

**Cyngor Cymuned Nantmel Community Council**  
**Minutes of a Meeting held on Thursday 18<sup>th</sup> January 2018 at Dolau Chapel**

**Present:** Cllr C Lewis (Chair) K Curry, A Bates, J Harris, R Lewis

**Apologies:** Cllr J Morgan, P Bowen, J Price

**NC 01/08** **Minutes**

The minutes of the last meeting held on 14<sup>th</sup> December 2017 were confirmed and signed.

**NC 02/08** **Information from Minutes**

**NC 03/08** **Planning Applications**

- a) **P/2017/0957** - Full: Change of use of land for the siting of a shipping container to be used in conjunction with use class B1 (office) and all associated works at Cae Llwyn Poultry Nantmel.

Cllr C Lewis was advised by the Clerk over a probable Personal a Prejudicial Interest as she had contacted the Planning Officer as a neighbouring resident to object to the application. She also pointed out the possibility of pre-determination. Cllr C Lewis declared an interest in this matter and left the room whilst discussions took place.

Cllr Curry chaired this item on the agenda. The Clerk had handed a copy of a letter of objection received on 17<sup>th</sup> January 2018 from A&J Morgan. This laid out their objections for the application and questioned the Council's response with regard to a previous letter.

The Clerk was handed a letter from G Goodchild just before the start of the meeting, which was a copy of a letter sent to the Planning Officer, again detailing out objections to the application and other issues relating to this and previous applications. The Clerk read out this letter in full for the benefit of members.

All members were given the opportunity to make their comments on this application. Members felt that as this was a temporary building they would have no objection. **No objection.**

**The following letter was received from A&J Morgan**

"In reply to your e-mail dated 15 December.

Planning Application P/2017/0455 on the 16 June 2017 Nantmel Community Council sent an objection letter in for the following reasons

The change of use from agriculture to an industrial site.

Increase in volume of commercial vehicles on an already busy and narrow lane

Potential for environmental contamination from fuel, oil and wash down

Land was originally designated as a run out area for the free range poultry in a previous application.

The community council requested that Cllr David Evans calls in this application to be heard before the full planning committee.

This application was passed with one of the following conditions.

No 9

The use shall not be carried out side the hours of 7.30-16.00 Mon-Fri no time on Sat, Sun and Bank Holidays

Access only is permitted from 7-7.30am & 16.00-17.00 to allow staff to enter & leave the site

Delivery's shall not be taken to or dispatched from the site outside these hours

Reason No 9

In the interests of the amenities of existing residential properties in the locality in accordance with policy of the Powys Unitary Development Plan

Planning Application P/2017/1280

This application is for the extension of hours for the commercial shed, same shed which no objection was recorded on 16 November There is no need to be experts within the field of planning. The planning portal is a very easy site to use just click different buttons.

Two planning applications operating from the same shed. Objection for one, no objection for the second same shed. Confused. com

Tony sat right behind Cllr Roger Lewis and there was no proper explanation given regarding this planning application.

Community council only fully understood at the meeting on 14 December 2017

As I stated in a previous e-mail P/2017/1280 was not on the public agenda if it had been residents would have sent in their objections.

A statement was given by hand for Local Councillor Cllr Carol Lewis to read out on behalf of the residents at the meeting on 14 December. There was no need to sign the statement because it was to be read out by Cllr Carol Lewis as representative on Llwyn Lane to explain this application.

In conclusion, we feel Planning Application P/2017/1280 on the 16 November there was confusion. It was unfortunate that the council had not been aware of the possible breaches of previous planning conditions. Had the residents on Llwyn Lane been aware this

application was on the agenda on the 16 November objection letters would have been sent in.

Has a letter been sent to the Planning officer pointing out the possible breaches of Planning consent with a request to ask for enforcement to take place?"

Members noted the content of this letter. The Clerk confirmed that a response had been sent to the Planning Officer on 15.12.17 immediately following the meeting.

**Resolved:** to forward a copy of this email to A&J Morgan.

**NC 04/08**

**Correspondence**

**a) Powys County Council – Road Signs & Layout.**

**Response from Tony Caine with regard to enquiry as follows:**

"Warning signing has to be placed within certain distances from the hazard soon it is not always simple to just relocate signs.

As it is on the bend we have placed the sign on both sides of the road to increase the sight distance to the warning.

I am not aware of any proposals to improve the junction but have copied colleagues who may be able to advise if this was something we were looking at."

Cllr Bates pointed out that there had been a further accident at this junction recently which highlighted the need for further advanced warning signs.

**Resolved:** to write requesting additional signs to be placed on the straight and also to ascertain if Mr Caine had been able to establish anything with regard to changes to the road layout.

**b) Powys County Council – News in Brief**

Copy of information leaflet was circulated to members.

**c) Powys County Council – Water Pooling**

Confirmation from Lyndon Price that officers will visit the site week commencing 13<sup>th</sup> January to empty gullies. It was confirmed that this had not been done so far.

Cllr Harris confirmed that permission had been given to PCC to access the land where the water is pooling to carry out remedial works.

**NC 05/08**

**Finances**

None

**NC 06/08**

**Nantmel School Building.**

Cllr R Lewis had looked through the information he had researched, however there appears to be nothing to establish ownership. He will continue to look into this.

Cllr Curry reported that no further information had been received from Gareth Jones with regard to the £25,000

**Resolved:** to write to Gareth Jones with a copy to the Portfolio Holder to point out the urgency of this matter and ask them to process this money as soon as possible.

**NC 07/08**

**Any Other Business**

**a) Water Pooling – Daverneithon**

Members reported that water is pooling once again in the dip just past the entrance to Daverneithon on A44.

**Resolved:** to write to Lyndon Price of PCC to ask him to look into this matter and point out that Simon Crowther had dealt with this issue previously.

**b) South Wales Major Trauma Unit**

Cllr Curry reminded members that the Clerk had circulated a consultation document/survey on this matter. He encouraged members to complete this as individuals.

**Resolved:** Clerk to re-circulate this email.

**c) Commerical Recycling**

Cllr Harris informed members that Cae Post had now withdrawn from this service which will be taken over by Powys County Council.