

**Report to Abermule(with Llandyssil) Community Council Meeting on 4<sup>th</sup> May 2016**

**From: Cllr. Wynne Jones. Elected Member for Dolforwyn Ward – Powys CC**

**1. Sale of Waterloo Arms**

I can report that the Waterloo Arms has been sold to a Business Services Company for North of England, who intend to use them for Office accommodation with one small flat incorporated. I have met with the agent acting for the buyer and have issue that arise from the lack of parking on that site, which is further complicated by the fact that the blacksmith lane is privately owned and has to be kept clear at all times for the movement of caravans in and out of the Smith Caravan site. I have put forward the idea of the company coming to a possible agreement with the Community Centre for the allocation of car parking space (at a fee!!)

**2. Dolafon Trust emerging development proposals for land on Kerry Road.**

I have met with the Agent acting for Dolafon Trust regarding their new proposals for development on land owned by the trust, situated on Kerry Road, Abermule. The emerging proposals, which is still at design level, is to bring forward an integrated project to build bungalows on allocation housing site adjacent to the Rectory, houses on land on Abermule side of the Rectory, and a small Gospel Hall on the site beyond the allocated housing site. The Gospel Hall will be to accommodate Bretheren worshippers from the local communities of Abermule, Kerry, Sarn, Llandyssil and Montgomery. They will maintain the Gospel Hall in Newtown and there will be no involvement of colleagues from the Shrewsbury area, as there was with the previous much larger application. It is expected that it will be a number of months before this application is able to be brought forward.

**3. Housing development on Cefycoed road Abermule.**

Whilst meeting with the Agent acting for the Dolafon Trust, discussion also took place regarding the housing developments that are included in the emerging Powys LDP, and I was able to explain clearly the development brief that needs to be incorporated in any development proposals and the reason therefore why the two allocated sites in that area have been linked in the plan. This was a very opportune discussion as it allows for the planning of an improved junction into Cefnycoed road as part of the development at (2) above, which will in turn facilitate the housing development proposals on Cefycoed road. The agent is now in contact with the agent acting for the relatives of the Late Mrs Williams of the Meadows, with a view to beginning discussions about taking forward housing proposals on Cefn-y-coed road.

**4. Powys LDP.**

Following the 'failure' of the emerging LDP process, which resulted the Council having to undertake a second consultation on the deposit version, the Council has involved WG in the process on a regular basis. You can imagine our exasperation when we submitted the plan for examination, to receive immediate objections to the plan from.....Welsh Government. This objections were mostly about the Housing allocation figures (which were reduced at their previous suggestion!). The reason for this seems to be that from the LDP's already adopted, there is huge under delivery on the housing allocations, and this means that the non delivery of the housing needed in Wales has become a big political issue, so Ministers have demanded that their officers make sure that for the plans still not adopted, they it is made doubly sure that the housing allocations are clearly deliverable.

An Inspector has been appointed to carry out the examination, but the process will now be delayed because of the housing issue and public hearings will now not take place until September. This means there is no chance of getting the plan adopted by December 31<sup>st</sup> ( as stated in the LDP Delivery Agreement) and adoption is now not expected until at least April 2017.

#### **5. Abermule Business Park & SV Regeneration Initiative.**

I do not have any further information on the Abermule Business Park, as reported last month the ownership of the site is being transferred from WG to Powys County Council who will now take forward its development and that I included the capital funding for that in the Councils Capital budget which was duly approved by the Full Council on 25<sup>th</sup> February.

However we should not forget that the Abermule Business Park was only part of the original Severn Valley Regeneration Initiative (a joint venture between PCC and WG) ( funded by European Funding, and some funding from WG & Powys CC) and also included the Business Park at Offas Dyke 2. It is very pleasing to note that in addition to plans now coming forward for the Abermule site, that building has now started on Offas Dyke 2 and the entire site is now more or less committed. What is even more pleased three of the business's that are developing on Offas Dyke 2 are Powys bred business's (Zip Clip, Invertec Drives and Charlies Distribution Depot). I are particularly delighted that the immediate availability of the site has retain Charlies who were being offered incentives to locate at Shrewsbury.

Both sites are set to play an important part in economic regeneration in the Severn Valley.

#### **6. Round up from County Hall.**

- The proposal to raise the age of children starting school has been agreed by Cabinet for implementation.
- Cllr. Phil Pritchard has left the Cabinet and has been replaced and his responsibilities allocated to other Portfolio Holders in a reduced Cabinet (reduction from 10 to 9 with saving of £25k). At same time Cllr. Rosemarie Harris has be brought back onto Cabinet to take on the Property Portfolio vacated recently by Cllr. Darren Mayor.

- Libraries. The Council has 17 Libraries in total, and the recent budget proposals were to make £250k savings on this service. This is being done by retaining 6 core libraries ( situated in major towns) and the remaining libraries being staffed by volunteers, with the Council supporting them with training and providing the book replacement service.
- In order to make further budgetary savings, Council has agreed ( by one vote !!!) to reduce committee Membership ( Scrutiny, Audit, Employment & Democratic Services Committees) from 21 to 14 Members. The only exception to this is Planning Committee which will remain at 21 Members.
- The Council is embarking on a review of its Highways Depots, and the immediate proposal is to close Presteigne and Penybont Depots. Two others, which includes Llanfyllin are also under consideration but no decision will be made until the current route optimisation work has been completed.

Wynne Jones

Elected Member Dolforwyn ward – Powys CC.

