

CLYRO COMMUNITY COUNCIL
Meeting held at
7pm on Tuesday 13th August 2019
In the Village Hall at Clyro

MINUTES

PRESENT: Cllr R Wells (Chairman), Cllr R Lewis (Vice Chairman) Cllr P Bate, Cllr J Carter, Cllr V Price, Cllr D Hood, Cllr J Morgan and Clerk to the Community Council, D Workman.

IN ATTENDANCE: Simone Hodges and Corrina Joy from the housing department at Powys County Council and members of the public, A Jones, H Davies, B Morgan, R Pugh, J Bunning, C Bunning, K Williams, A Williams, S Jones, D Cook, D Davies, R Kirkland, M Smith, L Cooper, J Cooper-Lally, G Green, T Richardson, J Richardson and J Poulson.

APOLOGIES: Cllr E Brown, Cllr R Francis and PCSO Hawkins

MINUTES: The Minutes for the meeting were accepted as a true record and signed by Chairman Wells.

DECLARATION OF INTEREST: None

RESPONSIBLE PERSON for the duration of this meeting for fire regulations: Chairman Wells who pointed out all fire exits and advised that the meeting point was by the church gate.

COMMUNITY COUNCIL ASSETS: Chairman Wells has checked all assets, and all is in order.

PLANNING MATTERS:

1. Simone Hodges explained how Powys are now able to build 250 new council houses, over five years, the project is 18 months along the way and one development in Brecon has been completed. Clyro has been chosen as a potential development because Powys own the proposed site on Castle Estate. The plans for this development have not been finalised so this meeting is an informal chat to keep the community updated and to hear any thoughts that residents may have. The housing need in Clyro area has been identified as both larger four-bedroom houses and smaller dwellings for single adults or couples. The idea being that innovative ways of building would for example allow the four-bedroom units to be split into two smaller dwellings in the future should the need arise. A rough plan was shown with 13 units being suggested, two four-bedroomed, four two bedroomed, three bungalows and four flats.

The access to the new development was questioned as from a resident's point of view to access through an already busy and congested Castle estate as shown on the plan seems contrary to sensible thinking when there could be a direct access from the main A438. Simone told the meeting that whilst she can see their point when it comes to planning the highways department use proven methods of calculating where the safest and best access routes should be developed. These

calculations have shown that the access from the B4351 through Castle estate is the preferred option.

Questions and comments were raised regarding the loss of the football pitch and the siting of the new play area near the busy access to Castle estate, Simone directed residents to make comment on the play area application on the Powys planning website.

A discussion continued around the access arrangements and the local feeling that the A438 running through the village should have a 30 mph limit awarded, Chairman Wells rounded the discussion up by reassuring residents that as this is a pre-planning meeting there will be plenty of opportunity for comment to be made to Powys planning when the application process begins. Simone will invite officers from the highways department to the formal consultation meeting who will be able to answer questions relating to the access arrangements.

Simone gave the meeting a brief description of what sort of homes were being proposed, the ambition is to develop highly energy efficient dwellings with gardens that create community and wellbeing. Welsh timber frames are being suggested to encourage Welsh woodland regeneration and local trade. Wood fibre insulation could be used as an alternative form of insulation. The development could be built under the “passive house” umbrella meaning that the fabric and ventilation system is such that heat loss is minimal leading to very low energy consumption. Resulting in low energy bills for the resident. Flexible living spaces can be used to future proof the development, simple changes to the building can be applied to enable a one-bedroom dwelling to become a two-bedroom dwelling if required.

Chairman Wells thanked Simone and Corrina for attending and asked that they report back to highways the local views. Simone and Corrina vacated the meeting room and moved to the hall to speak with residents on a one-to-one basis regarding housing needs.

2. SPG – Supplementary Planning Guidance, a six-week public consultation is now underway the council are asking for members of the public to comment on the draft SPG’s regarding
 - Residential Design Guide
 - Conservation Areas

These can be found at <https://en.powys.gov.uk/article/4907/LDP-Supplementary-Planning-Guidance-SPG>

Or at Powys Libraries and at the four main offices including Neuadd Brycheiniog, Brecon.

MATTERS ARISING:

1. Cycle route – *Maggie Kerr is on holiday, so it was agreed to discuss this next month.*
2. BIG UP A BENCH – *A working party to spruce up the Village benches, Saturday September 14th 9.30am all welcome. Meet at the bench by Castle Tump, wear old clothes. All tools will be provided.*

SCHOOL GOVERNORS REPORT: Cllr Lewis approached the Head teacher to ask if local children would be able to access the school playing fields to help with the loss of the public pitch on Castle estate. The Head teacher explained that the school does not actually have a football pitch and that the security of the school is such that access to the school would be difficult and the insurance would not accommodate gates being left open. Confirmation has been received that the school has been given a very good report from the Estyn inspection. And that the Church in Wales inspection has rated Clyro as excellent, this is the best grade that Clyro has ever received from the Church in Wales. The Community Council extend their congratulations to Clyro school on their achievements!

POLICE REPORT: See appendix B.

REPORT FROM COUNTY COUNCILLOR GIBSON-WATT: See appendix A.

CORRESPONDENCE (incl)

1. Powys Public Service Board engagement meeting, Llandrindod Wells, Thursday 19th September 2pm-4pm – *Cllrs are invited to attend*
2. Brecon Advice Centre, request for donation – *It was decided by the Community Council that a donation will not be made as the report shows that residents from Clyro have not accessed this service*
3. Police and Crime Commissioner for Dyfed-Powys Annual Report – *Cllrs invited to read the report*
4. Invitation to the Larchwood Studio open day on September 3rd – *Public invitation*
5. Rod Kirkland, overgrown verges – *Local resident Mr Kirkland sent the Community Council emails showing the problem areas and explained how difficult it makes walking between Clyro and Hay if these verges are not cut adequately. This correspondence has also been sent to Cllr Gibson-Watt who as Clyro's member will raise these concerns with the relevant officers.*

FINANCIAL:

Bank balances: Reserve £3,839.32 (as at 15th July 2019) – Current £2,103.13 (as at 2nd August 2019).

Payments to be made BT, Clerks salary, PAVO and Internal Auditor

Cheques made out for £160, £30 and £25. Proposed by Vice Chairman Lewis and seconded by Cllr Bate.

AOB: Chairman Wells proposed sending two letters, one to our exiting MP Chris Davies thanking him for his service and one to the new MP Jane Dodds wishing her well in her new position. The Community Council agreed with this proposal.

PUBLIC COMMENT: John Richardson expressed his thanks to the Community Council and all involved with dealing with and alleviating his concerns regarding the planning application for the new play area and the potential problems that could have affected his home.

The meeting was closed at 8.34pm

Members of the public are invited to attend council meetings and to contribute at the end of business. Minutes and agenda available on request. Also displayed on website www.clyro.org

Signed: _____ Date: _____

(Cllr R Wells, Chairman)

Appendix A

CLYRO COMMUNITY COUNCIL

13/8/19

REPORT BY COUNTY CLLR JAMES GIBSON-WATT.

Gwernyfed High School & Community Sports Centre

Wales's educational inspectorate, Estyn finished its inspection of Powys County Council's education service recently. Its report will be published on the 10th September 2019. Not for the first time the council's Chief Executive has taken on the role of Chief Education Officer, with the current Head of Schools due to leave the authority at the end of August. An interim internal appointment will be made until a permanent new person is in post, to be supported by two external consultants in the meantime. This will add significant cost to the service, but is a sign of how concerned members are about the schools system.

In addition to the above, a new Schools Transformation Policy is due to be discussed soon by the council's Learning & Skills scrutiny committee prior to the report going to the council's Cabinet for decision. It remains to be seen whether the Cabinet will have the political strength to make the changes needed to produce a sustainable schools network delivering education to a higher standard. As the Leader of the Opposition I have proposed that this vital work be carried out on a cross-party basis, an offer that has been received positively by the council's Leader, with group leaders' discussions due to be held next week as a starting point. Although any future changes are very unlikely to significantly affect Clyro School, they may well have an impact on Gwernyfed High School. However, as things stand the capital investment due to be made there is still in the forward capital budget and plans are progressing for the implementation of the development.

Planning & Housing

Members will recall that a planning application was submitted for a new public open space play & recreation area in Castle Estate by Powys County Council. No doubt Simone Hodges was able to update members on that issue as well as the latest position on the housing development at Castle Estate.

Highways

The hedge alongside the footpath between Clyro and Hay needs to be sided up again and the grass verge trimmed as soon as possible. I have asked highways officers to get this done and will chase it again next week if necessary.

The surface dressing and re-lining of the B4351 between Clyro and Hay and the Llowes Straight on the A438 have been completed. Cats eyes will be installed in the stretches of double yellow lines on the B4351, presumably when the surface has fully settled.

The final grass verge trimming of the season along the A438 through Clyro is due to be done next month.

Contact: 01497 820434 or 07971048737 or cllrjgw@powys.gov.uk

Appendix B

Report received from PCSO Hawkins 11/08/19

A local resident reported concerns to us that a house which was unoccupied for some months, as the owners were away in Germany for the summer, had recently been rented out. A local resident informed Police of strange comings and goings at the property such as mostly men arriving in white vans and often late at night. They also reported large amounts of goods going into the property and strange people hanging around the location.

As a result of this intelligence we conducted a magistrates authorised search warrant which resulted in the find. We must stress that these farms are specifically targeted for locations such as this, as the growers feel that small villages are good cover for their operations, however this is not the case as local residents are often more accustomed to strange goings on than in a more built up urban environment. As the house was well disguised it would have been impossible for us to detect it from the outside, as we don't tend to drive around random estates or houses to look for signs. The key to finding them are residents reporting strange goings on which resulted in this raid.

We are working on arrests etc.