

Draft Minutes for the Annual Public Meeting of the Community Council
Held on Wednesday 17th July 2024 at 18:30PM in Llanfihangel Talyllyn Community Hall

Members Present: Cllr A Jevons (Chair), Cllr D Scully (Vice Chair), Cllr C Owen, Cllr H Quarrell, Cllr C Preece, Cllr G Beaven, Cllr D Jones

In attendance: Hannah Davies (Clerk), County Councillor Sian Cox, John Williams (Go Safe), Rose Snowdon (Chair of Llangors Shop), 26 members of the public.

1. Chairman's welcome and emergency exit procedure

The Chair welcomed everyone to the Annual Public Meeting (APM) of the Council, and pointed out the emergency exits for those in attendance if a fire alarm was to sound. There were no drills scheduled for the evening.

There had been no requests to attend the meeting by remote link.

2. Apologies for absence:

Cllr S Bailey, Cllr S Denne.

Cllr A Jevons noted that it is unlikely that the Police Representative will likely be in attendance this evening, although no official apologies had been received, as notified by the Clerk.

3. Community Council update: Annual Report from Chair - Cllr A Jevons

Cllr A Jevons gave a summary of the Annual Report as a summary of work conducted by the Council for the last financial year 2023-2024.

This included an overview of the number of meetings held, a commendation and thanks to the previous Clerk Jude Phillips, a welcome to the new Clerk, Hannah Davies, the work undertaken by all members of the council for the interim period to cover essential business, the committees and working parties that councillors represent the community on, and a number of local matters that the council has been supporting and working on.

Cllr A Jevons explained that the full Annual Report is available to be viewed online, at the below address.

<https://llangors.org.uk/wp-content/uploads/2024/07/2023-to-2024-Annual-Report.pdf>

4. Introduction and presentations from:

a) Community Planning matters – Cllr G Beaven

Cllr Geoff Beaven will explain the role of the Community Council as a formal consultee for all local planning applications and review the work of the Council on planning matters over the past year.

Cllr A Jevons explained that Cllr G Beaven has been a point of contact and has taken on matters relating to planning for the council, for which thanks was given for his knowledge and expertise. Cllr A Jevons introduced Cllr G Beaven to speak.

Cllr G Beaven introduced himself as a Councillor for the Llangors ward, a position held for about 2 years. Cllr G Beaven outlined the three most important responsibilities of the Community Council as maintaining the safety of the Llanfihangel playpark, maintaining the dignity of the St Paulinus churchyard and planning. He goes on to explain; planning is included because planning decisions can change people's lives. For example, an extension can transform a cramped property and a new housing estate can destroy the character of a local neighbourhood.

Cllr G Beaven outlines the planning process - someone to submit a planning application to the Planning Authority. The Planning Authority must then seek local views on the application through a period of consultation before deciding whether to grant or refuse permission for whatever is proposed by the application. Planning is strictly controlled which means basically you need permission if you want to build something new, knock a building down or change its

use and there are lots of rules, regulations and policies that apply. For much of the council's area, the National Park Authority whereas Powys County Council is the Planning Authority for the rest which is the area around Llanfihangel. Cllr G Beaven goes on to explain the nuance of planning committees and planning officers.

Cllr G Beaven goes on to explain the role that LCC have in the planning process. when a planning application is received by the Planning Authority it will display all of the drawings, plans, reports, etc on its website and they also send out a number of notifications letters the formal consultees. These should also go to the most affected near neighbours and they should be posted in prominent position close to the affected site. The formal consultees are explained to be organisations like Welsh Water and National Resources Wales who are rarely overlooked but the same cannot be said about local residents and posted notices. Cllr G Beaven said that he will be interested if anyone would like to comment on this aspect at the end.

Cllr G Beaven explains that LCC is a formal consultee for all planning applications affecting our area, we do get the letter and the council takes this responsibility very seriously spending much time and effort on this on your behalf. The council considers and decides how to respond to all planning application at special meetings of the full Council which we call a PAD meeting standing for Planning Application Decision meeting. This is not a public meeting but a meeting in public. All such meetings tend to be held at relatively short notice but they are advertised on the council's notice boards and our website aiming to give a week's notice, but at the very least 3 days. These meetings are all minuted and the draft minutes are displayed on the notice boards and the website. The council's comments/decision is passed to the Planning Authority and this is then also displayed on the Authorities website.

Cllr G Beaven goes on to say that residents can also send their own comments direct to the Authority and that the council will always encourage the public to do this, as the resident's reaction is more influential than that of the council. The council needs to take a balanced view taking a range of opinions into account. LCC's job is not over when the consultation is dealt with. We then monitor the Authorities website to keep abreast of developments as for example we are interested in other consultees' comments and any additional information that becomes available. Quite often, the Authority will reopen the consultation period when the applicants submit amended documents. These re-consultations are not always notified to all consultees but we will pick them up and respond appropriately.

Cllr G Beaven continues to summarise a review of the work undertaken since January 2023 - The council has considered 29 consultations – this is not the number of applications because some applications have been consulted more than once and some are not subject to consultation. Of this 29, 4 are from the Powys jurisdiction and 24 are from the national park one was a developer consultation. The council supported 13, 9 not supported, 3 LCC chose not to respond, no decision but comments (developer) and three are still in the process. The council rarely opposes an application unless we have very clear planning grounds. Instead, we do not support and explain why.

Cllr G Beaven elaborates that the statistics are interesting of the 13 we supported 9 were approved, 1 withdrawn, 3 no decision yet. Of the 9 not supported 2 refused and 2 withdrawn 1 granted, 1 no decision and 3 overtaken by re-consultation.

Cllr G Beaven notes that there are two applications he wished to briefly mention. These application cover ex PGL/Acorn Adventures sites in Llangors and both involve the same developer, Green Parks.

Tan Troed the proposal is for now 40 holiday lodges on the ex PGL site just to the north of the village. (PGL provided adventure holidays for school children) It technically a brown field site with approval for leisure use. There have already been several public meetings where residents have expressed views and the developer has listened and

responded. This application is currently subject to re-consultation and the Council's meeting to consider is next Monday in Llangors community centre. This meeting has been given wide publicity.

Royal Oak Camp is the ex PGL site right next to the Llangors lake. Again, it already had leisure approval which included a number of sleep-over pods for children. The first planning application proposed swapping the pods for 15 lodges some of a golf ball design with much glass on the sides and the roof. The council did not support because the application was only for an amendment to the approved site plan and not a comprehensive full application. LCC spelt out our concerns which included the potential for light pollution from these golf balls. Some better screening was provided with blinds drawn at night. This was approved by the authority but for use by school children only. Not unexpectedly there is now a full application for the site which proposes a change of use from school children to families, an extension to full year occupancy and conversion of existing buildings to holiday lets and a restaurant. LCC have already replied once to this new consultation but with concerns over whether the previously agreed measures to reduce light pollution still apply and the extension of occupancy. It is still sort of underway the application has been subject of a re consultation and LCC PAD was on Monday 15th July and LCC are still opposing.

Question from member of the public:

Have the planning sub-committee given much thought to the lack of affordable housing in the area, especially for single people, through which research has shown there are at least 12 in the immediate vicinity?

Cllr G Beaven said no, not at present. The role of the planning sub committee is more reactionary in response to developers. Cllr A Jevons said that LCC did look at this a number of years ago and commissioned a piece of work, land was earmarked next to the Glebe field belonging to the Church in Wales. It came to a halt through issues with waterworks/sewerage. Other members of the public noted that there were access issues which also halted proceedings. Cllr A Jevons said he would be happy to discuss this later as he wasn't sure of the exact details. Cllr D Jones did second that the member of the public was correct and access was an issue.

Question from member of the public:

Have Tan Troed dealt with the water/sewerage problems?

Cllr G Beaven said that there would be an entirely new system in place, this for the surface water and sewerage. Unsure what exact specifics have been agreed.

Question from member of the public:

County Councillor Sian Cox had sent out an addendum regarding Tan Troed and it was very concerning that Green Parks have been in constant communication with the national parks. If it goes to committee, there is the option for it to be overruled but if it doesn't, there isn't the same opportunity.

Cllr G Beaven said that he hadn't seen anything which said it was not going to committee. It can be called in by a member of the committee. County Councillor Sian Cox said that she could ask for it to be called in. Cllr G Beaven explained that they had changed the rules in recent times and he wasn't sure if this was still the case, but that the effort would be welcomed. County Councillor Sian Cox said that she would make enquiries and find out.

Question from member of the public:

I understood that the Royal Oak site was liable to flooding, how is this going to be mitigated for year-round occupation?

Cllr G Beaven explained that the developer has recognised that the site floods when the water level in the lake rises. As part of the conversion of the existing buildings into holiday accommodation there will be extra measures to

prevent water entering these buildings and the height of the new lodges has been raised to keep them above the water level.

Cllr A Jevons asked if there were any further questions. No hands were raised.

Cllr A Jevons that explained that there would be a slight variation in to the running order of the evening due to speakers need to get away.

c) Go Safe Speeding – John (representative from GoSafe)

Speed control and monitoring within the community

Cllr A Jevons introduced John Williams from Go Safe speeding. John Williams introduced himself and a wealth of experience with Dyfed-Powys Police working on highway matters. John expressed a good understanding of the specific problems within the local area, from holiday traffic to speeding. John explained that during a 30-minute monitoring in Llangors, 46 vehicles were speeding. John explained that the 20mph zones are in an ongoing period of review, and whilst some areas may revert back to 30mph, it is likely most areas in Powys will remain at 20mph. This review will run until September, and until this review was complete, no enforcement action could be taken as permission is needed from the Welsh Government.

John went on to say that the Go Safe website is available for all to use, to report incidents of speeding and dangerous driving to the police online, and if not online, please ask for a contact number. It was explained that community Speedwatch (CSW) works well in committed areas with the Police and CSW tackling speeding together. It is hoped following the end of the review, this will begin to take place again from September.

Question from member of the public:

Is there still a CSW group in Llangors?

John said yes but it needs resurrecting, the risk assessment will need redoing following the change of speed limit.

Is there still the minimum requirement of three people?

John said that no, it is now only 2 people. This has helped as it's easier to get commitment from members of the community.

Cllr D Jones said that if anyone wishes to join the speed watch group, as many people as possible are welcome, to ensure it never becomes an onerous undertaking. There will be some research as to when/where people are speeding and that they would like more members, complete the paperwork and training and to get out in the community and do some monitoring. People are welcomed to use the Go Safe website, contact County Councillor Sian Cox or email himself, djones@llangors.org.uk.

John followed up by saying that it is a great resource and that CSW does work – speeding can be a problem that comes and goes but that this a proven method for tackling it within communities.

Is there enough equipment around?

John said that yes, there are two speed guns, high vis etc.

Would it be an idea to ask the shop in Llangors to hold this equipment – it could make it easier for collections etc.

County Councillor Sian Cox and John said that all people would need training first and would need measures in place.

Cllr G Beaven asked if there was any meaningful feedback or statistics regarding the 20mph zones making a difference. John said that there are statistics out there but he doesn't have it to hand. County Councillor Sian Cox followed this up by saying that no enforcement of the default limit can be undertaken until the new review has ended

John said that in his experience, when it first came in, it was an approximate 90% compliance rate with the new speed limits, where as now that has reversed. This is likely due to complacency from drivers and the lack of visibility from Go safe.

Question from member of the public:

Are cyclists not included in the speed limits?

John explained that they are subject to the same rules of the road as drivers, including speed limits. As they have no registration plates, this is a much harder thing to enforce.

Cllr A Jevons asked if there were any more questions from the public, there were none. Thanks was given to John for his time in attendance and expertise.

b) Llangors Shop – Rose Snowdon (Chair of Llangors Shop)

Presentation on SiopLlangorsShop

Cllr A Jevons invited Rose Snowdon, the Chair of Llangors Shop to speak.

Rose introduced herself and gave an update of the shop. The shop is in its 3rd trading year and that the past 12 months had been positive, seeing an increase in sales month on month – both in summer and winter. Thanks was given to the volunteers who are integral to the shops running. There are currently 48 volunteers but that a surprising number of volunteers are needed to keep the shop running 7 days a week. They are looking at the shop being a sustainable business by the end of their 3rd year, this being November 2024. The shop has been affected like most businesses and individuals by the fuel and energy price rises of recent years. A note was made about the coffee shop as a welcoming meeting place in the community and that the shop has benefited from a lottery grant to install air con and revamp the café area.

Rose went on to say that this year, as the weather hasn't been great, visitor numbers have dropped and that they are constantly looking at how to increase footfall. Rose reiterated that the café and shop were there for everyone and that they strive to stay as competitive as possible.

In June the shop had a change of management, with the new manager, Jenni-Sue Freeland settling in well. In the coming months, the shop hopes to develop its website amongst a number of other goals.

Rose summarised by saying that the success of the shop rests upon people using it and the volunteers. It was asked if they themselves or anyone knows of anyone with a spare 3 hours a month that would be interested in helping out, please reach out.

Cllr A Jevons asked if there were any questions, there were none. Thanks was given to Rose for sharing an update from the shop.

e) County Councillor Sian Cox

Cllr A Jevons invited County Councillor Sian Cox to speak.

Sian explained that she had prepared a talk about what work she had been undertaking, where she is and where she hopes to be. Sian explained that she accepted a cabinet role which is a full-time job in itself so she hasn't been able to be on the doorsteps as much as she would like. Sian went on to say that she is passionate about public participation in decision making and that there are various models for this to bring people into the design process for public decisions such as what services are needed and how they'll be delivered. Sian explained that the reason she stood for election was because if she was a County Councillor, would be able to hold these events, which she was already working on as a community activist, as part of her work as the County Councillor. The cabinet role also brought new opportunity to work at a county-wide strategic level to bring public participation and co-production into the design of Powys-wide services. Sian explained that her work within her ward has been woven through this.

Sian broke down the 3 main areas of her ward work:

- Improving democracy and participation
- Case work within the community: a lot of time is spent responding to people, whether that be concerns or queries, it doesn't have to be directly linked to the council but happy to be a point of contact to help with any number of issues if it is something people feel she may be able to help with.
- Projects: including longstanding projects or tasked from LCC and from speaking to people on the doorstep. The ability of a County Councillor is to convene the public and bring them together to work on issues that affects the entire community.

Sian goes on to discuss the three main projects:

- Speeding in the community: limited success for various reasons. One reason is that there was low attendance at the Llangors event so it provided a very small pool of volunteers in each area to take ideas forward. Another reason is that one of the ideas was speed-watching, and the implementation of the 20MPH default limit at the same time delayed police action on training speed watch volunteers, and when the training started again Sian started with Bwlch because there was a bigger pool of volunteers to start with there. Another reason was that another outcome of the event was to ask the county council to implement new speed control measures, but all of that is on hold until the end of the review into the 20MPH limit. Here it was reiterated that no enforcement/action (including new road markings) could be undertaken until the end of the review period.
- Resolving parking problems: this being the number of cars and the impact that crowded parking has. Sian explained that in Llanfihangel they have had a small success with having the school bus pick up further up the road and therefore alleviating some of the problem. Sian noted that there was still work to be done.
- Llangors Common: the maintenance of the road and the common, and an opportunity for the public to be listened to. This was something the community council tasked Sian with. Sian met with everyone most affected by the issue to gather their perspectives, then brought all of those people together with key officers from the council, and a key support officer with PAVO, in a series of meetings exploring how best to maintain the roads, car parks and common for the benefit of residents, commoners and nature. There is a working group up and running now and work is underway, for which more information is available for anyone who wishes.

Sian summarised by saying that there is a lot of things that she would like to do but that more importantly she wants to hear from local people about what they would like her to do. Sian has a mailing list that is kept to only relevant information and matters for the community, again if anyone wishes to be included to let her know. Similarly, Sian produces a ward report for each meeting of LCC, and has a mailing list for residents who receive a copy of the report monthly; any resident can ask to be added to that list. Sian is happy to accept/return calls from local people.

Cllr A Jevons asked if there were any questions from the public, there were none. Cllr A Jevons gave thanks to Sian for a very comprehensive update.

5) Any questions from Members of the Public followed by informal session

Cllr A Jevons opened up the floor for questions from the public.

You mentioned about the responsibility for Llangors Community Hall, but this hall [Llanfihangel Tallyllyn] interest from the local community has waned in and the lease is coming up for renewal. We need to find ways to increase the usage of the hall. Is there a way LCC can find a way to come up with a public consultation, or come up with new ideas?

Cllr D Scully said that he agreed with the point that was raised here, and it was very important. Whilst the council did not have an immediate response for this, this will be added to the agenda of the next meeting for discussion. Cllr D Jones asked if he could speak on this matter. Cllr D Jones introduced himself as the custodial trustee for the hall. It

was explained that there was no active committee, the hall is financially sound but they are looking at people in the area – do you want to save the hall? With a new generation, will likely come new ideas and opportunities for use. The renewal of the lease will of course only be undertaken if the public do in fact wish to keep the hall.

Cllr A Jevons asked if there were any further questions, there were none. Thanks were given to all of tonight’s speakers on behalf of LCC and the local community, as well as the members of public in attendance.

There being no other business the meeting closed at 19:45.

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