

Cyngor Cymuned Nantmel Community Council
Minutes of the Annual Meeting held on Wednesday 22nd May 2019 Dolau Nantmel
Chapel

Present: Cllr C Lewis, A Bates, K Curry, J Harris, J Price

Apologies: Cllr J Morgan, Cty Cllr D Evans

Absent: Cllr P Bowen

NC 37/19 Election of Chair

Cllr Curry nominated Cllr C Lewis as Chair. This was agreed.

NC 38/19 Election of Vice Chair

Cllr Harris nominated Cllr A Bates as Vice Chair. This was agreed.

NC 39/19 Bank Signatories

The following members were re-appointed – Cllr J Price, C Lewis, J Morgan, K Curry, P Bowen.

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NC 40/19 **Minutes**

The minutes of the meeting held on 18th April 2019 were confirmed and signed.

NC 41/19 **Information from Minutes**

a) Overhanging Branch

Cty Cllr Evans had removed this branch following the last meeting.

b) Potholes, Church Lane

Members were not aware if these had been repaired.

NC 42/19 **Planning**

a) 19/0560/FUL - Proposal: Erection of agricultural general purpose building, creation of new field gate access and blocking up of existing field gate access Site Address: Land At Cae Henfryn , South Street, Rhayader, LD6 5BH. **Members were concerned about the visibility of this building and would wish to see either some tree planting or bunding to screen the area. No objection**

b) 19/0329/AGR - Proposal: Erection of an agricultural storage building Site Address: Land At Upper Dolau, Nantmel, Llandrindod Wells, Powys LD6 5PE. **No objection.**

c) 18/0967/FUL Proposal: Siting of 6 no. holiday pods, formation of access tracks, installation of a sewage treatment plant and associated works Site Address: Development Of Log Cabins, Upper Dolau, Nantmel, Powys. **No objection.**

d) 19/0633/FUL - Conversion of school to form a single dwelling, to include alterations to existing access and associated works | Nantmel C In W School Nantmel Llandrindod Wells LD1 6EL. The Council object to this application for the following reasons:

1. The applicant states that they intend to utilise the mains sewers however a response from Welsh Water states that there are no sewers in the area and they need to arrange alternative solutions. There has been a long standing issue

with sewage which has not been resolved over many years. The Council concur with the comments of the Environmental Health Officer

2. There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal. The Council concurs with the Welsh Water comments.
3. The loss of the only local community amenity
4. There is a question with regard to the ownership of the land and building which is ongoing.
5. The additional grounds highlighted by the Countryside Services.
6. The Council supports the request from Cty Cllr David Evans in calling this application in for decision by the Full Planning Committee.

Clerk to send a copy of the objection email to Cty Cllr David Evans and Cllr K Curry, Chair of the Action Group.

NC 43/19

Correspondence

None.

NC 44/19

Finances

- a) **Zurich Insurance – Premium Renewal - £257.60 - approved**
- b) **LRS Audit – Internal Audit - £30.10 – approved**
- c) **M Thomas – Wayleave - £25.00 – approved.**

NC 45/19

Annual Audit – 2018/19

- a) **To approve Sections 1 & 2 of Audit form.**

Sections 1 & 2 of the Audit form were approved and signed by the Chair.

- b) **LRS Audit – Internal Audit report.**

The Internal Audit report was received, no issues were raised by LRS Audit. The Council congratulated the Clerk on her work.

NC 46/19

Nantmel School Building

Cllr Curry updated members on recent progress.

He had sent out a copy of the full timeline to members of the Council and Action Group which was discussed at a meeting of the Action Group held on 16th May 2019.

At this meeting Cllr Curry went into some detail with regard to the level of research which had been undertaken by the Council, Action Group and residents. The Action Group had written to Mr Davenport in 2017 to request evidence of the ownership of this building. This was not provided.

It was agreed to write to Tim Davenport again for confirmation of the ownership of the building and land, and also to first contact Bryan Lawrence as members of the Action Group believed he may have some information re ownership.

The contact with Bryan Lawrence did not produce further information so Cllr Curry and his wife Heather contacted Richard Tyler, a retired solicitor, to try and get a legal perspective on it. They met Richard, and also his daughter Jessica, who is currently practicing law, and were advised to contact the Land Registry to obtain the documents which were lodged there when the building was registered, and this process had begun. These documents may show whether the school was subject to a Reverter clause, as many schools were in the 1850s and 1860s when the land was given by a landowner.

The letter to Mr Davenport will not be postponed until the documents have been received and discussed with Richard and Jessica.

NC 48/19

Information

a) Defibrillator Training

Cllr Curry has been approached by a local resident to request training on the Defibrillator.

Resolved: Clerk to contact Rhys Thomas to request this.