

Cyngor Cymuned Cegidfa
Guilsfield Community Council

MINUTES

Minutes of a meeting of Guilsfield Community Council
held on Thursday 19th September 2024 in the Old School Guilsfield at 7:30 p.m.

Present: Cllr I. Harrison - Chairman

Cllr G. Turner
Cllr C. Taylor
Cllr T. Trevor
Cllr S. Rawlings
Cllr P. Edwards
Cllr A. O'Grady

Also present: Kimberly Wright – Community Council Clerk
Four members of the public

GCC/55. Welcome from the chairman.

The chairman welcomed councillors and residents to the meeting.

GCC/56. Apologies for absence.

Members received apologies of absence for this meeting from the following Councillor,

- Cllr E. Jones

GCC/57. Declarations of Interest

6 members (Guilsfield residents) declared an interest in item 8 – Local Development Plan.

GCC/58. Public Question Time and Participation.

Members of the public discussed item 8 – Local Development Plan and raised the following;

- Residents concerned about development works will be carried out without consultation.
- Cllr I. Harrison gave the example of the petition raised by residents to gain a speed reduction. This sparked high media coverage and a media profile, and Highways acted.
- Fundamental/tangible issues are to be raised in the comments.
- Consultation response is generally weak.
- The more responses to LDP, enforces the statement.
- Population of the village has grown more than 10-fold.
- We do not have the necessary facilities to accommodate further development.
- Cannot rely on Welshpool for use of their facilities, bus service/supermarkets etc.



- Great community feel in Guilsfield. Spotlight is just a snapshot of what goes on in the village.
- The council needs to look around the village for appropriate candidate sites. Appropriate sites we can support.
- Already several developments completed or are in progress.
- I. Harrison suggested calling a public meeting, to gain the views of the villagers and generate comments to submit. We have until 7th October to comment.
- Powys County Council planning scrutiny committee will review the LDP process.
- What is to stop landowners from destroying natural habitat? Report to planning enforcement officers at Powys County Council.
- Candidate sites are decided on through regulations and standards, not through the eyes of the village residents.
- Cllr I. Harrison to discuss with Planning enforcement officers on issues such as how many units is Guilsfield obliged to provide. Cllr I. Harrison to try and get them to attend the public meeting.
- Any further development we will lose the community aspect.
- No employment opportunities. Development should take place closer to employment areas.
- Community Council to establish due process.
- Kimberly to acquire comment forms from the library, for residents to access.
- Cllr I. Harrison to book the community centre for the public meeting.

Three members of the public left the meeting.

GCC/59. Minutes.

RESOLVED - Members discussed and unanimously approved the minutes from Guilsfield Community Council meeting, held on Wednesday 17th July 2024

GCC/60. Financial report

Members received the Council's financial report.

A. To note the financial statement.

RESOLVED - Members noted that the bank balance on the 31st of August 2024 stood at £37,501.72. Members also noted that the precept payment of £6945.00 was paid on 30th August 2024 and the VAT reclaim of £188.87 was paid on 15th July 2024.

B. RESOLVED - Members approved payments due, to include any that come in after this agenda.

- I. Invoice 2409 - Clerks salary for September 2024 - £248.00
- II. Invoice 2410 - HMRC Tax payment September 2024 - £62.00
- III. Zoom monthly fee - £15.59
- IV. One Voice Wales – Councillor training 23/05/2024 Introduction to community engagement module 8 - £40.00

- V. Website hosting fee - £30.00 (August)
- VI. Website hosting fee - £30.00 (September)
- VII. Members to note the following payments were made to the Clerk in August
 - Invoice 2408 - Clerks salary for August 2024 - £248.00
 - Invoice 2407 - Mrs K Wright HMRC Tax payment August 2024 - £62.00
 - Zoom monthly fee - £15.59

GCC/61. Due to One Voice Wales updating the following document, members to discuss and adopt it.

- **Standing orders**

Due to the updated version being released, members deferred this item until the Standing Orders are ready for circulation.

GCC/62. Local Development Plan

Members discussed the Powys LDP (2011-2026)

- Cllr G. Turner – 51 dwellings is an appropriate level of growth for Guilsfield village. Further development will create more sewerage/drainage issues. Pool areas granted amenity. There should be no further development until the infrastructure is correct.
Banham House in the previous plan.
336 – P.C.C. withdrew it due to crested newts.
339 – Brand new development area
395 – Tan-y-Gaer – floodplain area.
331 – Celyn Lane
756 & 757 – Did not support
Enough planning is going on at the moment. No more!
Traffic measures are needed, it is very dangerous.

G. Turner advised on the how the 2016 2026 plan was consulted on and finalised as compared with the current plan.

RESOLVED – The general consensus is that there will be no more development until the infrastructure and amenities were addressed especially around the celyn lane junction which is highly dangerous. But this is after the current building programme which includes two sites of 9 and 28 for what should be local needs

In the current building programmes, there are about 140 dwellings which should more than satisfy the next development plan which is above our requirements. They are;

1 Tan y gear under construction and a candidate site

2 land in front of Banham House and Celyn junction and a candidate site and was approved in the last development plan and would be expected to be built

3 Sarn meadows which is a lovely village style development and we have seen a lot of conditions satisfied recently therefore would expect to now go ahead

4 Rhoslan now under construction

5 Fairview garage under construction

6 a few independent developments (single or very small) such as the Belan

Fairview Development has only 1 property for local use.

Sewerage/drainage can't cope.

Consider - currently struggles to cope. The impact on the Wern is unknown.

The accessibility to Derwin garden centre needs to be addressed.

- Cllr P. Edwards, C. Taylor, A. O'Grady and S. Rawlings all agreed with Cllr G. Turner's comments.
- Cllr voted in favour of making the above comment to the LDP.
One member abstained.
- Consultee portal for Guilsfield Community Council to submit their views after public consultation.

GCC/63. Christmas tree next to School.

Cllr P. Edwards informed members that a resident has made an agreement with Derwen to supply/donate a 6 to 8-foot tree.

The resident has also contacted the headteacher and she supports this in principle.

I Harrison/Clerk to seek permission from PCC to erect the tree.

RESOLVED – Councillors agreed to purchase lights for the tree, subject to Powys County Council giving their permission to erect a tree on the school grounds.

Kimberly to check the payment limit in standing orders.

GCC/64. Playgrounds.

Members noted that Powys County Council are carrying out playground equipment inspections in Powys throughout September.

GCC/65. Playground fence.

An email was received regarding the collapse of part of the fence at the eastern end of the small children's playground in Rhoslan, Guilsfield.

RESOLVED – The clerk is to respond to the complainant and explain that the land is nothing to do with Guilsfield Community Council, to suggest that they contact Powys County Council's chief solicitor. (Name to be provided in response).

GCC/66. Highway/footpaths/lighting/biodiversity and environmental matters in the community.



a) Highways

- Parking complaint received – Kings Head are happy for a couple of cars to be parked in their car park whilst visiting the church. Review in a few weeks/months

There is ample parking outside the school/community centre, but further to walk for those less able.

Police presence may deter people from parking on kerbsides and obstructing.

- Hedges overgrown, now hiding speed reduction signs on the Derwen road. To be reported to Highways.

RESOLVED - The clerk to put a post out on Facebook for some volunteers to run a community speed watch.

b) Footpaths – Derwen verge (as above) is overgrown and unusable. Not safe for residents to walk along.

Cllr G. Turner left the meeting.

c) Lighting – Nothing to discuss

d) Flooding- Wern application has not progressed due to the flooding data provided is incorrect.

e) Biodiversity and Environment – The bench located near Groes Lwyd has broken slats on the back. Kimberly to contact Cllr G. Turner regarding this.

GCC/67. Councillor Training

Cllr C. Taylor would like to sign up for the planning courses recently advertised. To let Kimberly know if she has any issues doing so.

GCC/68. VE Day 80 – 8th May 2025

RESOLVED – Members to coordinate with Welshpool regarding this celebration.

Cllr C. Taylor shared her idea of holding a 1940s dance evening.

GCC/69. Remembrance.

Last year's service went very well.

Cllr I. Harrison to forward the Clerk the proforma.

RESOLVED - Cllrs agreed for the Clerk to purchase two wreaths, one for the church and one for the Community Council.

The Clerk was to speak with High School to arrange a Bugler to perform the last post.



GCC/70. Any Correspondence

Cllr P. Edwards mentioned the recent Spotlight edition and naming people for community work. Council members had agreed at the July Meeting NOT to list individuals in case we omitted someone.

The Council apologise and thank all residents who have kindly carried out work in our village.

GCC/71. Planning.

Members considered the planning application below:

- I. **Please find attached the street name consultation for your comments, we look forward to hearing from you – Powys Street Naming & Numbering, Neuadd Brycheiniog, Cambrian Way, Brecon, Powys, LD3 7HR.**
Reference: SNN3/2024/0013 at Land 100 Meters South West Of
Description of Works: Registration of new housing development - Trem Gaer Fawr

RESOLVED – Councillors agreed to support this name choice.

GCC/72. Planning decision notices

Members noted the following decisions:

- i. **Approved**
 - **24/1036/AGR** | Erection of a roofing cover over a manure store | Bwlch Maes Mawr Welshpool SY21 9DF
 - **24/1001/AGR** | Erection of agricultural livestock and machinery building and all associated works | Bryn Celyn Folly Lane Guilsfield Welshpool SY21 9PZ
 - **24/1076/ELE** | Section 37 notification under Electricity Act 1989 for the proposed installation of low voltage overhead and underground electricity lines to serve new housing development | Land At Tan Y Gaer Guilsfield Welshpool Powys SY21 9PR
 - **24/1089/AGR** | Extension of steel framed agricultural building | Glascoed Moelygarth Welshpool Powys SY21 9DA
 - **24/0792/HH** | Erection of a single story side extension with raised decking | Gaer Fawr Guilsfield Welshpool SY21 9PS
- ii. **Withdrawn**

Members noted that no applications were withdrawn at the time of this agenda.
- iii. **Refused**

Members noted that no applications were refused at the time of this agenda.

GCC/73. Date and Time of next meeting.

Members noted that the next Meeting of the Guilsfield Community Council will be held on **Monday 14th October 2024 at 7:30 pm** in The Old School building.



CE Taylor
Signed (Chairman)

14 October 2024.
Date