

Nelson Community Council

Ordinary Meeting held on 10th April 2025 beginning at 7:00pm at Nelson Institute

Present: Cllr R Powell (Chair)
Mr L John (Clerk)
Cllr E ap Llwyd Dafydd
Cllr K Allen
Cllr B Miles
Cllr A John (arrived 7:08pm)

Also present:
PCSOs: Vicky Williams, Anka Sadzik

Bute Energy: Jess Moreton, Catryn Newton

1 To Receive apologies for absence

There were none to consider.

2 Appointment of Chairperson

Following a nomination and subsequent election Cllr R Powell was appointed as Chair.

3 Vacancies

Councillors discussed the process undertaken when members resign. Members noted that there are now 4 vacancies. Members were reminded of the deadline of 14th April, and the process to co-opt following that. Members agreed to consider applications through expression of interests and an agenda item to consider any received.

4 To Receive a Report from the Community Police Representative

The report was presented, and noted.

Members asked how many of the drug raids were in the Nelson ward. The PCSOs agreed to check and provide feedback.

Members asked which type of incidents had increased in number since last month. It was noted there was an increase in reported crimes which could be any from a range of categories. The PCSOs agreed to share the detail with the clerk.

5 To consider questions from members of the public/reports from members

There were none to consider.

6 To receive an update from Bute Energy

Representatives from Bute Energy presented an overview of the company and the project. Cllr K Allen declared an interest as a resident living next to the project.

The following was noted:

- Some of the history of the company was noted.
- There are 16 projects ongoing nationally that are developments of national significance which amounts to 2.2 Gigawatts of energy which will generate energy by 2030.
- Most of portfolio rely upon Green GEN Cymru network
- Community benefit will total £20 million

- Members were invited to hear a presentation in relation to the process of social mapping and the related community engagement to determine the wants and needs of the community. Members agreed that this would be of value to the Council.

Twyn Hywel Project

- Planning permission was given last year and is the first project of the 16 noted.
- Investigative work is currently taking place around the site to determine the ground profile.

Members asked if Bute Energy were aware of some uncontrolled fires on some of the land. It was explained that they were not and do not have jurisdiction over the specified land. It was confirmed that the land is being rented through an option agreement currently which gives Bute Energy access to it.

Members commented that a resident had complained that stones had been moved near Sengheydd Dyke. It was confirmed that the current works involve establishing an access track which, it is thought, is not near the identified area. It was confirmed that the access track is only for the ground investigation works and will be re-instated following completion. Bute Energy will confirm.

It was agreed to share the programme of works and plan with the Council.

- The project team are working to discharge the planning conditions associated with the planning consent.
- The procurement process is starting and they are initiating tender documents for groundwork contractors. It is hoped that they will be as local as possible.
- Meet the buyer events will be held in June (17th/18th) to invite local businesses (from a variety of industries) to meet the team and understand how they could be involved.
- It is hoped to have contractors in place this year ready to start construction in February/March next year. This will start with access roads. It is hoped that turbine installation will commence towards the end of 2026. It is hoped that energy generation will start from the summer of 2027.

It was confirmed that the main access would be through Nelson.

Members asked if Nelson would receive a greater proportion of the community benefit. It was noted that this is not necessarily how the fund works. However, there is a 20% early release for Year one, (from start of construction February 2026) and Nelson will be prioritised. The team are connecting with local organisations seeking relevant projects to fund. A CIO will be responsible to distribute the funds. There are no strict criteria in terms of distance from the site. Projects in communities nearest the park will be prioritised. The aim is to bring communities together and create legacy. There will be some short-term allocations allocation. The allocation will be around £700,000 per year for 40 years (combined for all the windfarm projects in Wales when they are generating).

- The structure of decision-making process was explained. There will be local decision-making panels which are being established. The application process will be as inclusive as possible.

Members asked where the national decision-making body will be based. It was noted that there is unlikely to be a head office and will mostly be managed online with meetings held around Wales.

Members asked if all the projects relied upon increasing the pylon network through mid- Wales. It was confirmed that not all the projects required this but a big percentage of the company's portfolio will rely upon the Green Gen Cymru network. The other projects are going through the planning process now, in line with the applications for the turbine installation. Other developers are making applications for using space on the gridline. There will be 3 distinct lines planned to be in place by 2030.

- It was confirmed that there will be 14 wind turbines (11 in CCBC, 3 in RCT). Members were signposted online to view the maps.

Residents commented that Llanfabon residents are the most impacted and asked how the residents could benefit directly. It was noted that:

- there are 6 farms/houses around the substation.
- there are further planned substation developments, and plans of a further substation.
- There is planned further battery storage areas.
- Residents suggested that the people living near the grid need more consideration.
- The community of Llanfabon is not mentioned in the planning and should be recognised as a parish.
- There is ongoing noise from the substation with suggestions of a link to people's health.
- Challenges to the speed limitations were referred to.

Members were encouraged to promote the benefit to local community groups and share ideas.

- All of the contracts have a 2% social value clause. 2% of the contract value will need to be donated to community causes. The contribution does not need to be cash and could be services to groups who may not be able to afford it. It was clarified that there are already contractors so there is capacity now.
- Members asked how these services could be accessed. It was noted that groups just need to make contact so that discussions can take place and a decision on whether those skills and services are available. More will be available when the construction starts.
- Members discussed building the identity of Llanfabon as a potential project. It was confirmed that Culture and Heritage is one of the core themes. Eluned Lewis is the main contact. A significant amount of information about the neighbouring communities has been harvested through the planning process.

Members asked if there are examples of how the local residents can benefit. It was noted that up to 25% of the community benefit fund is being allocated to smaller scale generation projects such as hydro or solar schemes to be gifted to the community. There are various ideas with no strict rules.

Members discussed the challenge for the local residents most adversely affected. The impact on local house prices was noted with these likely to be affected most during the construction period.

It was explained that there is flexibility in the offer. The offer to fund a trip to other communities such as Treherbert where energy generation projects have been developed was made. Members were asked to liaise with Bute Energy to agree a suitable time/date.

7 To receive an update relating to Nelson Institute.

Members noted that following investigative work, further significant work is needed. The following actions were noted:

- Some legal advice has been received which clarified that:
 - o There is an outright prohibition on selling the lease or transferring it
 - o The Council can underlet for a period up to 5 years
 - o The Council need to speak with CCBC to discuss options.
- The advice appears to contradict some of the advice shared by the LA
- The lease document held by Land Registry is being accessed from the archives and being sent to the Council.
- The LA have since undertaken a condition report

Members resolved to seek support from Bute Energy to provide legal advice and representation.

Members resolved to write to the lessees to share the condition surveys and invite them to discuss should they want to.

Members agreed that there were implications to the lessees if the lease were to be surrendered. It is thought that the ground rent from the 2 sub-lessees of £50 per year should have been payable to Nelson Community Council. It is thought the sub-lessees are subject to 1/8 of the costs for maintaining the building but it is unclear on how this works in practice.

8 To Receive an update on agreed actions

See *actions*.

9 To Receive and approve minutes:

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The minutes of the meeting were approved as an accurate record subject to some amendments/additions:

3. There are pinch-points where vehicles cannot physically pass the large lorries.

5.

- The noise levels have increased from the property because of the change in ground level.
- The water pipe was exposed for several weeks.
- Cllr Allen stated that a watching brief was not present.
- Welsh Power's survey said there was a medium risk but Henneb's survey said there was a low risk.

Matters Arising: There were no matters arising.

Members resolved to agenda an item relating to the library plans.

The clerk resolved to contact G Staples in relation to maintenance of the cenotaph. Members resolved to continue to support G Staples and noted their gratitude for his dedication to maintaining the cenotaph.

10 To receive a report from the Chair

There was no further information to consider.

11 To receive a report from the Clerk

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

- a. Members noted details of correspondence available online [here](#)
- b. Finance available [here](#). Members resolved for the payments to be made in the period.
- c. Planning. These were noted.

12 Blue Plaque to commemorate birthplace of Sir Tasker Watkins

Members agreed to defer this item to the next meeting.

Appendix A

Meeting	Action	Resp.	Status	Note
9-Nov-23	Check how old notice board could be removed.	AG	Ongoing	20/3 Board has arrived. Need to install.
11-Apr-24	Defibrillator	LJ	Ongoing	Awaiting feedback from interested parties