITS MEETING ON 27th MAY 2025**

Present:

Cllr R Dover (Chair)
Cllr J Fynes
Cllr C Jones
Cllr C Savage
Cllr Hall
Cllr. I Done
Cllr I Parry

In attendance:

Cllr Arwel Jones

1. Apologies for absence

Cllr. F James

2. To record Declarations of Interest in items on the agenda

None

3. To confirm the minutes of the meeting held on Tuesday 25th March 2025

The minutes of the meeting held on 25th March, subject to minor amendment in relation to 10.3 Village Hall to confirm visitor access to the Hall for visitors, were agreed as a correct record. This was proposed by Cllr Fynes, seconded by Cllr Jones and approved unanimously.

4. Matters arising from the minutes

- 4.1. Ref: item 7.2. Green Gen Vyrnwy Frankton Project. Response completed and submitted.
- 4.2. Ref: item 7.3. Open Space Assessment. Completed
- 4.3. Ref: item 10.1. Joint meeting of Carreghafa C C. and Llanymynech & Pant P.C. To be confirmed
- 4.4 Ref: item 12.5 Safeguarding review. Noted

5 Finance

5.1. Current position

The clerk had circulated papers which confirmed that the Council's accounts as at Thursday 24th April 2025 were as follows: -

Deposit account: £ 7759.43

Current account: £ 588.37

Pension account £ 75.86

5.2 End of Year Financial Statement

Council received the End of Year Financial Statement as printed in the papers for the meeting. In the absence of the Clerk the Chair addressed the clarificatory notes provided within the papers and members reviewed details. It was noted that the overall position this year was a net loss of £6,075.26, although this was due to exceptional reasons (notably doubled-up payments for fees, subscriptions and the additional expenditure on planters). It was also noted, however, that overall the Council remained in comfortable surplus, although reserves were depleted and that on-going expenditure in the following year would need to be subject to careful monitoring. The Chair confirmed that, whilst there had been an increase to the precept this year, it had not been increased for the two previous years.

The accounts were then approved by Cllr Fynes, seconded by Cllr Jones and passed unanimously.

5.3. Approval of Payments

Approval was sought for the following payment as listed in the papers for the meeting: -

- Llanymynech Village Hall - Rent of room for March 2025 meeting - £24.00

6. Planning

6.1. Construction of a lift bridge to carry B4398 over the Montgomery Canal

Application Reference: 25/0544/FUL Grid Reference: E:325364 N: 319836 Proposal: Construction of a lift bridge to carry B4398 over the Montgomery Canal including provision of safety barriers and warning signage, landscaping together with removal of remains of former bridge structure Site Address: Williams Bridge, Land South West Of Llanymynech.

The Chair confirmed that this development was an integral part of the Montgomery Canal Restoration Project, and that the Council had been included in discussions related to the proposal over the last two years, including specific concerns about the crossing at Williams Bridge. There was general support for the application, although specific concerns remained in relation to electricity supply to the new bridge and whether there would be a requirement for major works to provide power for the bridge. In addition there were on-going concerns about traffic management and speeding, noting that traffic volumes and average speed were issues at this stretch of the B4398. Finally, members also raised more general issues about whether there would be any problems related to the pipe crossing of the canal and whether this would impact on the opening of the canal but agreed to keep this issue under review. Following this discussion members agreed to support the application without requirement to provide formal observation.

6.2. Land at Elm Tree Park, Llanymynech, Powys, SY22 6FD - Pre-Application Consultation

Notice that been received that Dennis Edwards Homes Ltd is intending to apply for planning permission for the Proposed Development of 11 Dwellings. This is a pre-planning consultation and provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority. It does not affect the Community Council's right to make representations to Powys County Council if a formal application is made.

The Chair noted that notice of this pre-application had been circulated within the community, in addition to other publicity. He also confirmed that the developer had provided advance notification that he would be attending the meeting to speak to the application and address any points, but in his absence members agreed that the proposal could be reviewed in full.

Members considered that the proposal represented a logical development, in terms of the use of the current site which was overgrown and required on-going maintenance. In addition, the proposed development was in keeping with the adjacent estate in Elm Tree Park, and that the 11 proposed dwellings were in line with the design, character and density of that estate. It was noted that no major concerns had been raised by residents or on social media in relation to this development, and that it might in fact represent an improvement to the area. It was likely that the new development would be attractive to people wishing to move into the area, whether as commuters or retirees, than being designed for local residents as affordable properties, and this would in turn place additional demands on local services and traffic volume, albeit relatively limited.

There were two concerns, however, which remained to be addressed before any approval could be confirmed for this application.

Firstly, there remained concern about the impact on the adjacent Football Field. This was currently leased to the Council until 2027 and was a much valued and popular community asset. It was noted that development proposals for the latest version of the Powys LDP identified the Football Field as a candidate site for further housing, which would therefore be additional to the 11 dwellings proposed in the pre-application. There were, therefore, concerns about the possible loss of the Football Field amenity, and also in relation to the final number of houses which could eventually be built in this general area.

This raised the more general concern about housing over-development in the Carreghofa area, either side of the Montgomery Canal. It was noted that the Candidate Site Consultation for the Powys LDP also had indicated the possibility of further housing to the north of the canal, with up to 90 dwellings built here, additional to those proposed in the current Elm Tree Park application and further in the future development of the Football Field site. This would, in turn, have major and negative impact on the community because of pressure on local services and traffic volumes (noting the uncertainty about the status of the A483 bypass).

It was agreed that these comments should be incorporated into formal observation regarding this pre-application consultation. In addition, it was agreed that more general concerns about over-development of Carreghofa should be explored with Powys County Council and clarification sought in relation to the LDP. It was agreed that County Cllr Jones would raise these points in communication with Powys Planning.

ACTION: County Cllr Arwel Jones.

7. Other Matters

7.1. Montgomery Canal Development Project

The Chairman gave an update on progress. The exact date for the commencement of work on the bridge was not confirmed, although it was understood that work was scheduled to commence in May.

The Chair raised concerns about the current site, specifically in relation to children's safety. The hedging on either side of Walls Bridge playground had been replaced with temporary wire fencing, but this had been trampled down on the canal side, and young children now had ready access to the canal towpath and water. Previously the Council had restricted access to the canal to ensure that children were kept away from the canal. He agreed to contact Canals and Rivers Trust to register this as an immediate concern.

ACTION: Chair

7.2. Defibrillator

Subsequent to the last meeting Cllr Savage had been in touch with British Heart Foundation about the defibrillator and to question whether it was not registered and in operation. They confirmed that it was not now registered and would require a named Guardian. Cllr Savage agreed to act as Guardian and to have responsibility for the unit, She also asked for volunteers for additional guardians. The Chair thanked Cllr Savage for acting on this and for progressing the matter so promptly to ensure that there was now an operational defibrillator in the village. Cllrs Fynes and Hall agreed to act as additional guardians for the defibrillator.

7.3 New Recycling Procedures

New recycling procedures which involve a booking system came into force on 1st April 2025. County Cllr Arwel Jones reported that the Independent group of councillors had already requested a full meeting to discuss and reverse the decision. Experience with increased fly-tipping in Shropshire had led that council to not proceed with an appointment system, and it was very likely that Powys would experience increases in fly-tipping also. They had been informed that a decision of Cabinet cannot be reviewed for at least 6 months from date of implication. In the meantime, it was noted that an online petition to oppose the introduction of the booking system had attracted over 4,000 signatures.

Members discussed the matter. It was noted that in general there were now no major hold-ups with the system, but there had been initial delays and problems with bookings. The concern about fly-tipping was a significant one, and members agreed to note and report instances over the next six months. There were concerns also about the cost and necessity of a booking system if it was designed solely to deter cross-border disposal of household waste and recycling: it seemed to be an over-elaborate solution to a very minor problem. As a border village residents in the Carreghofa community had previously been able to have recycling processed at Shropshire or Powys sites, and there were concerns that restrictions were not helpful if there was an aim to encourage and increase the amount of recycling.

Members agreed to monitor the issue and report instances of fly-tipping. County Cllr Arwel Jones agreed to contact County Council and represent concerns on this issue.

ACTION: County Cllr Arwel Jones / All

7.4. Bird Feeding on the Canal Towpath

A communication had been received from a local resident regarding the feeding of birds on the canal towpath and raising more general concerns about swans nesting and pedestrian safety. It was noted that the Council does not have jurisdiction over the towpath but agreed to flag the issue with Canals and Rivers Trust. It was further noted that swans had been nesting in the specific identified area for a number of years, and previously there had been concerns about aggressive swan behaviour. Similar problems with bird behaviour were occurring further up the canal towpath near Walls Bridge. The

Council had agreed to place warning signs on the canal towpath to warn pedestrians about the risks, particular for dog-walkers, and this would be done in the next week or so.

ACTION: Cllr Done

7.5 Donation Requests

7.5.1 Llangollen International Eisteddfod-

A donation request had been received from Llangollen International Eisteddfod for financial support. It was agreed that, as in previous years, the request could not be supported as it was not in accordance with the Council's donation policy because there was no clear and immediate benefit to Carreghofa community residents.

7.6. Social media activity for the Council (standing item)

The Chair and Cllr Parry confirmed that full access to the Council website had been restored, and that the site had been updated with details. It was agreed that the website needed further updating, and that a number of postings and links could now be removed. Members agreed to look over the site and suggest additional edits and material for inclusion. The Chair would also update the site to link with the Council Facebook page and also the new website for Llanymynech and Pant Parish Council.

ACTION Chair/All

The issue of VE Day Celebrations had been raised on Facebook, noting that a community event had been organised for the village. It was suggested that a wreath could be purchased and in place for the beginning of May.

There were no other substantive issues raised through social media.

8. Amenities

8.1. Walls Bridge Playground

Concerns had been raised earlier in the meeting regarding child access to the towpath. Members noted that the Playground was being well-used, and further that the grounds were in very good order with the new maintenance contract in place.

No further progress was noted in relation to the leasing agreement, and this would be returned to at the next meeting.

8.2. Football Field

Following the last meeting the Chair had again visited the site following reports of further damage to the fence. In general the fencing was in good order, but there were ongoing problems with small areas where damage had occurred. This could be readily addressed with minor repair and Cllr Done agreed to visit the site to see how this could be done.

ACTION: Cllr Done.

9 Highways and Byways

9.1 Road Repairs and Potholes

There had been no major progress on repairs to affected areas in the Carreghofa area, and County Cllr Arwel Jones agreed to follow this up.

ACTION: County Cllr Arwel Jones

10 To receive reports on Meetings from Outside Bodies

10.1 Burial Board

Further to the last meeting it was noted that the joint meeting of the two councils had not yet been held in order to agree funding for the work on extending the burial agree, and this item would be returned to at the next meeting.

10.2. Powys C. C. and Town and Community Councils meeting

Nothing to report.

10.3. Village Hall

Cllr Jones reported that the Hall had now received confirmation of grant funding for solar panels and this would be of major benefit.

Cllr Fynes raised the issue of lighting at the rear of the car park and whether sensor lighting could be installed to improve visibility and also possibly address issues of anti-social behaviour.

Item 11 Correspondence

11.1. Matters of decision

There are no matters for decision.

11.2. Correspondence to note.

Council noted the correspondence sent out by the Clerk since the last meeting and itemised in the papers for the meeting.

From	Date	Subject
Independent Remuneration Panel for Wales	31 st March	Transfer of functions from the Independent Remuneration Panel for Wales to Democracy and Boundary Commission Cymru
One Voice Wales	1 st April	Training dates April to June
Powys County Council	1 st April	News Work continuing on council's Replacement Local Development Plan
PAVO	1 st April	Suicide prevention evening
Mid & West Wales Fire & Rescue Service	1 st April	Wild Fire Wise
Russell George MS	7 th April	April newsletter
Powys C. C.	16 th April	Planning Application – Lift Bridge to carry A4398 over the Montgomery canal
One Voice Wales	22 nd April	E Bulletin Issue 1

12. Any Other Business

12.1 Welsh Language Sign.

County Cllr Arwel Jones reported that he had received a request from pupils at Carreghofa Primary School to display a sign encouraging Welsh Language speaking and play. Members gave full support to this request and agreed that a sign could be placed in the Walls Bridge Playground.

12.2. Vehicles used for commercial purposes on Pen-y-Foel car park

Cllr Fynes raised the issue of the car that had been parked on the pen-y-foel car park for several weeks. He confirmed that he had been in touch with the business owner who was using the car to advertise vehicle scrappage, but that the owner was unwilling to move the car. Members agreed that this issue should be escalated as the vehicle was parked on a community area, it was an eye-sore, and the car itself was being vandalised. It was agreed that members should report the vehicle via Powys County Council.

ACTION: All

12.3. Damage to canal gate at Williams Bridge

Cllr Parry reported that there was damage to the gate on the towpath by the Canal aqueduct near Williams Bridge. It was agreed that this should be reported to Canals and Rivers Trust for action

ACTION: Chair.

12.4 Bus Shelter on A483.

County Cllr Arwel Jones confirmed that a bus shelter had been agreed by Trans Cymru for installation at the A483 North bus stop.

12.5. Speeding on the B4398

Cllr Done raised the recurrent issue of speeding on the B4398 and that summer weather had exacerbated the problem. County Cllr Arwel Jones agreed to progress action on this.

ACTION: County Cllr Arwel Jones.

12.6. Planning application at Wern

Cllr Savage raised the question of the current status of a planning application for a property on the Wern for roadway access, and it was agreed to review with Powys planning.

ACTION: County Cllr Arwel Jones.

13. Date of the next meeting:

The next meeting is scheduled for Tuesday 27th May, but it was noted that a number of members might be unable to make this meeting. It was suggested that the meeting be moved a week earlier, noting also that this would also be the AGM meeting as well.

ACTION: Clerk/Chair

Subsequent to the meeting: The next meeting which will be the AGM immediately followed by the monthly meeting will be held on Tuesday 20th May at 7.00pm at Llanymynech Village Hall

Approved by Council as a correct record: -

Proposed: _____

Seconded: _____

Signed: _____ Chairman

Date: _____