

**Minutes of a meeting of
Llanfair Waterdine Parish Council
on Thursday 17th November 2016, Everest Hall**

Present

Cllr Barry Swancott (Chair), Cllr Andrew Beavan (Vice Chair), Cllr Richard Lewis, Cllr Mark Hughes and Cllr Nigel Hartin, Ms Maria Howells, Housing Enablement Officer, Shropshire Council, Mathew Mead, Community Enablement Officer, Shropshire Council, Sarah Jameson (Clerk)

Plus 3 members of the public

1. Meeting opened at 7.30am with the Chair extending a welcome to the public and to Cllr Nigel Hartin, Maria Howells and Mathew Mead
2. **Apologies for absence:** Cllr Roger Thomas; Cllr Janet Lewis. The meeting wished to record the Council's condolences to Cllr Janet Lewis and her family after her recent bereavement.
3. **Parish Clerk:** Sarah Jameson (present) had been recruited on a 6 month trial basis as the new Parish Clerk. The Chair proposed the appointment was formally ratified; this was seconded by Cllr Richard Lewis and all agreed unanimously. The Chair thanked Cllr Mark Hughes, Cllr Janet Lewis and Cllr Roger Thomas for helping with clerking duties while the post had been vacant. Sarah was welcomed to the meeting and the Parish Council.
4. **Declarations of interest:** Cllrs Swancott and Beavan (re Item 16); Cllrs Hughes and Lewis (re Item 8b).
5. **The draft Minutes** of the Parish Council Meeting on Thursday 15th September 2016 were approved and signed as a true record.
6. **Affordable housing:** The Chair noted that the recent Community-Led Plan had highlighted the parish's housing need to be around 6 to 10 homes. Maria Howells, Shropshire Council, explained that affordable housing is different from entry-level housing and that to proceed, the parish would need to look at Exception Sites as a means to build any new affordable homes (Cross Subsidy sites are also a possibility). These must be tied in to the main settlement area itself and may not be isolated homes in the landscape. Currently there is only one household on the affordable housing list for the parish. However Ms Howells noted there is much hidden housing need in the countryside, particularly where there is no obvious existing housing stock on offer. The first step is to establish housing need in more detail, to identify a suitable local building plot/s and then to approach the planning department. The Council offer £3000/affordable unit and the registered housing provider would also receive a grant. A connection with the local area/village holds much weight in an assessment of housing need.

Cllr Beavan proposed the Council should embark on a preliminary survey/questionnaire for the whole community to identify more precisely the scope of housing need in the parish. This was seconded by Cllr Hughes and all agreed. Mathew Mead offered help with research and publicity and Ms Howells has a questionnaire template which can be used.

The Llanfair Times is due out end November and a summary of Ms Howell's presentation will be included in that. Agreed that the finalised questionnaire will be ready to review at the next Parish Council meeting in January.

The Chair thanked Ms Howells and Mr Mead for their assistance in this matter so far.

7. No members of the public made an address to the Council on any business item.

8. Planning

- a) Applications from Llantroft (16/02766/FUL) and The Waterdine (16/01621/FUL) were both still pending, as was the emergency radio mast above Graig Wood. There had been a Notification regarding the cattle yard at Dowke Farm but no permission is required.
- b) Criggin Stable (16/04974/FUL). Cllr Hughes and Cllr Lewis declared an interest in this matter. Cllr Hughes had sold the barn to the applicant and Cllr Lewis is a near neighbour. The Chair had seen the plans for the building. The applicant wishes to convert the former cow shed to residential use. The Chair had received a letter from Graham Trew, whose property adjoins the site. He was concerned about privacy and the windows in the East end of the property. The Chair and Cllr Beavan felt the application was not unwelcome – it would provide another dwelling in the village and has existing access etc. However, with 2 Councillors standing down on this issue due to declared interest, the Council agreed to arrange an informal site visit on Sunday 20th November (2pm) with Cllr Roger Thomas and Cllr Janet Lewis, in order to come to a decision on the matter.
- c) Cllr Richard Lewis had discovered that proposed changes to the Local Development Plan may affect Beguildy parish (and therefore Llanfair parish). The changes could mean that large areas of Radnorshire (including Beaguilty parish) could be open to more large scale wind and solar farm developments. This could impact strongly on the outlook from Llanfair parish. Reference was made to the huge scale of the turbines going up at Garreg Llwyd and their impact on the landscape. Cllr Beavan proposed that the parish submit a statement to Powys County Council to say that these developments do have an impact. It was agreed that Cllr Hughes would adapt a previous objection and submit it from the council the following day to meet the deadline of 18th November.
- d) There were no new applications to consider.

9. Highways

- 1) The broken manhole cover at Hurgin turn seems to have disappeared altogether so Ian Martin, local surveyor, will be informed (by Cllr Beavan/Swancott).

Cllr Beavan read out a letter from Shropshire Council warning about mud on roads this winter. Mathew Mead noted there is a call centre number anyone can ring with information about highways issues, such as mud, broken manhole covers etc. It is 0345 678 9006.

Farmers/landowners can be fined for leaving mud on roads. Cllr Beavan felt we needed as a parish to be more 'self sufficient' in managing our lanes in order to avoid fines to farmers.

- 2) Two sites for 'SLOW' road markings had been identified in the village in September and Shropshire Council Highways have agreed to undertake the work.

10. Finance

- a) Cllr Hughes reported that £204.50 had been spent since the last meeting and that no further bill payments had gone through the account. The Council's financial audit had been approved, although we had submitted it late and need to be on time in 2017. Also it appears the Council approved the year end figures before the Auditors had approved them and this should be the other way around. Nothing had been received from Barclays Bank with regard to the change of signatories.
- b) Bill payments approved: £35 from Everest Hall, comprising 10 meetings @ £3/each and 1 meeting @ £5 (for the year 2015/16).
- c) In January the Council will submit its Precept request to Shropshire Council so the matter of the 2017/18 budget was deferred until the January meeting.

11. Broadband update *(see also appendix LWPC_nov16_report_1)*

Chris New from SWS had pulled out of attending the public meeting on 6th October and had declined to accept an invitation to tonight's meeting having stated that he wanted the Parish Council's commitment regarding numbers for sign up. Unfortunately, we have not yet reached that stage and had just wanted information about the service.

Cllr Hartin noted that the parish may benefit from the wider tendering situation (which would mean that SWS services would not be required). Cllr Hartin had since spoken to Chris Taylor at Shropshire Council regarding the Lloyney cabinet but there is no further detail yet about whether broadband can come over to the parish from across the border. More will be known in February 2017 regarding a timeline for the solution. The Chair thanked Cllr Hartin and Cllr Beavan for their help in the matter.

12. Shropshire Council report

Cllor Hartin reported on the refreshing of SAMDev which will take the county to 2026. Shropshire Council will pull the Core Strategy and SAMDev together with only a third of their original staff, so they are likely to use a more simplified approach. There will be a call for new sites in January. This is an opportunity for communities like Llanfair Waterdine who are not in a cluster or hub to look out for.

13. Local Joint Committee *(see also appendix LWPC_nov16_report_2)*

Cllr Beavan read out a report from the LJC meeting he attended on 13th October (see attached)

14. Councillor Vacancy

Cllr Jane Watts had tendered her resignation in September due to increased work commitments. A standard notice had been posted (now expired). The Council may now co-opt and resolved to advertise the vacancy forthwith. Expressions of interest to be submitted to the Clerk before Friday 2nd December with a provisional interview date of Tuesday 6th December at 7.30pm. (Clerk to book hall).

15. Communications *(see also appendix LWPC_nov16_report_3)*

- 1) Cllr Lewis read out a report (see attached). It was agreed that it might be best if Lloyney Community Council developed their own welcome pack since the Llanfair pack was not wholly relevant.

- 2) Cllr Lewis reported that the Llanfair Times was now into its third issue (to be produced by end of the month) and had received much interest. The deadline for submissions is 18th November.
- 3) The proposed liaison meeting with the Everest Hall will be deferred until after the other party's AGM in early December.

16. Llanfair Waterdine Community Trust (see also appendix LWPC_nov16_report_4)

- a) Please refer to attached "Communication" report from Cllr Richard Lewis.
- b) Applications are sought for the post of Nominative Trustee for the Trust. It was decided to run this vacancy together with the councillor vacancy with the same deadline and interview date.

17. Correspondence

a) There is no Parish Council representative currently on the Everest Hall committee. It was agreed the Council should meet with the Everest Hall committee (post their AGM) and establish the value on both sides of having a Council representative on the committee. The Chair agreed he would write to the Everest Hall committee to make this suggestion.

b) Cllr Beavan pointed out there will be free computer training for all in South Shropshire at Aston on Clun, Bishops Castle and Craven Arms, principally for people who have no means to connect to the internet. A leaflet will be posted on the Everest Hall noticeboard.

18. Confidential business - there was no confidential business to consider

19. Next meeting dates: For 2017, these will be on the 3rd Thursday of the month, after the January date (which is a Weds) as follows:

Wednesday 11th January, 7.30 (note not a Thursday)

Thursday 16th March

Thursday 18th May

Thursday 20th July

Thursday 21st September

Thursday 16th November

20. Meeting ended at 9.30pm

Signed Date