**TALYBONT ON USK COMMUNITY COUNCIL**

**Cyngor Cymuned Talybont ar Wysg**

**MEETING HELD ON 20th March 2023**

**at Henderson Hall and via Zoom commencing at 7.25pm**

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| **ITEM NO** | **NOTES** | **ACTION** |
|  | **In Attendance**  Cllrs S Baldwin (Chair), C. Burdon, R. Jones, E. Moorman and J. Short.  G. James and G. Thomas joined the meeting via Zoom.  Also, in attendance County Councilor A. Cartwright |  |
|  | **Point of Note**  Before the meeting a presetation was given by Mr Karl Speed on his plans for the Old Station. Notes are provided separately. |  |
| **1** | **Apologies for absence**  None |  |
| **2** | **Declarations of Interest**  Cllr C. Burdon declared interest of predetermination of the planning application at 1, Station Road. |  |
| **3** | **Approve minutes of the 16th of January 2023**  Minutes of 16th January 2023 were approved. |  |
| **4** | **Approve minutes of the 20th of February 2023**  The Minutes of the 20th of January 2023 were accepted as a true record with one amendment proposed by Cllr Burdon. To confirm that he had given an overview to councillors on the planning application at Llandetty Hall. |  |
| **5** | **Matters Arising**  Cllr Short had completed the action to move the speed sign from Elm Cottage to the second site at Lonicera, Station Road. |  |
| **6** | **Correspondence**  The attendees of the meeting were informed that Cllr Fiona Morris tendered her resignation. The Council thanks Fiona for her service and wishes her the best for her ongoing commitments and work in running the community litter picking group.  Cllr Jones spoke about the many disgruntled people in the community that had not been invited to the Nepali Village presentation. Cllr jones stated that a lot of people were unhappy, and she had had a lot of grief.  Cllr Burdon advised that the presentation was aimed at a hundred residents and that Aber and houses to the drawbridge had been given priority, with a scattering of invitations being distributed in Talybont.  County Cllr Cartwright offered to keep up correspondence and would speak with Major Gurung.  WHP Telecoms Ltd. A Pre-application letter with further maps, details and plans had been received  (Request for recordings covered in Correspondence) | Cllr Cartwright |
| **7** | **Councillor Vacancy**  Vacancy and the cooption process for the position now available on the community council following the resignation of Fiona Morris. Notices to be displayed on notice boards and website for 14 days. Adverts for co-option are displayed for 14 days, should there be no election called for. | All |
| **8** | **Clerk Vacancy**  One application had been received for the position of clerk, and the advert has now been taken down. There may be difficulty with working 32 hrs and we need to look across other councils.  Cllr Burdon spoke about local people and the strengths that a local candidate may bring.  Cllr Moorman talked about the strength of objectivity and a professional from outside the community.  Cllr Cartwright expressed her support for Cllr Moorman’s views and separation is useful.  A Zoom Meeting needs to be arranged for 6pm Friday to debate further. | Cllr Moorman |
| **9** | **Gilestone Farm Stakeholder Meeting of the 17th March**  Powys County Council wished to note that two neighbouring Powys County Councillors and one neighbouring Community Council had requested to attend however attendance for this meeting had been limited to those who may play a formal role in any processes linked to the future of Gilestone Farm.  It was also noted that James Evans MS had also requested to attend the meeting with the same reasoning provided.  The Community Council representative and the County Councillor noted the need for more information on how these plans would affect the community day to day. The plan needed to be placed in the context of the village and individual villagers, for example information on potential increased traffic and noise. It was noted that this work would form part of the licensing assessment with the local authority and would be undertaken before relevant activities were allowed to proceed.  The County Councillor noted the current traffic issues in Talybont-on-Usk and noted previous conversations around a car park for the village and lack of pavement. The County Councillor felt strongly that these issues would need to be discussed and form part of any agreement for the site.  It was queried whether a full environmental assessment would be undertaken before any activities proceeded. Representatives of Green Man confirmed that all necessary assessments would be undertaken and noted that it currently undertakes said assessments at the Glanusk Estate – an event far in excess of the number of people proposed for events at Gilestone Farm.  The Community Council representative noted that at the Green Man Festival, the attendees leave the site and travel into Crickhowell and noted a belief that this could cause issues in the village. Representatives from Green Man noted that with the Festival, Green Man encourages this as the local community in Crickhowell want the attendees to contribute to the local economy. It was noted that this can be tailored to individual projects and if the local community want attendees for the smaller scale events planned for Gilestone to remain on site, then this can be controlled.  Representative from Welsh Government noted that many of these issues can be provided for through clauses in any potential commercial lease.  The Leader of Powys County Council noted that the current challenges faced by the county were extremely serious. The demographics of the county had changed significantly towards an economically inactive demographic over a number of years and that change was accelerating. The level of challenges faced by local infrastructure such as the school system and the health system were huge and unfortunately getting worse. The Leader noted that it was imperative that proposals such as this were given due consideration in order to try and provide economic opportunities to ensure that the county was able to retain and maintain families and economic activity.  The official from Powys County Council noted that the local authority was open to considering developments such as the one proposed here, however noted that the local authority could not engage until a decision had been made by a Welsh Government Minister on whether to proceed to lease negotiations and to allow the relevant formal licensing assessments to begin. Welsh Government official noted that whilst the decision of the Minister over the coming weeks would be crucial, it would not be a final decision. This decision will relate to whether to proceed to the next stage of the process. A final decision will come later when the Minister is provided will a fuller assessment based on the outcome of licensing and regulatory work and based on the agreed terms of the commercial lease.  An official from Brecon Beacons National Park Authority agreed with the views of Powys County Council and the importance of giving due consideration to developments such as proposed. It was noted that Brecon Beacons National Park Authority would also be open to an Area Plan that would coincide with the consideration of this proposal.  A further discussion was held around the potential for noise at the small-scale events proposed for the site. Representatives of Green Man noted that an initial noise levels assessment had been undertaken by an external expert however more assessment would be needed on being granted access to the site. It would be intended that noise sensors would be placed all around the valley to live monitor the noise escaping from the site to ensure compliance.  More information was requested on the jobs proposed to be created. Representatives from Green Man noted that these would be attractive skilled jobs across a range of different areas within the Green Man brand and in addition, the proposed Creative Hub would also create jobs, promote entrepreneurship and offering business mentoring to emerging businesses.  Representatives from Green Man asked what they could do to work with the community to help aid their concerns. They noted that this proposal is an attempt to develop economic activity in an area of Wales that had traditionally been difficult to develop. It was noted that environmental issues were at the heart of everything that Green Man does. |  |
| **9** | **Gilestone**  Lease needs to go through Ministerial sign-off. The lease will be with Cwningar as this is the company used to buy or lease land.  Cllr Moorman – Very similar to the information received at last May’s meeting. WG say they are not there to answer questions about all proposals and offerings.  Science, interactive events, child’s play and interactive models. Irritated not to be invited to meeting, and very few answers.  County Cllr Cartwright – There’s a difference having WG own the land rather than a private enterprise. There are protections. A business plan won’t be provided as it’s commercially sensitive.  Cllr Burdon – What is the strategic business plan, vision and project mandate? Will Fiona Stewart presentation be shared?  Cllr Short – The lease is not to be signed by Greenman. This brings risks. Everything keeps changing, is the site not for Greenman?  Cllr Burdon – Creative Wales is all about filming, animation and gaming, not baking and brewing. Where’s the creative element?  Cllr Jones – How long do we have to organise a presentation? We need to get when the lease is to be signed.  County Cllr Cartwright – This is to be a commercial lease with a financial return and not a grant. We need jobs and skills to retain people.  Cllr Burdon – There must be a communications plan from WG / Greenman. This cannot just be a roadshow.  Cllr Moorman – There must be a direct route of communication, with a dedicated person. 10 months later the only change is a baking school! |  |
|  | **Questions from the public – Gilestone**  Gareth Davies – Ideas seem cobbled together. How much emphasis is there on sustainable farming?  John D. Jones – This is designed to suck people in, the main interest is making money out of music festivals. This is a marketing exercise. Questions need to be raised about the lease, cannot farm with other planned activities. Jobs are welcomed, but why not consider the other available sites across Wales? £23 million is unexplainable, motivation is music festivals. Why has there been no consultation, and no public meeting?  Nina Krauzewicz – Is this a permanent lease to Greenman Trust? Will the farm be sold later to Fiona Stewart?  John D. Jones – 10 years from now Greenman will be sold, and a new company could be running festivals at Gilestone. What protections are there? Investment in audio surveys means festivals, teaching farming does not work with festivals. Why is this not understood?  John D. Jones – What partnerships with an Agriculture College or teaching Support does Fiona Stewart have? There are no experts in her team.  Gareth Davies – Litter needs to be picked along the A40. |  |
| **10** | **National Park Matters**  A meeting with BBNP to take place on 6th of April from 11.30am to 1.00pm. Catherine Mealing-Jones will be attending, councillors to supply questions.  The council have received a complaint about a vehicle misusing the tramroad and causing damage, also evidence of fly tipping. It was agreed to write to Alice Thorne and Eifion Jones at BBNP. | All  Chair |
| **11** | **Canal and River Trust**  A meeting is planned for the 6th of April from 1.30pm to 3.00pm. | All |
| **12** | **Highway Matters**  Double yellow lines. It was decided another meeting was needed with Jo Lancy, as a plan was missing from those supplied and an appreciation of British standards and highway Regulations needed to be understood.  Cllr Burdon raised the issue of potholes on the slip road to the A40, which was raised by Cllr Jones at the January Meeting. This was highlighted by a member of the public last Saturday.  Cllr Burdon - Litter pick was successful in our community. | Cllr Moorman  Chair |
| **13** | **County Councilor Report**   1. Participated in consultation on the proposals at Gilestone farm. See statement 2. Council met on 2nd March and voted for further promotion of the Welsh language, identifying the benefits of bilingualism. 3. Attended the kick-off session of the Usk Catchment partnership tasked with improving the quality of the Usk and its Catchment. Involves cross-party and cross-border working. Key partners include the BBNPA, Wildlife Trusts, Dwr Cymru, NRW, Cardiff University Water school, Powys and Monmouthshire Counties, farming representatives and Community groups, for example the Wye & Usk Foundation and Save the River Usk. Volunteers will be required for further citizen science. Please contact Wye & Usk Foundation for details. 4. Attended a briefing with the Waste Depot in Brecon.    1. Wales is 3rd in the world for recycling and Powys is one of the best with just shy of 70% recycling rate.    2. Encouraging residents to recycle foods as it can be used to create cleaner energy. 25% of black bin waste is food. Caddies and bags can be ordered on the Powys website.    3. There is one electric recycling truck which is working well and a objective to move the fleet across.    4. Larger families of 6+, 2 children in nappies of those with incontinence waste can request larger bins.    5. Residents can ask for an additional blue bin following a reduction in community cardboard recycling.    6. A #bagitbinit campaign is active for dog waste. This can be disposed of in any public litter bin |  |
| **14** | **Appli**c**ations for Planning Consent**  The Market, Station Road. Decision approve but request a condition on an acoustic survey or acoustic attenuation.    1, Station Road. Councillors were unclear on the orientation and agreed to review the drawings outside of the meeting. | Chair  Chair |
| **15** | **Recording of Meetings**  It was agreed by all councillors to record meetings for the purpose of accuracy, and to review standing orders.  Cllr Burdon suggested that guidance be developed on when the recording is started and to advise the public and councillors about the start and finish of recording. |  |
| **16** | **Posting of Draft Minutes**  Cllr Short proposed the council provide draft notes within 7 days of a meeting and not draft Minutes. This was seconded by Cllr Burdon.  Cllr Moorman proposed that draft Minutes be provided within 7 days. This was seconded by Cllr Jones.  Cllr James and Cllr Thomas were not contactable via the Zoom link at this time, so the Chair made a casting vote in favour of draft notes within 7 days, with Minutes to be provided and reviewed at the following meeting.  Cllr Moorman stated it was regrettable to go back to ‘the old way of doing things.’  The Chair expressed the view that this was new practice and a practical way forward given we have not got a Clerk in position. |  |
| **17** | **Community Council Assets**  Cllr Burdon stated he had fairly recently undertaken an inspection of the playground equipment and submitted a report.  The Chair informed of a request from Mike Wright to plant Field Maples at the lower boundary of the playground. This was unanimously agreed.  Cllr Thomas informed that High Ground Maintenance have sprayed weeds on the MUGA and are awaiting good weather to sweep and reline.  Cllr Short informed, one court would be marked for 5 a-side football and tennis. The second court would be marked for tennis and netball.  Chair informed; Linda Wyndam requested some areas to be left unmown from grass cutting to improve biodiversity. This was unanimously agreed. | Chair  Chair |
| **18** | **Finance**  Current Account  £23646.91 This includes £100 refundable deposit and £240.65 reclaimed VAT.  Reserve Account £8649.12  All invoices listed on the agenda were approved. |  |
| **19** | Closed Discussion  There was a brief discussion of issues faced by councillors.  Councillor Jones Resigned |  |

**Date of next Ordinary Meeting 17th April 2023**

**Held at Henderson Hall commencing at 7.15pm as a hybrid meeting**