



Cyngor Cymuned Ffordun gyda Thre'r-Llai a Threlystan
Forden with Leighton and Trelystan Community Council
Glanllyn Leighton Welshpool Powys SY21 8HJ

Clerc i'r Cyngor | Clerk to the Council: Rachel Tibbott

APPROVED MINUTES OF COUNCIL'S ORDINARY BUSINESS MEETING
On Thursday 27th October 2022 at 7pm.
Held remotely via Teams and at Forden Community Centre

1. Welcome, Attendance, Apologies for Absence:

1.1 The meeting was held remotely online and at Forden Community Centre and assurance was sought that everyone could be heard and could engage in the meeting.

1.1.1 Attendance - Cllr Suzanne Rowlands, Cllr Rachael Briggs, Cllr Anthony Day, Cllr Di Stevens, Cllr Neil Edwards, Cllr Adam Lloyd, Cllr Shaun Rees and Cllr Mark Williams

1.2 Invited Guests in attendance: None as both apologised for absence.

1.3 Apologies:

1.4 *for absence approved by Council:*

1.4.1 *for absence received:* Cllr Clive Eaton-Stevens

1.5 *Other Members Absent:*

1.6 In attendance – Rachel Tibbott (Clerk to the Council)

2. Declarations of Members' Interests and Dispensations:

2.1 None

3. Public Participation:

3.1 None

4. Minutes of Previous Meeting(s)

4.1. To approve & sign the minutes as a correct record of the following:

4.1.1 Ordinary Business Meeting 29th September 2022

4.1.1.1 It was agreed to remove the confidential minutes completely from the main minutes. The amended minutes of the ordinary meeting on 29th September were therefore **RATIFIED & SIGNED AS A TRUE RECORD**

4.1.1.2 The confidential minutes of the ordinary meeting on the 29th September need to be expanded on to ensure the complete discussion was minuted. **ACTION: BRING TO NEXT MEETING FOR RATIFICATION**

4.2. To report, for information purposes only, matters arising from the minutes of the following:

4.2.1 Ordinary Business Meeting 29th September 2022

4.2.1 – De-fib at the Cock Hotel – Defib cupboard received and handed over to Pete Shepherd to install.

Two other defibs applied for. **BOTH ONGOING. ADD TO NEXT AGENDA.**

Initials:

Information regarding the location and access of village defibs has been sent to newsletters. **CLOSED**

7.1 Are other policies in place for staff complaints? **NONE IN PLACE.**

It was agreed to consult with One Voice Wales or SLCC for advice on this **CLERK TO CONTACT AND BRING TO NEXT MEETING**

7.2.1 Terms of Reference for new Pavilion/Sports Field Committee. **ONGOING. ADD TO NEXT AGENDA OF SUB-COMMITTEE MEETING**

11.1.1 Bike Show – committee have kindly donated £200 to FLTCC. AN email of thanks has been sent. **CLOSED**

It was agreed to put this kind donation against the cost of the new de-fib cupboard at the Cock Hotel. **CLERK TO CONTACT RHIANNON WITH UPDATE.**

5. County Council reporting

5.1 To receive reports from County Cllr Jeremy Thorp and County Cllr Amanda Jenner

5.1.1 Cllr Jeremy Brignell-Thorp sent his report through before the meeting as unable to attend due to attending Montgomery Town Council. Cllr was thanked for his report in his absence, no comments were made.

5.1.2 Cllr Amanda Jenner sent a brief report in as unable to attend due to illness. Cllr Di Stevens added another blocked drain area up at Trelystan and will email Cllr Amanda Jenner directly to report. Cllr was thanked for her report, no other comments were made.

6. Correspondence

6.1. To note, discuss and resolve, if necessary, any actions that arise from previously distributed correspondence.

6.1.1 Remuneration panel report – In the draft report it states Councillors allowances of £156 a year and £52 a year for consumables were proposed from next year (if agreed) **ACTION: CLERK TO CONTACT THE AUTHOR TO CHECK IF THESE PAYMENTS ARE MANDATORY OR CAN THEY BE OPTED OUT OF.**

6.1.2 Climate Questionnaire has to be in by 7th Nov (sent out 18/10/22) **NOTED**

6.1.3 Inaugural Town & Community Council Planning Meeting (sent out 12/10/22) **NOTED**

6.1.4 Invite to all councillors to attend Forden Bowling club AGM on Monday 28th November at 7pm.

It was agreed that Cllrs Suzanne Rowlands and Shaun Rees to attend the meeting. **ADD TO NEXT MEETING FOR UPDATE.**

6.1.5 air ambulance – **ACTION: CLERK TO EMAIL HEALTH COMMITTEE WITH CONCERN REGARDING ONGOING SAFETY OF LOCAL COMMUNITIES IF CURRENT SITE CLOSED.**

7. Policies/Committees

7.1 To set up meeting dates for new committee to look at risk assessments/hire agreements/policies for sports pavilion, tennis courts, bowling green, football pitch, playgrounds etc.

7.1.1 It was decided to meet in November after full council and cemetery meeting.

7.2 BYOD (Bring Your Own Device) Policy – it was decided we do not need this policy yet. **CLOSED**

Initials:

8. Highways, play & recreation parks and buildings.

8.1. To report and resolve if desired any business in connection to the highways within the parish.

8.1.1 Heritage Green playpark — Streetworks Application approved. SDW informed of Application number and awaiting starting date.

8.2. To report and resolve if desired any business in connection to the play, recreation parks and outdoor spaces managed or influenced by the council.

8.2.1 To discuss any updates regarding the land adjoining Lyndale, Forden. **TO BE DISCUSSED UNDER CONFIDENTIAL ITEM 13.1**

8.2.2 Tree survey on cherry tree in corner of playpark by Community Centre – 2 hours work.

8.2.2.1 This was agreed following successful receipt of insurance policies from the company involved. **RATIFIED**

8.2.3 Bowling Club AGM being held mid-November. As discussed and resolved previously.

8.3 To report and resolve if desired any business in connection to the buildings managed or influenced by the council.

8.3.1 Sports Pavilion – Showers not working again, Splash informed. Will update Cllrs when more information received.

8.3.2 PAT testing of Pavilion equipment **ACTION: CLLR SUZANNE ROWLANDS TO CONTACT DAVE TAYLOR.**

9. Planning & Building Control

9.1. Planning & Building Control Specific Correspondence: to receive and circulate for information such correspondence, if any, as will be brought to the attention of the council by the Clerk.

9.1.1 Notice of Powys Planning Committee meetings

It was felt that not enough notice is given from Powys Planning Committee to analyse new information on the planning portal and respond to any planning to be discussed at County level. Notice of a County planning meeting on 20th October was emailed at lunchtime on Tuesday 11th October for any responses or notices of attendance to be given by Monday 17th October. To call a constituted meeting, councils in Wales have to give 3 clear days' notice (not including weekends) which means the earliest an extra ordinary meeting could be called, would be the evening of the 17th (IF enough cllrs were able to attend at such short notice) which is too late to respond to this particular planning application. Luke Jones, Gwilym Davies and Jake Berriman were all contacted by Clerk and Chair to voice these concerns, Luke told the clerk that the meeting would go ahead anyway.

ACTION: CLERK TO EMAIL JAKE BERRIMAN INVITING HIM TO A MEETING WITH FLTCC TO DISCUSS THE PLANNING SYSTEM FURTHER.

9.2. Powys CC Planning Determinations: to report from Powys CC notifying the community council of planning decisions in the community council areas (Check correspondence)

Emailed out to all Cllrs on 19/10/22

9.3. Planning Inspectorate Appeals: Notice(s) of Appeal: to receive & resolve responses to Notices of Planning Appeal including but not limited to those listed below details of which can be found at <http://pa.powys.gov.uk/online-applications/?lang=EN> Later Notices may be considered at the discretion of the Chair: Planning Enforcement:

Initials:

Ref.	Site	Description
22/1714/HH	Llwyn Tref , Forden, Welshpool, SY21 8NN	Proposed Two Storey Extension & Internal Alterations to Existing Dwelling SUPPORTED

9.3.1. From other bodies to FLTCC: to report for information, planning enforcement matters within the community.

None

9.3.2. From FLTCC to other bodies: to report planning enforcement matters within the community.

None

10. Finance

10.1 To receive report from RFO to include items for Payment: to resolve to approve items for payment

RATIFIED

Invoice Summary October 2022

Payee	Details	Power to Pay	Payment type	£	
Rachel Tibbott	Clerk/RFO wages + HP Ink £4.49	Schedule 12, paragraphs 30, 30D and 30E	BACS	£660.69	
Shropshire ITC Ltd	Office monthly charge	ss.37-47	BACS	£13.68	
Powys County Council	Business Rates	s.164, s.44, ss 9&11	DDR	£150.00	
PWLB	Loan Repayment (Loan matures 01/05/2023)	s.2	DDR	£971.63	
Popsie's Mops	Pavilion cleaning	s.133	BACS	£135.00	
Quickbooks	Online Accounts			£14.40	Initial period over
KP Fire	Fire Extinguisher Service			£61.80	
Defib World	Defib			£556.99	Paid last month but couldn't add to pay
Andrew Evans	Sports Field			£521.15	
Stuart Shepherd	Cemetery & Playgrounds			£1,800.00	Bag of bark still to be added to playparl
SLCC	Clerk Full Membership £144. Joining fee £10? Training £18			£172.00	Thought this was in place and just trans
Savings account	Transfer from current	STD		£100.00	
	TOTAL			£5,157.34	
Income	Football Tournament			£36.00	
	Forden Bike Show			£50.00	
	Donation from bike show			£200.00	
Current Account Balance	23.10.22			£17,797.42	(556.99 already gone out as paid last m
Business Premium ME	23.10.22			£20,217.76	
After the above payments are taken					
Current Account Balance				£13,197.07	
Business Premium ME				£20,317.76	

10.3 Setting draft budget for 23/24

Cllr Suzanne Rowlands and the Clerk met previously to look at the draft budget.

Initials:

It was agreed at the full meeting that some of the reserves should be kept back each year for the possible purchase of any new car parking by the community centre in the future and also any maintenance of the 3 playparks, tennis court etc that may be needed in future years.

It was also agreed that FLTCC should try to avoid increasing council tax for this next year in order to help residents with the current energy crisis, and instead use reserves to meet any budget deficits.

It was agreed for the clerk to contact Gloversure for any advice on updating the website.

If no actual budget information available, then it was agreed to increase this year's budget by 3%.

RATIFIED

ACTION: CLERK TO PRODUCE BUDGET FOR AGREEMENT AT NEXT MEETING USING THE ABOVE INFORMATION.

10.4 Councillors "Opt out" expenses forms for 22/23.

Only one more reply needed.

10.5 Adding Cllr Shaun Rees to the mandate **ONGOING**

10.6 System security.

10.6.1 Storing all information on the cloud only. It was agreed to upgrade the current basic package with SITC which keeps back up information for 7 days, to the premium package which keeps back up information for 6 months, resulting in a monthly premium increase of approximately £6.

RATIFIED.

ACTION: CLERK TO CONTACT SLTC TO UPGRADE TO PREMIUM PACKAGE.

It was also agreed that all FLTCC information is to be stored on the cloud only, no hard copies needed to be stored **RATIFIED**

10.7 SLCC Clerk Membership and training – the existing SLCC membership was not renewed in April so will cost approx. £185 + £10 joining fee to join plus £15 for training for new clerks **RATIFIED**

10.8 Donation to Forden Church given in October 2021 £250 – this is possibly for churchyard maintenance, not sure why it isn't given to all three churches, but if they apply it will be considered. **RATIFIED**

ACTION: ADD TO NEXT MONTH'S FINANCE LIST FOR FORDEN CHURCH.

10.9 To agree any expenses to come out of reserves – Heritage Green playpark works – **RATIFIED TO TAKE OUT OF RESERVES.**

10.10 Cllr Neil Edwards conducted the Finance Check for October and chose a Hinson Parry & Co. invoice from the September 2022 payments, the actual invoice and the bank statement entry was produced online as evidence. **RATIFIED**

11. SLCC Training plan for all Councillors by 5th November

11.1 Completion of training plan by councillors and clerk

Awaiting one Councillors reply. **ACTION: WORKING PARTY OF CLERK AND CLLRS DI STEVENS AND RACHEL BRIGGS TO LOOK AT THIS AND ASK FOR AN EXTENSION FOR THE INFORMATION.**

12. Chairperson's & Members Announcements, Items for Future Agenda & Date of Next Meeting

12.1 Chairperson's announcements: to receive for information announcements from the Chairperson and Members.

None

12.2 Items for future agenda: to bring forward for information items for consideration for future agenda.

Initials:

None

12.3 Date of next hybrid meeting for information: ORDINARY BUSINESS MEETING **Thursday 24th November to be held at Leighton Village Hall followed by a Cemetery Meeting and new committee if time.**

13 CONFIDENTIAL SESSION EXCLUSION OF PUBLIC AND PRESS

Under the Public Bodies (Admission to Meetings) Act 1960 (2) to resolve, if required, that members of the public and press be requested to leave the meeting by reason of the [specified] confidential nature of the business about to be transacted.

13.1 Discuss Surveyors Report and matters regarding Lyndale Forden

13.1.1 The letter from the family in response to the request from FLTCC for gated access to the sports field to be included in any final agreed purchase price, was discussed in full. The prospective developer will **not** accept this proposed access and so this must be dismissed if negotiations are to continue.

The family have however provided a new offer of £80,000 for the extension to the easement which is £48,000 over their original offer and £40,000 under the valuation from the independent surveyor. The basis for the offer from the family is as follows:

“In reaching this figure we note that the Hinson Parry recommendation of a £120,000 charge for the extension to the easement is based on the Stokes v Cambridge case. In this case the percentage charged was 33% (one third) of the value. Hinson Parry recommended 40% with no explanation or justification for this figure. The figure of £80,000 is based on a percentage charge of 33% plus a deduction for allowable costs incurred in gaining the uplift in the land value. The sum of £80,000 to be payable on completion of the sale and is in addition to the £20,000 already agreed under the terms of the S106 agreement.”

A long discussion followed, and it was agreed that as the new development will provide 23 new homes in the community that will hopefully increase pupil numbers in the local school, promote more users of the local sports facilities and hopefully gain more members of the church congregation, then the community as a whole will gain. Two proposals were made 1. To accept the offer of £80,000 2. To go back to the family with a new asking price of £100,000. Option 1 was agreed by a majority vote. It was therefore agreed to accept the offer of £80,000 from the family but request clarification regarding the £20,000 payment already agreed under the terms of the S106 agreement – who will pay it and when. It was also agreed to secure a solicitor to draw up the legal agreement between FLTCC and the family and to ask the family if they will cover this cost. The meeting was also reminded about the previous agreement between FLTCC and the family: to re-imburse the £1500 independent surveyors fees previously paid by the family. So on completion of the purchase, FLTCC will receive £78,500 which is the purchase price of £80,000 minus £1,500 surveyors fees.

RATIFIED

ACTION: CLERK TO CONTACT THE FAMILY TO SAY THE OFFER OF £80,000 HAS BEEN ACCEPTED, PROVIDED THEY COVER FLTCC'S LEGAL FEES. ALSO CLARIFY THE £20,000 S106 PAYMENT. CLERK ALSO TO EMAIL ALL COUNCILLORS ASKING FOR SUGGESTIONS OF A SOLICITOR.

Initials:

Meeting closed at 21:24 and all thanked for attending.

Signed : _____ **Date :** _____

Initials: