

**Minutes from the MEETING of RHAYADER TOWN COUNCIL held at:
7.00 pm on the 21st February 2023** in the Council Chamber, Cwmdauddwr Community Centre.

The meeting was preceded by a presentation from Welsh Water Dwr Cymru

6.30pm Presentation by Mike Booth (MB) and Jen Newman (JN) of Welsh Water Dwr Cymru. (WW)

JN provided an update on Devils Gulch, RTC is the first to receive this news. Works expected to be completed this week with a final tidy up and inspection planned for Friday. Once signed off formally there will be a “soft” opening this weekend. This is not to be publicised until formally communicated in case there are any last issues to resolve. A “net and pin” solution has been used so it will look different, WW have put in place a formal maintenance contract to ensure its ongoing safety. Assuming all goes to plan there will be a formal re-opening on Friday 17th March.

MB then provided an overview of the plans proposed if supported by the Mid Wales Growth Deal funding of £19.5 million. The funding scheme would provide a 67% contribution with WW funding the rest. The preliminary work so far has been funded by WW.

WW have provided a strategy outline and received positive feedback, this will be supported through the development of a comprehensive business and economic case.

The scheme is all about Tourism with the Elan Valley representing a significant flagship that in turn supports local and regional sites including Rhayader. The scheme benefits the local community, retail outlets, hospitality venues and accommodation providers.

There will be significant employment opportunities. The plans include an apprenticeship and training scheme with plans to increase the current level of employment from 25 staff to 80 employees across the project.

The project is split into 2 phases; Key elements of Phase One:

- Visitor Centre with new reception, retail area, Planetarium and visitor experience
- Exhibition centre with facilities to host talks, evening activities providing the infrastructure that supports year round visitors
- Redesign of the café to wrap around the centre and include a view of the dam with terracing down to the river.
- Develop the overflow car park with a new path along the river to the Visitor Centre
- New sewage treatment plant to include a transformer.
- New EV charging points
- Moving and improving the children’s play area
- A training kitchen to support new apprenticeships
- New Countryside Apprenticeship scheme
- Showers to be incorporated into the new Bike Hub

CW asked for clarification to see if previous plans submitted will be incorporated into this new scheme. MB confirmed this incorporates them. Discussions are already underway with the Planning Department, PCC have allocated a planning officer to provide ongoing support.

Key elements of Phase Two:

- New visitor attractions centred around the Sawmills; the buildings are in a dilapidated state; redevelop and renovate the building sympathetically if possible or replace with another building in keeping with the original.
- Conference, meeting and wedding facilities, possibly glamping pods
- Non-powered water sports centre
- Team building activities

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- Reduce cars in the area by providing a Park & Ride facility and using minibuses to transport visitors. Potential to use the Park & Ride to transport visitors into Rhayader, for example to attend events at CARAD
- Restore and rebuild the Engineers House, develop Pen y Garreg Cottage. Not sure on further plans for these buildings as yet
- LL suggested these plans fall in well with the proposed changes to the Schools Education Bill that would require all children be given the opportunity to experience outdoor activities for a week in their school lifetime
- Could possibly use for an Artists retreat working in partnership with others, open to all ideas, possibly Bushcraft
- Woodland development to link with the Celtic Rainforest, woodlands host some very special bird species
- Keen to forge relationships with businesses in Rhayader, want to work with partners to see how these areas can be protected and developed
- Bring all paths and bridleways up to British Standards, where there is a crossover with existing paths, work to improve them as well. Remove any obstructions to make them accessible for all. Take into account changes in the Highway Code to give Cyclists the right of way

CW asked if anything was going to be done with the speed limit in the Valley. Although this would be supported, unfortunately there is no direct evidence that would suggest this is needed

JS asked what is being done to protect the equipment in the Sawmills. MB confirmed they are safe, protected and watertight

JS asked for timescales: MB explained it is part of a 10 year funding plan, with ambitions to complete within 5 years. Optimistic view, to get the green light in May, develop plans further with a possible commencement in Easter next year so main building works could take place in the Summer.

MB noted that the Centre for Alternative Technology have asked for £25 million with £500k to develop the business case

CE asked if the water activities offered franchise opportunities. WW have met with stakeholders with further plans to meet with the RYA, BCU and British Rowing Association. Need to be careful as the reservoirs are for drinking water. Users must not bring in invasive species so Biosecurity is key

Transformers hidden from view will provide green energy for the Sawmills, Engineers House and Pen y Garreg cottage.

MB explained the site currently generates enough energy to power 6,000 homes. WW are not an energy company so this is handled by a third party.

CE shared the idea of an Eco park, would there be scope for RTC to work with WW? MB would definitely be interested, keen to encourage new and small businesses and work with RTC to help develop partnerships in this area

MB closed by explaining he is really keen to work together with RTC and will keep us updated as the project develops

DD thanked MB and JN for giving up their time and sharing their exciting plans.

1022/01

ATTENDING: D. Davies (DD) Chairing.

Cllrs. A. Davies (AD); V. Jones-Davies (VJD); C. Walton (CW); J. Stuart (JS); L. Lloyd (LL); D. Lloyd (DL); D. Thomas (DT); C. Evans (CW) ; D.O. Evans (DOE) and J. Stephens (Clerk)

APOLOGIES: Cllrs R. Thomas (RT); C. Hamer (CH); W. Davies (WD); K. Cronin (KC) V. L. Garwood - Responsible Finance Officer (VLG)

There were no public requests to attend.

The meeting opened at 7.20pm

1022/02	DECLARATIONS OF INTEREST: Members were requested to declare any personal and/or prejudicial interests they may have in matters to be considered at the meeting. None declared
1022/03	CHAIRMAN'S ANNOUNCEMENTS: a. The chairman explained a meeting had been held with representatives of Freedom Leisure, Rhayader and District Community Support and Rev Lance Sharpe. See item 1022/09d
1022/04	MATTERS FOR DISCUSSION UNDER URGENT BUSINESS: raised since the issue of the agenda: The Beavers gardening (VJD) see 1022/16a and repair to road (CW) see 1022/16b
1022/05	MINUTES: a) The Minutes of the Ordinary Meeting held on the 24 th January 2023 were approved.
1022/06	MATTERS ARISING FROM THE MINUTES NOT ON THE AGENDA: a) Bryn Blaen: CW provided AD with additional information on the location and damage caused during works, AD to follow up with PCC to find out who is covering the costs of repairs b) Llais Consultation: AD proposed a collective approach was made, DT to complete the consultation on behalf of RTC. Cllrs to send DT any comments they wish to share. c) Meeting arranged with the GP Practice Manager, Cllrs to provide the Clerk with questions to be raised, Clerk to provide the Practice Manager with questions prior to the meeting Matters ongoing, to carry forward: d) Town Clock/ War Memorial. CW to continue to discuss possible works on the posts e) Oak Tree: waiting for CAT paperwork from PCC f) Outstanding Training Needs Assessment forms to be sent to VLG g) Outstanding Records of Members Interest forms to be sent to VLG
1022/07	COMMITTEES, SUB-COMMITTEES and WORKING GROUPS: a) Allotment Committee Meeting held, minutes to be circulated for approval (Clerk)
1022/08	INFORMATION AND UP-DATES FROM THE LOCAL COUNTY COUNCIL MEMBER. See attached notes with updates from Cllr. Davies
1022/09	PROJECTS AND COMMUNITY ISSUES a) Grant Guidelines: The revised guidelines were considered. After discussion the paragraph relating to Bryntitli was amended to reflect the option for RTC to re-advertise funding opportunities more than once a year at its discretion. Good Will Donations now read "up to" £100. Groups must be fully constituted and proof of this will be required. Clerk to note suggested changes to the document and re-circulate for consideration and approval. b) Grant Request: A request has been received from the Speed Watch Volunteer Group. Following a discussion, it was decided that as the group were not fully constituted they did not comply with the grant guidelines and the request was therefore not eligible. Clerk to notify the applicant. c) Recycling: Clerk gave an update on textile recycling; there is already a recycling bank provided by PCC via a third party, PCC have refused permission for RTC to replace this with a different provider. There is also a clothes bank by the Fire Station residents can use. PCC will continue to provide cardboard recycling for the foreseeable future. RTC receive a small income from this each quarter. Visitors using the Car Park have access to a small recycling bank including plastic and glass containers. Residents can take plastic film to the small recycling container in the Co-Op. Residents can take batteries to the small recycling container in the Spar. Clerk to contact PCC to ask if the Clothes Bank can be emptied more frequently. It is often full and people have been dumping their clothing next to it. d) Leisure Centre: Meeting held with FL on the 16 th Feb. Key points from the meeting: FL state Energy prices are the key reason for shortfall in funds, they have not been able to get any external support as government schemes do not include Leisure Centres. Stats have still not been provided by FL, they had expected PCC to share them. After discussion FL committed to

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	<p>providing them including stats on usage. It is vital stats are shared to enable all parties to move forward with ideas and suggestions. CE reiterated that FL should have been responsible for the burden of costs, they had enjoyed any profits previously. CE expressed concerns over the forthcoming PCC review given that PCC lack the skills knowledge and experience of running Leisure centres. Clerk to ask David Selby for details of the scope and structure of the review, need to be clear on decision making parameters to ensure Rhayader is protected also to ask for a copy of the agreement between PCC and FL. Clerk to chase FL for stats. Clerk to arrange a further meeting with FL. Clerk to re-circulate a copy of the Church lease.</p> <p>e) Funding opportunities/Library Update: Draft MoU finally received, clearly inadequate and does not appear to reflect the content of all previous conversations. A separate meeting needs to take place urgently. Asset group to meet Tuesday 7th March at 6pm</p> <p>f) Coronation Plans: JS gave an overview of proposed plans to include: A free concert by the Rhayader Players at the Leisure Centre on the Sunday evening and asked that RTC pay for the hire of the Hall. The Events Committee want to organise a Picnic at the Groe on Saturday afternoon and activities to support the <i>National Day of Action</i> at Waun Capel on Monday. Other activities being organised or considered include a treasure hunt around town (LL), a children's trail, a time capsule, an additional memorial on Gwestedyn Peak. VJD to investigate the price of Mugs. Clerk to confirm with the Groe and Waun Capel</p> <p>g) Consultations: AD highlighted opportunities for RTC to respond to consultations, important for its voice to be heard particularly relating to Health and Wellbeing.</p> <p>h) Community Awards Event: KT had previously circulated an email proposing a Community Awards Event. KT was not present to discuss her proposal in person but the idea was widely welcomed by the Cllrs. CE suggested an evening event that would celebrate all organisations rather than just individuals. DT, should be a broad mix of people, not just from sporting organisations; a way to recognise the "Unsung Heroes" of the community. It was noted care should be taken not to miss out any individuals by mistake. Clerk to put together suggestions for further consideration at the next meeting</p> <p>i) Response to Arson: The police have asked what action RTC would like them to take if they are able to identify the culprits. After discussion it was agreed the police would be asked to seek pay back via community resolution and undergo education through the Fire Service. Clerk to notify the Police.</p> <p>j) The Arches Newsletter: The Arches have offered RTC the opportunity to contribute to their quarterly newsletter, cost £20. After discussion it was agreed not to participate at this time. Clerk to notify the Arches.</p>
1022/10	<p>HIGHWAYS AND PCC MATTERS:</p> <p>Highways:</p> <p>a) Trunk Road condition; to be carried forward to the next agenda when RT is present</p> <p>PCC Matters</p> <p>a) CAT Dolgerddon Update: AD explained the leaseholder now has 6 months to prepare a legal challenge to PCC. AD wants to consider a public consultation when outcome is confirmed. There is pressure in Powys to provide housing for single people, locally it is felt housing for the elderly would be more appropriate and would free up houses for families.</p>
1022/11	<p>PUBLICITY and EVENTS:</p> <p>a) Thanks extended to Karen Compton for producing articles on all items raised last month.</p> <p>b) Clerk to ask Karen Compton to continue reporting on the Leisure Centre.</p>

1022/12	<p>PLANNING:</p> <ul style="list-style-type: none"> a. Pre-planning consultation on a Telecoms Mast. AD and DOE declared an interest and left the meeting. After reviewing plans concerns were raised re. the appearance which is not in keeping with the surroundings, the level of coverage it will provide and how the mast will be powered. Clerk to notify the applicant the proposal is not supported on this basis and suggest it is revised and re-submitted. AD and DOE returned to the room. b. 23/0105/FUL: Extensions to provide additional storage, Unit 10 East Street Enterprise Park. RTC confirmed support for the application, Clerk to notify Planning. c. Clerk explained PCC Planning Department had been in touch to offer councils the opportunity to ask questions or advice relating to planning. Can only provide general advice rather than information relating to any specific applications. Clerk to ask for clarification on the maximum size of permitted development. 																																				
1022/13	<p>FINANCE AND GOVERNANCE: Presented by the Clerk</p> <p>BALANCES AT HSBC 20/02/2023</p> <p>A bank reconciliation was circulated. It noted the following cash in hand per Bank Statements:</p> <table border="0"> <tr><td>0.00</td><td>Petty Cash</td></tr> <tr><td>52,180.80</td><td>Recycling</td></tr> <tr><td>0.01</td><td>Allotment SAVING</td></tr> <tr><td>20,484.15</td><td>Bryntitli</td></tr> <tr><td>346.99</td><td>Allotment A/C</td></tr> <tr><td>6,590.44</td><td>Toilet A/C</td></tr> <tr><td>59,946.60</td><td>Current (precept a/c)</td></tr> <tr><td colspan="2">Less unrepresented payments £2,050.00</td></tr> <tr><td colspan="2">Total Bank Balance all accounts £137,498.99</td></tr> </table> <p>The balances supported by bank statements were approved along with the following payments:</p> <p><u>Internal Transfers to approve: None</u></p> <p><u>Invoices for payment: PRECEPT</u></p> <table border="0"> <tr><td>Clerk FEB 2023 time sheet to be approved by DD</td><td>TBA (IB)</td></tr> <tr><td>HMRC FEB2023 as approved by DD</td><td>TBA (IB)</td></tr> <tr><td>RFO FEB 2023 time sheet to be approved by DD</td><td>TBA (IB)</td></tr> <tr><td>For Info Fastnet.gov.wales domain name 2023/24.</td><td>30.00 (IB)</td></tr> <tr><td>Office Solutions Wales inv 2673</td><td>29.74 (IB)</td></tr> <tr><td>Soc of Local Council Clerks (membership JS)</td><td>156.00 (IB)</td></tr> </table> <p><u>TOILETS - Invoices for payment:</u></p> <table border="0"> <tr><td>Info JAT (cleaning FEB) excludes HMRC</td><td>413.96 (IB)</td></tr> <tr><td>WW dark lane</td><td>918.16 (IB)</td></tr> </table> <p><u>ALLOTMENTS - Invoices for payment:</u></p> <table border="0"> <tr><td>Nicholas Evans inv 63</td><td>180.00 (IB)</td></tr> </table> <p><u>RECYCLING - Invoices for payment: NONE</u></p> <p><u>BRYNTITLI - Invoices for payment: NONE</u></p> <p>GOVERNANCE</p> <ul style="list-style-type: none"> a) Members were reminded to complete any outstanding Records of Members Interests and Training Needs Assessments and return these to VLG 	0.00	Petty Cash	52,180.80	Recycling	0.01	Allotment SAVING	20,484.15	Bryntitli	346.99	Allotment A/C	6,590.44	Toilet A/C	59,946.60	Current (precept a/c)	Less unrepresented payments £2,050.00		Total Bank Balance all accounts £137,498.99		Clerk FEB 2023 time sheet to be approved by DD	TBA (IB)	HMRC FEB2023 as approved by DD	TBA (IB)	RFO FEB 2023 time sheet to be approved by DD	TBA (IB)	For Info Fastnet.gov.wales domain name 2023/24.	30.00 (IB)	Office Solutions Wales inv 2673	29.74 (IB)	Soc of Local Council Clerks (membership JS)	156.00 (IB)	Info JAT (cleaning FEB) excludes HMRC	413.96 (IB)	WW dark lane	918.16 (IB)	Nicholas Evans inv 63	180.00 (IB)
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1022/14	CORRESPONDENCE: Correspondence received via email has been circulated and is summarised in the Correspondence List.
1022/15	COMMUNITY ISSUES AND MEMBER DISCUSSIONS: a. AD reminded Cllrs a community litter pick was being held on Friday 10.00 to 12.00, assistance welcomed. b. Well done for securing the British Pump Track Championship on the 22 nd October.
1022/16	URGENT ITEMS NOT ON THIS AGENDA to include items received between the date of the agenda and the date of the meeting and also those proposed to and approved by the Chairman at the start of the meeting: a. VJD: The Beavers 6-8 year olds want to get their gardening badge. It was agreed they could plant Daffodils on the verge at Brynberth Industrial Estate. b. CW: The repair made at the junction of Dark Lane and St Harmon Road by the Leisure Centre is already beginning to break up. AD to raise this with PCC
1022/17	EXCLUSION OF PUBLIC AND PRESS DUE TO THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS ITEMS under the <i>Public Bodies (Admission to Meetings) Act 1960 (3)</i> it was resolved to exclude members of the public during discussion of the following agenda items: None discussed
1022/18	DATE OF NEXT MEETING: The next meeting will be held on Tuesday 21st March 2023 at Cwmdauddwr School (subject to remote access arrangements and prevailing COVID-19 restrictions at the time of the meeting).
CLOSE	The meeting closed at 9.50 pm

Action Points carried forward from previous meeting:

- Town Clock/ War Memorial. CW to continue to discuss possible works on the posts
- DT to approach Community Health Council to represent RTC and raise concerns noted
- Outstanding Training Needs Assessment forms to be sent to VLG
- Outstanding Records of Members Interest forms to be sent to VLG

Additional action points:

- Bryn Blaen, damage to road: AD to ask PCC who is paying for the repairs
- Llais Consultation: DT to complete the consultation on behalf of RTC. Cllrs to notify DT of any points they wish to raise
- Meeting with GP Practice Manager, Clerk to provide a list of questions to include any suggestions from Cllrs
- Clerk to circulate the minutes from the Allotment Committee Meeting
- Grant Guidelines: Clerk to note suggested changes to the document, re-circulate for consideration
- Grant Request: Clerk to notify the applicant their request had been denied
- Recycling: Clerk to ask PCC to arrange for the textile container to be emptied more frequently
- Clerk to ask David Selby for details of the LC review and copy of the agreement between FL and PCC
- Clerk to chase FL for statistics
- Clerk to re-circulate a copy of the Church Lease
- Coronation Mugs: VJD to obtain prices of Mugs
- Clerk to confirm dates with The Groe Trust and Waun Capel
- Community Awards Event: Clerk to put together suggestions for further consideration and add to the Agenda
- Clerk to notify the Police of RTC decision re Arson
- Clerk to notify the Arches RTC do not wish to be included in their Newsletter at this time
- Trunk Road condition; to be carried forward to the next agenda when RT is present
- Planning: Clerk to notify applicants of feedback. Clerk to ask PCC about rules re permitted developments
- Poor Road repair near Leisure Centre: AD to raise the issue with PCC

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Date _____