

MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 16 JULY 2024

Present: Councillors Gill Corfield (Chair), Judy Evans, David Corfield, Peter Davies, Fiona Warburton, Rob Breakwell, Phil Hughes and Amanda Jenner.

2057 Apologies

Apologies received from Councillor Colin Jenkins, Nicola Dyson and Rex Turner.

2058 Minutes of the Meeting from 18th June for approval

Minutes from the meeting held on 18th June to now be approved and signed by GC.

Proposed by FW and seconded by PD

Private minutes from the meeting held on 18th June to now be approved and signed by GC.

Proposed by PD and seconded by DC

2059 Declarations of Interest – Blanket dispensations have been received for matters relating to wind farms, renewable energy, membership of voluntary organisations, school governors, school modernisation and school transport.

DC and GC declared an interest in Play area Lease, Middletown.

2060 Matters arising not covered elsewhere on agenda

None.

2061 Playgrounds

Play area lease, Middletown

Council have agreed to discuss the rest of the play area lease confidentially due to the ongoing legal nature of the situation.

Risk Assessment

The risk assessment was reviewed, AE to make minor amendments and re-send to Councillors for approval at the next meeting.

ACTION: AE

Agreed to put up signs regarding dogs in the park and rules for play area use at Trewern play area.

ACTION: GC

2062 Highways

Pot holes along Llwyn Melyn Road (5" deep) were reported as dangerous for motorcyclists and cyclists. CCAJ has been in contact with highways regarding visibility and verge cutting on Burnt Lane. Some pot hole repairs have been completed, but others remain. Manhole near Hill Farm entrance (A458) is collapsing. CCAJ will continue to follow up with the Highways Department on these issues.

AE to email Dave Gardener (copying in Clive Jones) to continue raising awareness of the poor state of U2474 to C2162 Hope Road, U2252 Bacheldre Lane's deterioration and verge slippage on U2253.

AE to chase fortnightly.

ACTION: AE

Residents have brought it to the attention of CCAJ and other Councillors, that a land owner wants to acquire the old road by the Breidden in Middletown, rumour is that they are trying to bargain one road in Middletown for another. CCAJ is waiting for an update from PCC Footpath Officer.

2063 County Councillors' Report

See 'Highways'

2064 Planning

24/0863/CLE | Application for Certificate of lawfulness for an existing use (Section 191) - use of dwelling without complying with condition no. 4 of planning approval M21357 dated 8th October 1991 (agricultural occupancy restriction)

No comments.

24/0325/REM | Section 73 application to remove condition 6 of outline planning permission 21/1621/OUT in relation to provision of a footway.

We have not received any objections, therefore we not oppose these applications.

23/1689/RES | Reserved matters application (appearance, landscaping, layout and scale) in respect of outline planning permission 21/1621/OUT for the erection of a dwelling, access and all associated works.

We have not received any objections, therefore we not oppose these applications.

23/1911/FUL | Application for a detached double garage not included on outline or reserved matters application 23/1689/RES and extension of residential curtilage to extend use of garden to existing fenceline.

We have not received any objections, therefore we not oppose these applications.

Enforcement complaint forms have been completed and submitted for Border Garage, Gate Farm, The Wallers and Priors Cottage.

A response was received from PCC stating: 'Please note that we will endeavour to advise you within 84 working days of receipt of your complaint with how the Council intends to pursue the matter. We ask that you do not contact the team prior to this date unless your enquiry is urgent as this could cause further delay in the matter being resolved.'

It was agreed that the breach of planning issues at Gate Farm, The Wallers and Priors Cottage were urgent and AE to chase PCC again. CCAJ will also follow up on the breach of planning at Priors Cottage.

ACTION: AE/CCAJ

A response regarding the siting of static caravans has been received from PCC:

'In terms of a static caravan being sited outside a residential dwelling, a caravan within the curtilage of a dwellinghouse and incidental to the enjoyment of that dwellinghouse benefits from permitted development rights and does not require planning permission. There is no limit on the length of time a caravan can be sited within the curtilage of a dwellinghouse or restrictions on who can occupy the caravan, provided the use remains incidental to the enjoyment of the dwellinghouse'.

2065 Finance

Bank Reconciliation

The bank reconciliation shows that there is £34,740.36 in the accounts at the end of June 2024. Bank reconciliation and bank statements checked to confirm that it is all in order.

GC to now sign bank statements.

Proposed by PD and seconded by DC

Payments

Clerk Salary £261.05 (June payment) under L.G.A 1972 s112.
Hatchers Solicitors - £1,800 (incl. VAT) under L.G.A 1972 s111.
Audit Wales - £500 under L.G.A 1972 s111.
Sue Davies - £100 under L.G.A 1972 s111
PAYE - £195.60 under L.G.A 1972 s112.
Councillors Allowance - £624 under L.G.A 1972 s112.
Proposed by PH and seconded by. RB.

Clerks Salary Review

AE leaves the room for Councillors to discuss. Councillors agreed to an increase in Clerks salary from £14.50ph to £14.94ph and this pay rise was also agreed to be back dated to May AGM.

AE to submit a one-off invoice to cover the additional 25 hours over-time worked in May.

ACTION: AE

Councillors/Chairs Allowance

GC left the room whilst the Chairs Allowance was discussed. It was agreed to pay GC the Chairs Allowance of £700 for the year 2024/25.
Proposed by PH and seconded by PD

Councillors Allowance forms were completed to opt in or out of the £156 Councillors Allowance.

Signatories for online banking

It was agreed that we need another signatory to sign our Schedule of Payments, all agreed to approve Judy as an additional signatory.
Proposed by RB and seconded by PD

2066 Correspondence

It was agreed to write to Diane Reynolds, Senior Facilitator, to express our disappointment over the lack of support we receive from PCC.

ACTION: AE

Border Gossip

The Border Gossip has finished, due to not being able to find a volunteer publisher to take over. AE to ask for a copy of the final accounts and what they plan to do with the remaining funds.

ACTION: AE

2067 Any Other Business

Annual Report

AE to draft the Annual Report and circulate it to Councillors for approval.
Deferred to the next meeting.

ACTION: AE

2068 Date of Next Meetings

16 July 2024 at Trewern Community Centre and via MS Teams.