

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

AGENDA

For a meeting of the Council (Planning and Projects) to be held on
Monday 12th April 2021 at 7pm

1. Welcome by the Chair

To receive a welcome from the Chair.

2. Remit and purpose of Meeting

The remit for the meeting is:

- i) To respond to any planning applications which are presented to the meeting which fall between Full Council Meetings.
- ii) To discuss items on the agenda for presentation to Full Council with a recommendation.

3. Planning Applications

To consider the following planning applications:

3.1 Ref. No: 21/0383/REM Land Adj Llys Awel Pool Road Llanfair Caereinion SY21 0SF (consented for 42 residential units plus access) – see appendix A

3.2 Ref. No: 21/0321/FUL Springfield Bungalow Hassel Square Llanfair Caereinion Welshpool Powys SY21 0RN (retrospective) – see appendix B

3.3 Ref. No: 21/0420/HH Cwmdernw , Eithinog Lane, Cyfronydd, SY21 9ED Demolition of carport and erection of an extension and garage – see appendix C.

3.4 Ref. No: 21/0226/FUL Rhos Fawr, Llanfair Caereinion, SY21 9HE Erection of an extension to a poultry rearing unit comprising two new buildings, silos and all associated works – see appendix D.

4. Speed restrictions Plan for Melin Y Ddol

The County Council is proposing to change the speed limit through Melin Y Ddol from 60pm to 40pm. See plan attached at appendix E.

The County Council is now consulting on the proposal and is seeking support from the Town Council.

5. Town Plan introduction

To consider the projects & action plan part of the Town Plan to enable progress to be made on a full version for Councillors to consider. See appendix F. All ideas welcome.

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6. Deri Woods – HLF grant

The works under the HLF grant are just about completed.
A short exchange of views as to 'where we are' is sought.

7. Deri Woods – new bench

A request has been received to place a new bench in Deri Woods as a donation in memory of a person who loves the Town.
A location needs to be agreed.

8. Street Scene - Telephone Box opposite the Goat Hotel

Several Councillors expressed concern that Llanfair was looking tired and would like to see it 'spruced up'. This is a suggestion taking this on board.
To consider the re-branding of the red phone box opposite the Goat Hotel to provide a Tourist Information Point. See pictures below.



If the Council wishes to progress the idea the next stage would be to gain quotes for completing the works. The money could come from re-ordering the budget reducing the legal and professional to £1,000 releasing £2,000 for other projects such as this one.

9. Playground and moving forward

To consider the ROSPA report and what works should be carried out in the coming few months. See appendix G. Estimated cost is £200 to £250.
To consider if the Council wishes to progress with a scheme to replace the playground. The maintenance budget for the year is £1,000.

10. Erw Ddwr

To consider the condition report for the graveyard as at appendix H.
There is an estimated cost of £1,000 max. The maintenance budget for the year is £1,000.

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11. Chapel of Rest

A review of the building has been carried out and below is a schedule of works to bring the building up to a good repair level. The funding can come from the repairs budget for this building which is £1,000.

No	Location	Details	Estimated cost
1	Fences, gates and railings	Painting required	£200
2	Canopy over entrance	Painting required	£100
3	Front door	Clean required	£20
4	Side door	Clean required	£20
5	Gardens	Tidy and remove litter including tree remains	£50
6	Interior	Deep clean required (Covid 19 related)	£100
7	Front door	Lock needs replacing with new keys	£50
		TOTAL	£540

12. Signage

To consider what signage around the Town needs to be replaced (being part of the street scene). Some have already been replaced – for example No Dogs at the playground and tennis courts along with the Private Property signs at Mount Field. A quote then be gained for Full Council to consider.

Signs under review could be:

- i) Erw Ddwr signs
- ii) Institute notice Board
- iii) Mount Field
- iv) Deri Woods

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The next stage would be to gain a quote for such signs for Full Council to approve. The money could come from re-ordering the budget reducing the legal and professional to £1,000 releasing £2,000 for other projects such as this one.

13. 2022 Queens Celebrations (Thursday 2nd to Sunday 4th June)

To note that there will be 4 days of celebrations for the 70th year of the reign of Queen Elizabeth II.

14. St Marys Churchyard Lighting

Taking into account the Street Scene and 'tired look' of Llanfair a number of proposals are coming forward. One suggestion, I understand already thought about, is lights that can change colour in the Churchyard. This can be done with 6 floodlights at a cost of approx. £750.

This can be funded by reducing the legal and professional allocation from £3,000 to £1,000 allowing £2,000 for other projects such as this one.

15. Councillors topics for next meeting

To consider if there are any specific matters that Councillors wish to raise for the next meeting.

16. Next Full Council Meeting

To consider an update on meeting arrangements for the next Full Council Meeting and to advise the Town Clerk as to which method of meeting he should adopt.

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APPENDIX A

**Ref. No: 21/0383/REM Land Adj Lllys Awel Pool Road Llanfair Caereinion
SY21 0SF (consented for 42 residential(20% social) units plus access)**

Location

The site is located on the left hand side leaving Llanfair towards Welshpool just beyond the steam railway station.

Planning Policy

The site is located outside the settlement boundary of the Town where there is a presumption against development subject to certain exceptions.

Planning History

The site was granted a planning consent for up to 42 residential units with access and associated works. This consent expires in 2022 hence the application to extend the time allowed to commence works by another 5 years.

Application details

The application is as follows:

5. Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

To facilitate the development to ensure Powys CC maintains its house supply

If you wish the existing condition to be changed, please state how you wish the condition to be varied

2. Any application for approval of the reserved matters shall be made to the local planning authority not later than five years from the date of this permission.
3. The development shall begin either before the expiration of five years from the date of this permission.

No pre-application discussion with the Planning Authority has taken place.

Consideration

The Town Council is being consulted as is required by statute although the final decision is made by the Planning Authority at Powys County Council.

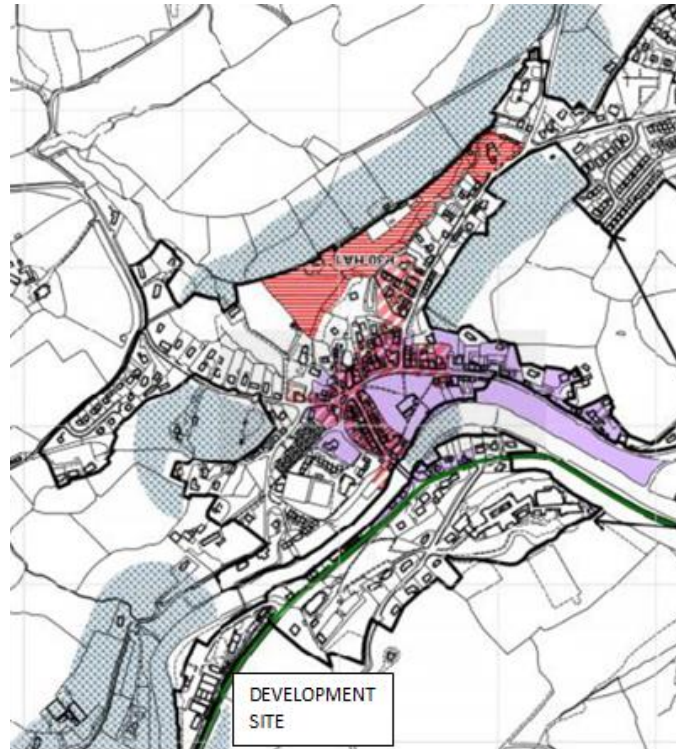
The Town Council needs to consider:

- i) Does the Council wish to support the extension of the current consent for a further 5 years.
- ii) Does it wish to object to the scheme.

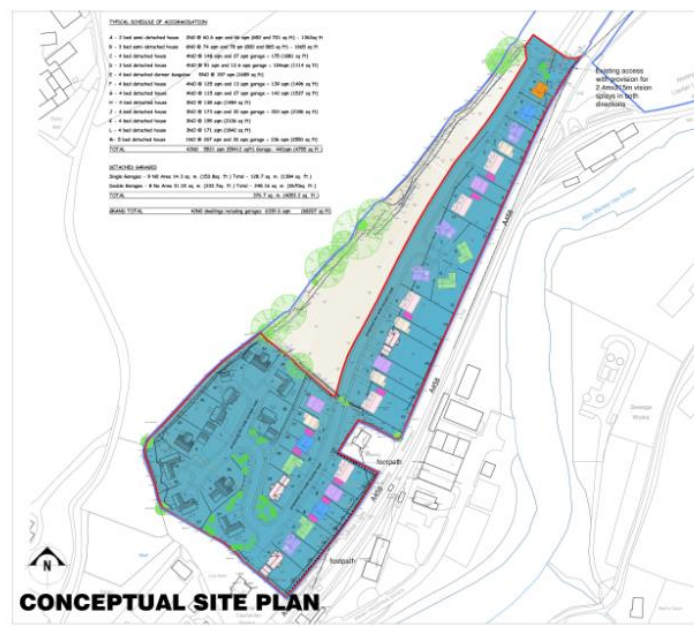
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Matters to be taken into account include:

- a) The site has an existing consent (including 20% social housing)
- b) The site is outside the development boundary of the Town.
- c) Is the site an exception to meet the 5 year housing supply plan.



LOCAL DEVELOPMENT PLAN SHOWING TOWN BOUNDARY



SITE PLAN FOR THE DEVELOPMENT PROPOSED

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

Consultation response to the previous application for this site:

From Llanfair Town Council

To Gayle Frewin Powys County Council

Sent 28th February 2017 at 15.03

Subject: New Planning Application Notification – P/2017/0200

Dear Gayle

At the February meeting of Llanfair Town Council the members voted NOT to support the above application for the following reasons:

1. The direct access onto the A458 is of serious concern. This is a fast, narrow road with a history of serious and fatal accidents.
2. There are a number of unsold properties in Llanfair. Many have been on the market for a considerable amount of time. If there was a shortage of houses this would not be the case.
3. There is concern that the current infrastructure such as the sewerage/drainage system would not cope.
4. The primary and secondary school will also experience a large influx of numbers for which they are not prepared.
5. Thanks to the repeated lifting of 106 affordable housing restrictions there are no affordable properties in the Town. This development will not address this issue.

Yours faithfully.

Vicki Griffiths
Town Clerk

Cyngor Tref Caereinion Llanfair
Llanfair Caereinion Town Council

APPENDIX B

**3.2 Ref. No: 21/0321/FUL Springfield Bungalow Hassel Square Llanfair
Caereinion Welshpool Powys SY21 0RN**

Location

The site is located above Hassle Square, see site plan.

Planning Policy

The site is located within the settlement boundary of the Town where there is a presumption for development subject to certain exceptions and any other related planning considerations such as conservation areas This property is just outside the conservation area.

Planning History

The site has already been developed in accordance with the plans with this application. However this was without planning consent.

Application details

The application is seek consent for the existing development by way of a retrospective application.

Consideration

The Town Council is consulted as a statutory consultee with the final decision being made by Powys County Council.

The Town Council should consider the application on the basis that the development has not taken place and consent is being sought in the normal way.

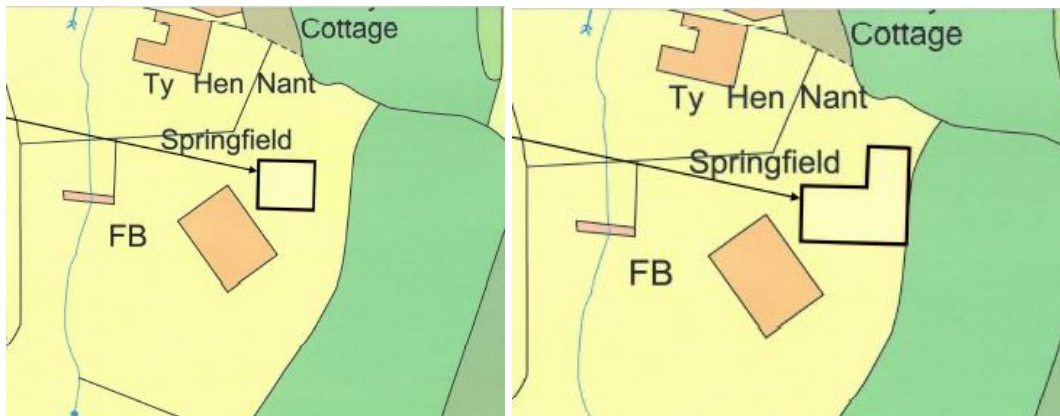


SITE LOCATION PLAN

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

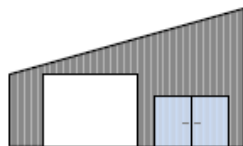


PHOTOGRAPH

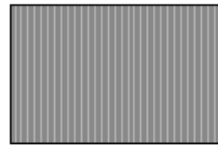


PLAN SHOWING PREVIOUS BUILDINGS AND EXTENSIONS AS NOW

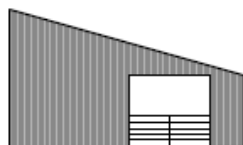
North East Elevation 1:100



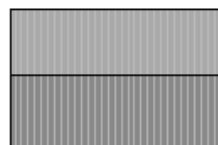
North West Elevation 1:100



South West Elevation 1:100



South East Elevation 1:100

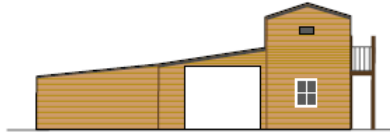


PREVIOUS ELEVATIONS

Cyngor Tref Caereinion Llanfair

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North East Elevation 1:100



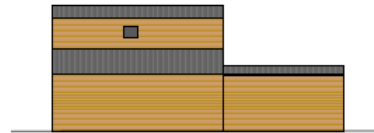
North West Elevation 1:100



South West Elevation 1:100

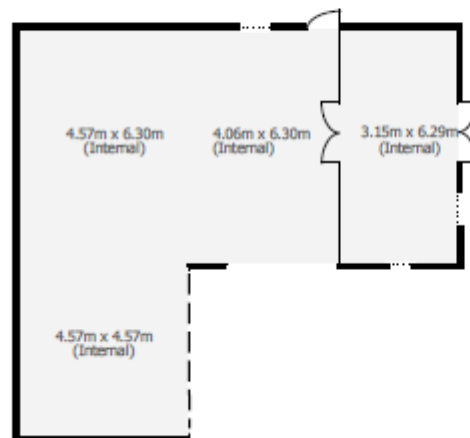


South East Elevation 1:100



CURRENT ELEVATIONS (built seeking retrospective consent)

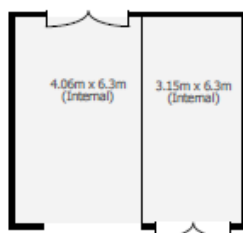
Ground Floor Plan 1:100



First Floor Plan 1:100



Ground Floor Plan 1:100



First Floor Plan 1:100



FLOOR PLANS

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

APPENDIX C

Location

The site is located at Cwmdernw , Eithinog Lane, Cyfronydd, SY21 9ED

Planning Policy

The site is located outside the settlement boundary of the Town but has an existing residential use.

Planning History

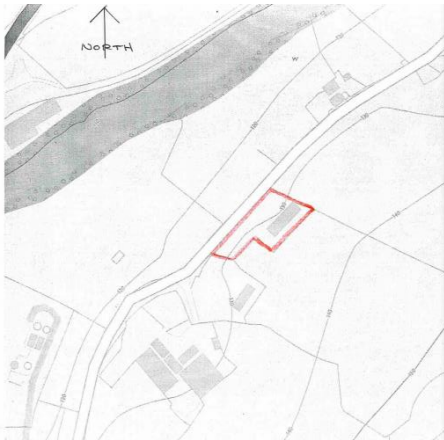
On 3rd February 2021 consent was given following an application for a certificate of lawfulness for an existing use (section 191) namely use as a dwelling in breach of agricultural occupancy condition no. 2 attached to planning approval M12581.

Application details

Demolition of carport and erection of an extension and garage

Consideration

There are no particular planning considerations for the Council to consider with regard to this application.

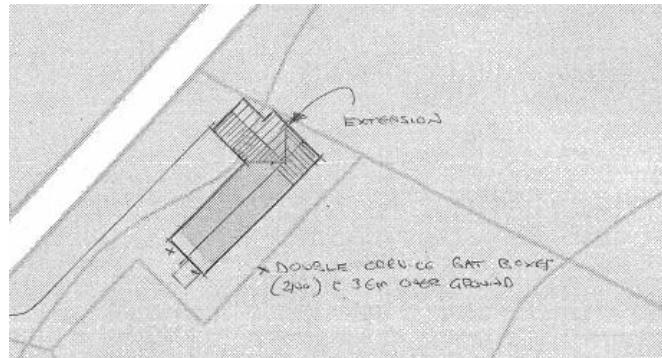


LOCATION PLAN

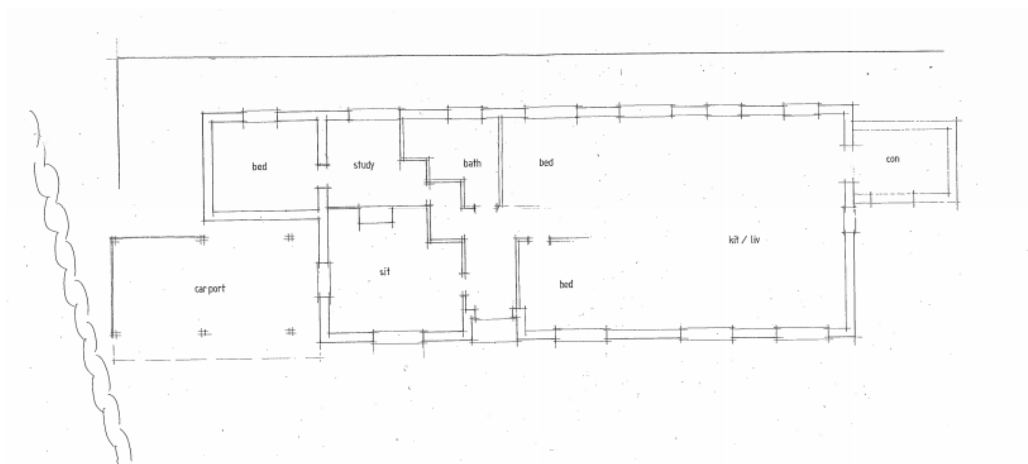


PICTURES OF THE ACCESS AND PROPERTY

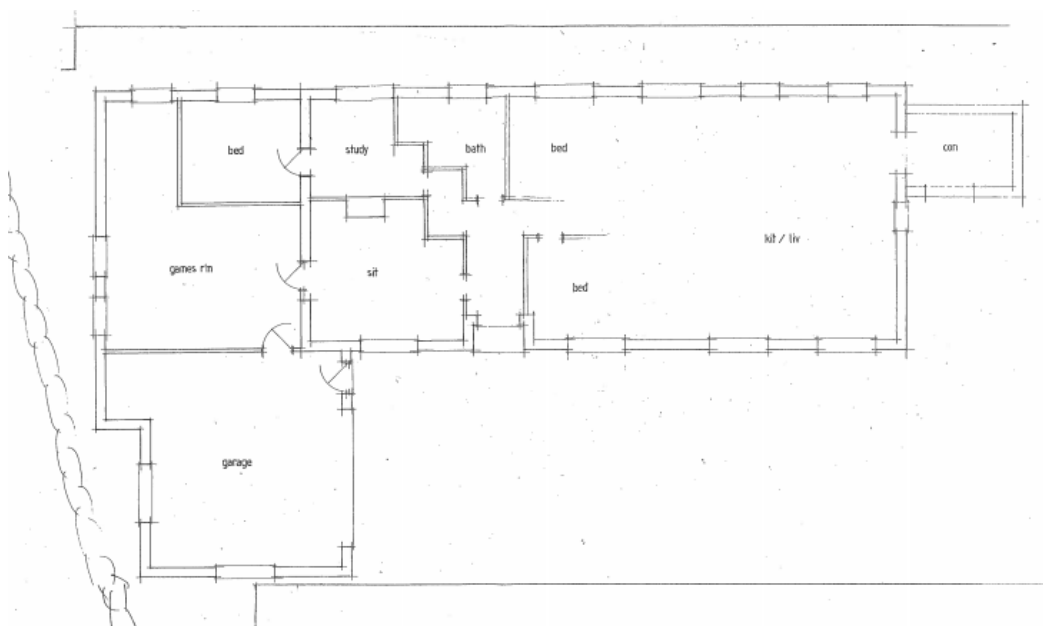
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PLAN SHOWING EXTENSION



EXISTING FLOOR PLAN



NEW FLOOR PLANS

Cyngor Tref Caereinion Llanfair

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EXISTING ELEVATIONS



NEW ELEVATIONS PROPOSED

Cyngor Tref Caereinion Llanfair

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APPENDIX D

Location

The site is located at Rhos Fawr, Llanfair Caereinion, SY21 9HE

Planning Policy

The site is located outside the settlement boundary of the Town but is located but has an existing agricultural use.

Planning History

The site has the following planning history:

- Erection of extension to existing agricultural building together with all other associated works
Ref. No: 20/1183/FUL | Status: Unknown
- Erection of General Purpose Agricultural Building together with all other associated works
Ref. No: 20/1184/FUL | Status: Unknown
- Erection of Rural Enterprise Dwelling, Creation of Vehicular Access together with all other associated works
Ref. No: 20/1890/FUL | Status: Pending Consideration
- Full: Erection of a poultry rearing unit and all associated works
Ref. No: P/2018/0313 | Status: Approve

Application details

Erection of an extension to a poultry rearing unit comprising two new buildings, silos and all associated works plan.

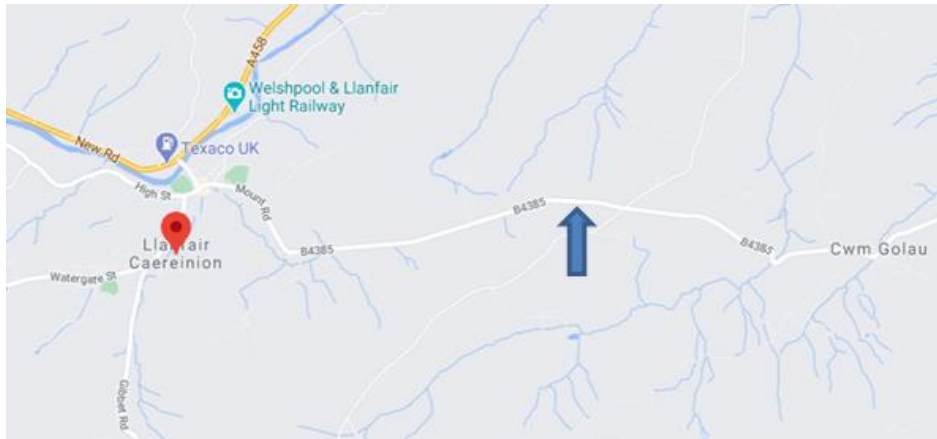
It is confirmed that a pre-application consultation has been held.

Consideration

The site has consent for the creation of a new poultry rearing building at Rhos Fawr to provide accommodation for 38,000 birds. The proposed building is 91.4 metres long by 21.3 metres wide with a roof pitch of 15°, eaves height of 3 metres, ridge height of 5.8m, while two feed tanks will measure 6.6m in height and will be located adjacent to the proposed building.

This application is for a further 2 units each of 91m length by 21m width with associated works and revised access for the rearing of 38,000 poultry.

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LOCATION PLAN



IDENTIFICATION PLAN

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

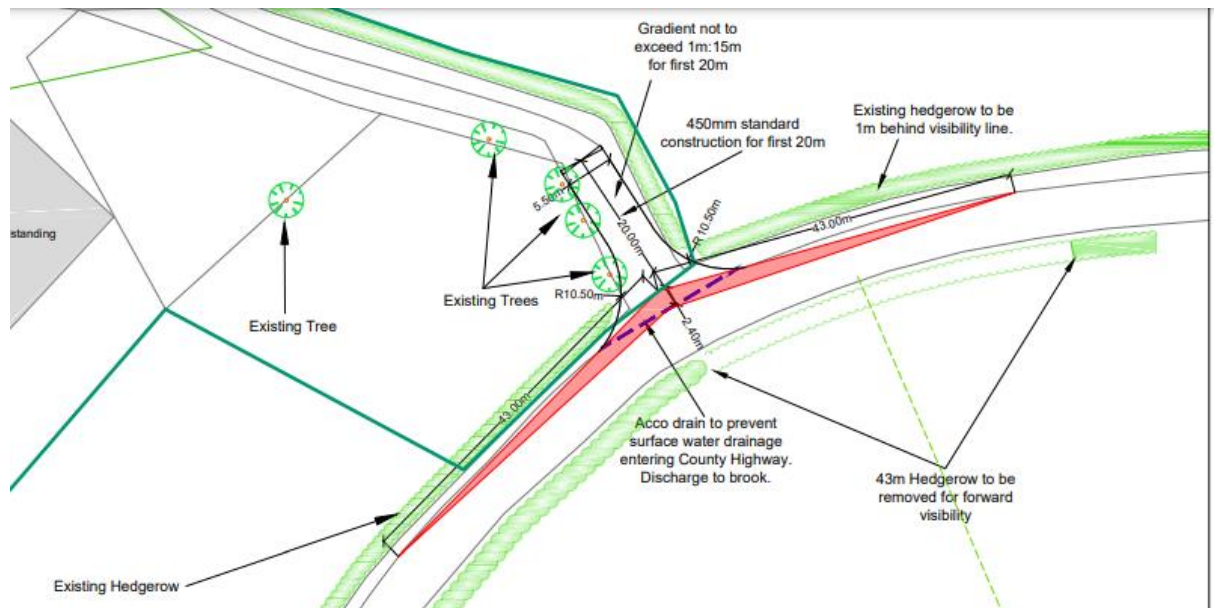


SITE PLAN SHOWING NEW BUILDING



PICTURES OF THE PROPERTY

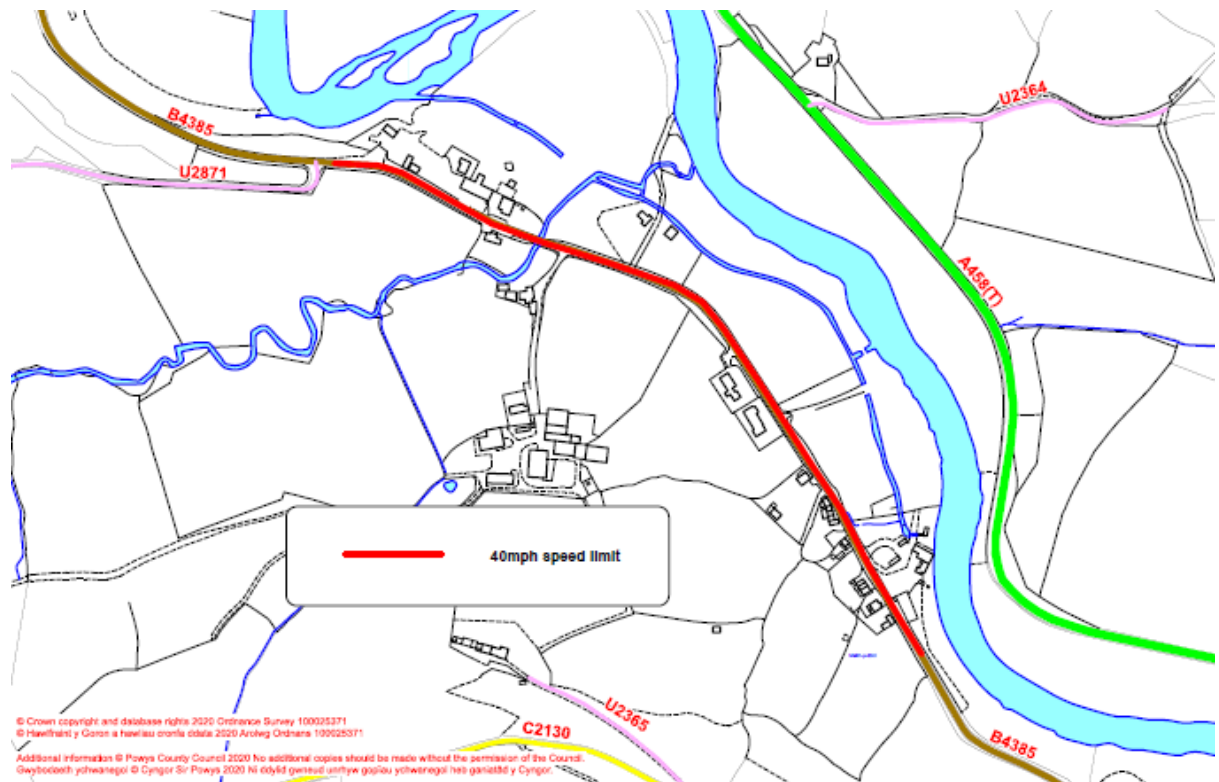
Architectural elevation drawing of a building facade. The drawing shows a long, rectangular structure with a grid of 12 vertical divisions. The top edge is labeled "Elevation A" and the bottom edge is labeled "Elevation B". The left edge is labeled "Elevation D" and the right edge is labeled "Elevation C". The overall width is 91.44m and the height is 21.34m. There are decorative elements on the roofline, including a green plant-like symbol and a circular vent-like symbol. The drawing is oriented horizontally on the page.



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APPENDIX E

PLAN SHOWING MELIN Y DDOL – SPEED RESTRICTIONS NOTICE PLAN



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APPENDIX F

TOWN COUNCIL PROJECT AND ACTION PLAN

Ref	Priority	Project	Details	Target Completion
1	1	Town Trail	To complete the Town Trail and statue	April 2021
2	1	Existing Service Delivery	To complete individual service delivery plans for each of the services delivered by the Town Council	April 2021
3	2	Playground	To refurbish and improve the playground facilities	September 2022
4	2	Keep Llanfair Tidy Day	To host an annual Keep Llanfair Tidy day in March of each year.	March 2022
5	2	Communication to residents	A 3 times a year booklet to be prepared & delivered to all homes in the Llanfair Area.	July 2021
6	1	Roads	Agree a plan for resurfacing of High Street (Lychgate to the Old Courthouse). New Road from junction to Maes Gwyn and the Square.	July 2021
7	2	On Street Parking	To complete a plan and seek implementation of revised parking restrictions in the Town Centre.	July 2021
8	2	Banwy Industrial Estate	To agree a programme of works with Powys County Council to refurbish the bridge. To take over the access road and remaining land to retain access to the river.	September 2021
9	3	Markets	Seek to arrange some market days in the Town.	July 2022
10	3	Events	To prepare an events booklet annually and to support events so that they have sustainability.	April 2022
11	4	Buses	To arrange bus stop signs and timetables at key points in the Town and along the route within the Ward boundary.	May 2022
12	1	Library	To support the Library and its new arrangements.	May 2021
13	2	Youth Council	To set up a Youth Council at the High School.	September 2021
14	1	Tourism	Refurbish telephone box opposite the Goat Hotel as a tourist info point	September 2021
15	2	Traffic Watergate Street	Investigate what can be done to reduce heavy traffic and discuss with PCC	September 2021

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Ref	Priority	Project	Details	Target Completion
16		Traffic calming in Watergate Street	To seek a better solution to traffic calming in Watergate Street	
17		Street Scene	To clean up and refurbish all benches, signs and street furniture.	
18		Web Site	Upgrade and produce a web site which is easy for residents to use	
19		Car Parks	To support an initiative to create another car parking area within the central area of the Town.	
20		Business	Host a quarterly meeting with the local business community.	
21		Volunteer Reception	Volunteers Reception to be held annually.	
22		Community Awards	To consider nominations from the public for Community Awards presented annually at the <u>Volunteers Reception</u> .	
23		Water in a bottle point	Provide a point where people can get water for their bottles helping the planet.	
24		<u>Defibulator</u>	To locate and maintain and <u>defibulator</u> within the Town.	

Plus or minus Councillors comments, suggestions etc.

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APPENDIX G

LLANFAIR CAEREINION PLAYGROUND

The works are those recommended in the ROSPA report.

The works to comprise:

- i) Log retaining wall**
Replace one upright timber post where rotten with another.
- ii) Climbing Frame**
Paint climbing frame metalwork where corroded.
- iii) Rocker Horse (White)**
Remove timber edging around safety surface.
Repaint corrode spring area.
Fill hole in safety surface with earth and grass.
- iv) Seesaw Rocker**
Tighten handles.
- v) Rotator**
Remove timber around safety surface.
- vi) Slide**
Repaint area where corroded.
Paint with preservative timbers at lower and upper bases.
- vii) Junior Swings**
Remove timber edging.
- viii) Toddler Swings**
Remove timber edging.

Total estimated cost £250.

March 2021

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Llanfair Caereinion Town Council

APPENDIX H

CONDITION REPORT ERW DDWR

No	Area	Condition	Works required	Cost estimate	Status
1	Notices and signs	Sign falling apart and needs name and telephone number changed. Two more signs required showing where rubbish area is located.	New sign at entrance with removable contact details. 2 more signs bi-lingual to rubbish area.	£250	
2	Entrance area	Moss needs to be removed	Clearing of moss at entrance to stop any damage to tarmac.	£100	
3	Railings and gates	In reasonable order but in need of repainting.	Railings and gate need to be cleaned down and painted.	£200	
4	Grassed areas	In good order with grass cutting carried out.	Usual grass cutting to continue.		
5	Paths	Cracking in concrete, not unsafe. Over time it would be nice to resurface with tarmac.	No action at present.		
6	Benches	Top bench is in good order. Lower bench needs restoration.	Lower bench needs to be painted/stained/treated.	£100	
7	Litter bin	No issues with bin.	No action required.		
8	Boundary hedges/fences	No issues.	No action required.		
9	Rubbish area	Needs fencing around it tidied up.	Tidy fencing around rubbish area.	£100	
10	Gravestones	All generally in good order.	No action required.		
11	Trees	Trees are generally in good order but some trimming and dead wood needs to be attended to.	Tree trimming, cut out dead areas to firs in top area. Review in 12 months.	£250	
12	Recording of graves	There are record books and a graveyard map with names marked on it. However not up to date.	Records to be checked against book and map and brought up to date.	£0	
13	Land ownership	Llanfair Caereinion Town Council freehold. Plan and documents to be found.	Check on land ownership to be completed over next 3 months.	£0	

No	Area	Condition	Works required	Cost estimate	Status
14	Risk assessments	None required except for when works take place.	No action required.		
15	Other		TOTAL ESTIMATED COST	£1,000	