

Nelson Community Council

Ordinary Meeting held on 10th November 2022 beginning at 7:00 pm at Nelson Institute

Present: Cllr. R Powell (Chair)
Cllr. G Davies
Cllr. A Gray
Cllr. B Jenkins
Cllr. B Miles
Cllr. E Ap Dafydd
Cllr L Dufty.
Mr. L John (Clerk)

Also Present: T Barnes, Ty Du Development Manager
R Davies, Aspri Consulting
B Thomas, Powell Dobson

No declarations of interest were received.

1 To Receive apologies for absence

Apologies were received from Cllr. A John.

2 To Receive a Report from the Community Police Representative

Members noted receipt of the report. Members also noted that no one had attended recently held Police surgeries.

Members resolved for the clerk to ask the following questions:

- What percentage of crimes are detected? Could more detail be provided, e.g. in relation to the sexual offence- is it a unique occurrence or are there trends?
- What are the outcomes of the reported incidents?
- Does the report relate to September and October?

3 To Receive and approve minutes:

a. Ordinary meeting on 13th October 2022

The minutes of the ordinary meeting were approved subject to the following:

- The apologies were not *accepted* as such.

Matters arising:

3. (Matters arising). Members noted that there had been no feedback relating to the recent cabinet meeting about the structure of the discussed Liaison Committee relating to Bryn Quarry following an initial acknowledgement. A member commented on how disappointed they are about the lack of feedback.

It was confirmed that following a number of representations to Cabinet, members were made aware of them and changes were made to the recommendations which included increasing the number of meetings per year to 3 and the inclusion of residents and ward members of local wards including Nelson. It was confirmed that Hefin David MS would manage the process of selecting residents.

The Clerk agreed to ask Hefin David AM about the process for allocation of places on the Committee for residents, i.e., how they will be decided and how many will be included.

It was confirmed that Cllr. S Morgan and Cllr. B Miles would confirm eligibility and attend the meetings if they are available to.

Railway bridge

Members were informed of a resident suggestion to paint the bridge in a way that reflects the Nelson community, e.g. the local sports clubs. Members agreed in principle to the suggestion as long as it is inclusive.

Cllr. S Morgan left the meeting.

b. Activities meeting on 13th October 2022

The minutes of the meeting were approved subject to the following:

- The Summer Show will take place on a Saturday.

Cllr B Miles agreed to promote on Facebook that other residents are welcome to include small emblems near the cenotaph.

Members agreed to put poppies up outside Nelson Institute.

4 To receive a report from the Chair

Members noted communication from the Taxi Association related to the toilet facilities which indicated that the facilities are becoming too expensive to maintain.

The Chair agreed to liaise with the Taxi association and provide feedback.

Members agreed, in principle to support the maintenance of the facilities financially subject to further information relating to costs.

5 To receive a report from the Clerk

The Clerk provided a verbal report. The following was noted: -

- a Details of correspondence available online [here](#)

Members agreed to send flowers to a resident with a significant

- b Finance available [here](#)

The members noted the payments that had been made in the period.

- c Members noted planning applications submitted during the period.

- d Activities

The clerk agreed to agenda an item at the next Activities meeting relating to the format of the Summer Show and request to collaborate from another local show.

Newsletter

The following content was discussed and agreed:

- The Clerk agreed to contact Heol Fawr and Shingrig Road Allotments to include an update in newsletter.
- Ty Du Update- Cllr. B Miles agreed to provide an update.
- Church updates- Cllr A Gray to provide detail relating to Calfaria.

- Members requested more photos of the show and Funday (Cllr. B Gray to provide)
- Photos of the Remembrance day service to be taken and included.

Christmas activities

The following was agreed

- To provide a Christmas party with Simon Sparkle at 5pm at Llancaeath School- Cllr. A Gray to organise.
- It was confirmed that the Salvation Army that, presently, can attend Christmas Carols at 7pm
- Members agreed to purchase specified Christmas lanterns.

Members resolved to agree to move the requirement in our Standing Orders to finish at 9.

Members resolved to hold an Activities meeting at 6.30pm on Thursday 8th December.

e Training

The following members confirmed attendance at recently held Code of Conduct training:

Cllr A Gray

Cllr G Davies

Cllr E ap Dafydd

Cllr L Dufty

6 Nelson Institute

a. Building Update

Members agreed to defer this item to January's meeting.

b. Front door

Members agreed that this is to be painted.

c. Internal door locks

Cllr. B Jenkins agreed to change the barrel of internal door and link with other Councillors for access.

7 Consideration of the funding model of the Toilet Facilities

This was discussed within the Chair's Report.

8 Consideration of Ty Du Development

Members agreed to consider this item at the top of agenda ahead of Item 2.

T Barnes was invited to present an update. The following was noted:

- There have been some minor amendments to the plan since the initial consultation several months ago.
- The development is at the Pre-Application Consultation stage
- It is hoped to make a planning application in the new year.
- It is hoped to start development at the end of next year
- The main reason for the delay is a right to way which splits the site.

- There have also been some minor *level* issues.
- The plan was shared with members; commentary was provided on the plan and the minor amendments that had been made.
- There is a mix of sizes within the development.
- It is expected that the development would take 4 years from building-start. It will be a phased-approach to be decided when a contractor is employed. It is not clear whether the sales would be phased but the phased-approach based on parcels. United Welsh are considering managing the sales directly with support from an agent.
- Different procurement options are being considered and advice will be sought around the procurement strategy.
- All of the properties will be built to EPC A; there is reduced heat demand for the homes. A number of sustainable options are being considered so that the tenants have the best option for them.

A member noted concern around development taking place that would affect the *look and feel* of the village and the initial plans.

Members asked if there are any self-build serviced plots. It was confirmed that there remains a desire to provide a small proportion but it is still to be decided upon. Some initial discussions with CCBC Planning have taken place and it is expected that a full planning application will be made upfront.

Members asked whether there are limitations to prevent *planning creep* that could change the character as outlined in the initial plans. It was confirmed that 40% of properties would be available on the open market so CCBC would have some control on further planning. T Barnes suggested that it is unclear what control they would have on that and it is a wider issue for all developments. T Barnes agreed to ask and provide feedback.

Members asked if they would limit the sales of the self-build properties to prevent multiple purchase by some in order to make profit. It was explained it would be done within the Welsh Government scheme which has a lot of controls but it was hard to avoid completely. T Barnes agreed to share some information related to the scheme. Members noted that 60% of the proposal has been identified for affordable houses from the outset. A member noted that this is welcome from a CCBC perspective because of the demand locally. A discussion continued around the amount of affordable housing. It was explained that the development is a partnership with Welsh Government and on other developments the requirement for affordable housing is 25% that can be negotiated down.

Members asked if the self-build area would be freehold and available for people to purchase the land. T Barnes said that it was unclear at this stage but would enquire and provide feedback to the Council.

It was explained that the development is entered from the main roundabout.

Members asked if there could be an in-person consultation. It was explained that the PAC process does not require it and it was not planned to do an in-person consultation because of the limited time. It was noted that letters have been issued to surrounding residences and a different process may have been considered if there had been a significant response. A limited number of responses that had been received were referred to. It was noted that members of the public could still provide feedback and comments following the end of the PAC period.

It was explained that CCBC would undertake their own consultation following the full application.

It was confirmed that the Village Green would be free of development. Public rights of way were referred to and it is expected that links and public access will be improved.

A member commented that the design is very good and is characteristic of United Welsh's development strategy.

Members asked if there had been a traffic impact assessment. It was explained that it had been completed. The process has not identified any impact. It was noted that CCBC Highways are a statutory consultee so would feedback also on any concerns. The desire for speed restrictions through the main link road was referred to but yet to be decided upon.

Members asked how the affordable housing is distributed. It was confirmed that private drives are drives that are not adopted by CCBC. A discussion continued about the reasoning which includes a reluctance from Highways to adopt. It is undecided how the shared maintenance will work in practice.

Members asked if the unregistered land identified on the map remains unregistered. It was confirmed that it would remain unregistered and it is thought that CCBC would establish the right of way through it. It was agreed that United Welsh would consider claiming possession of the land at some point after a period of maintenance.

Members asked if the development would coincide with the plans of Bute Energy. It was suggested that there is likely to be a crossover and United Welsh will work with Bute Energy to limit any impact. It is likely that the Ty Du development will have started by the time the development on the wind farm begins.

The attenuation features were commented upon. It was explained that they would be used in storm events and not always have water, and are an essential feature of developments. There is ongoing conversation about the responsibility of the maintenance but is expected that CCBC would adopt them as they prefer control of the waterways.

Members asked if there are play areas planned. It was confirmed that there are on the landscaping plan and there would be an area in the Village Green.

It was confirmed that there is no intention to *landbank* because of the demand by partners to see the development materialise.

Members resolved to promote the plans at the library and agreed to publish them with the letter from Aspri to allow people to make enquiries.

T Barnes, R Davies, B Thomas left the meeting.

9 Consideration of painting of railway bridge

Members had discussed this during Matters Arising above.

10 Consideration of provision of further provision of heart defibrillators

The Chair agreed to pursue contact with the rugby club about a previous agreement to provide a defibrillator.

11 Consideration of Ty Du public footpath and cycle-path

This had been considered within agenda item 8.

Members added that the gate has been blocked off to discourage anti-social driving.

12 To receive any questions from members of the public/report by Members

Members agreed to promote a survey from a post-graduate student relating to a specific genre of comic/magazines on the Council's Facebook page.

Members congratulated a local resident for a recently achieved gold medal at a world championship event.

The Wallball association were commended for their participation in a recent international event.

Members referred to a recent resident query. It was confirmed that it is not illegal to have an incinerator in the garden as previously suggested.

Signed.....
CHAIRMAN