Minutes of the ZOOM meeting of Montgomery Town Council held on Thursday 26th November 2020 at 7.15 pm. This meeting was recorded.	
Present: Cllr's H Andrew (Chairman) J Kibble (Deputy Chairman) M Mills, L Weaver, C Thomas, C Weston, W Beaven, D Jones, O Lewis, G Stephenson. R Harper	
MINUTE 123 - Apologies No apologies	
MINUTE 124 - DECLARATIONS OF INTEREST	
Cllr Weston – Item 13 Publicity & News Team	
MEMBERS of the public were invited to speak.	
MINUTE 125 - CHAIRMAN'S ANNOUNCEMENTS	
 Cllr Andrew advised Senior Citizens Party in January 2021 had unfortunately been cancelled. A group of residents are working on a virtual New Year event. There will be a low - key Christmas Lights switch on Saturday 28th November. Thanks, were given to all organisers for putting a sparkle into a different Christmas switch on. 	
MINUTE 126 – MINUTES OF THE LAST MEETINGS	
22 nd October 2020 – 5 th November 2020	
RESOLVED to approve both sets of minutes, no amendments requested.	
MINUTE 127 – INFORMATION FROM THOSE MINUTES	
 Minute 101 - Lowered Pavement – e mail received advising Powys CC would be looking into this. 1a Bus Stop – E Mail sent, no reply as yet. Minute 106 – The Brades – Requested Town Clerk to contact Powys CC for updates following their recent meeting with Welsh Government AGREED 	TC TC
Cllr Jones joined the meeting	
 Minute 108 – Town Hall – Town Clerk had spoken with Mr. Humphreys who felt a Structural Engineer was not required. Cllr Weaver advised he felt a Structural Engineer should have viewed this originally. Town Clerk had taken more photographs and sent them to the loss adjuster who advised in her opinion the cracks shown were due to age. Live Streaming of the Remembrance service was much appreciated. 	

5.	Suggested a sign should be placed by the Euro Bin to advise no fly	
	tipping. Powys CC had advised they would send signs for this.	
6.	Minute 110 – Council page on the website now links to What's on	
	Calendar. A filter category of council or civic has also been placed on	
	What's On calendar. Need to advise publicity team of any meetings for them to be included on the calendar.	
7	Minute 119 – BT had been contacted and council have until end of the	
/.	end of financial year to make a decision whether to purchase phone box.	
8.	Breakdown of renewed costs for various building works had not been	Agenda
	received.	C
9.	A reply had been received from Tennis Club. Suggesting cones could be	
	placed outside the property.	
MINU	TE 128 – REPORT FROM COUNTY COUNCILLOR	
Cllr H	ayes advised that the Powys CC committee had today held their AGM.	
•	One of the motions was to tighten restrictions on puppy and kitten	
	trading.	
•	A contentious motion to keep gyms open during future lockdowns.	
٠	Motion to embrace the victim support hate crime charter which was well	
	supported.	
٠	Some months ago, it was reported on the improvement of Social Services,	
	since then a monitoring visit had been undertaken meaning Welsh	
	Government had now ceased their monitoring of Powys Social Services	
•	Training for officers at Powys CC undertaken last week with Welsh	
	Government about problem properties in Powys using them as case	
	studies and The Brades was one of those case studies. A further meeting with the council could be possible shortly.	
٠	20's plenty campaign. A motion had been put forward to facilitate a 20	
•	mile per hour speed limit.	
•	Welsh Government are looking at piloting 20-mile speed limits in various	
-	towns across Wales. WG want different types of location to enable them	
	to refine their guidance to roll this out in 2023. Guidance for local	
	authorities is expected shortly. Cllr Hayes will keep council informed.	
•	Past plans for Forden Road site have included remodelling of the junction	
	and this must be continued in further applications.	
٠	Council were reminded that 25 th November was White Ribbon Day when	
	public were encouraged to speak out about gender- based violence. Cllr	
	Hayes would be happy to discuss with interested parties the work	
	undertaken by Montgomeryshire Family Crisis Centre.	
•	Mention was made of an e mail received by a member of the council	
	regarding the recent resurfacing of Pool Road. (Discussion under Highways).	
MINU	TE 129 – HIGHWAYS	
1.	Complaints had been received about the sub-standard material used on	
	Pool Road.	

-		t the corner of New Road had not been rectified of	luring the re-	Action	
	surfacir	0		Town Council	
		en slab was reported in Broad Street, following in	spection it was	Council	
		be uneven rather than broken.			
		Post Office – A letter had been received earlier			
		ng removal of this planter. Cllr Andrew advised h			
	tree ren	noved and replanted but needed to ensure they we	re the property	Action	
	of the c	e council. Following a debate, it was Agreed to contact Mr Jones			
	regardii	ng this to confirm.		TC	
	Comme	nt was also made regarding the post box and park	ting on the		
	corner.				
5.	Street 1	Lighting – Several residents had complained about	ut street lights		
		ction in Maldwyn Way. Allotment holders were	-	l.	
		ts should be advised each street light has a numb			
		l to Powys CC either by telephone or website. Of		ts	
		n reported and action had been taken.			
		had been provided to councillors showing where a	and when they		
	should				
		uggested that maybe street lights should be review	ved by Asset		
		and maybe in future with a town survey	wed by Asset		
	-	lly, lights were identified in groups, if you wish to	a switch on a		
	0	ht another light would need to be switched off.	5 Switch on a		
	new ng	in another right would need to be switched off.			
NAINIIT	TE 120	– FINANCE			
IVIIINU	IE 130	- FINANCE			
A 11					
		had been provided with a list of invoices for pay			
		uired re a payment to Powis Estates – this was fo	r Gaol Road		
• •		Playground (Lymore Estates).			
	eston en				
and par		more Estates). quired re a payment to Viking – this payment was		k	
P*1	per.			k	
	L			k	
	per. BACS	quired re a payment to Viking – this payment was	s for printer in	k	
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	L	quired re a payment to Viking – this payment was Glenys Smith Expenses - Salary - HMRC – Tax - Bunners Gaskells Waste – Euro Bin	90.60 618.70 43.20 32.10 28.55	k	
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 RESOLVED to approve invoices for payment Town Clerk requested permission to attend a Virtual Practitioners Conference, 22-25th February 2021. £75 + VAT AGREED MINUTE 131 – TOWN HALL 	
 Market – CT, JK and DJ held a meeting as agreed to discuss the Charter Market. Markets can be held outdoors but do not have a right to create any space for that market without Highways authorization. Ongoing. Market Traders are allowed to find their own space outside on Thursday market. Trading on any other day could attract a fee of a traders licence at £400 pa. The group reviewed the work undertaken by Development Officer when she visited several markets in the area. A market coordinator maybe asked to help with erecting and dismantling stalls etc. as part of their role. Group will wait until further information is gathered before giving a further report. Decisions need to be made in future how Montgomery's market is operated. A question was asked if thought had been given to promotion of the market. Nothing arranged at this time. Mention was made of continuity of traders. Council had agreed kitchen would be closed at the last meeting. Market traders advised that any mess left in the kitchen was not done by them. Supply of water for traders was discussed. Councillors were informed that there was a supply of hot and cold water in the toilets and in the cleaning cupboard. It was suggested Council could supply water in containers, Councilors were reminded about single plastic use. A check will be made regarding drinking water with Health & Safety/Environmental Health Powys CC. BREAK 20.35-20.45 Market Liaison – This will be discussed by the market group. 	СТ
 School reviewing emergency policy and Town Hall was considered as a suitable place to use in an extreme situation. School Governors agreed by council will liaise with their committee and advise the outcome at January 2021 meeting. Suggested a list of key holders be made available to all. It was suggested the Head Teacher could hold a key. School Governors will check if this is required at their next meeting. A key safe was suggested costs will be sought. 	JK& WB TC

Waste Disposal			
• Members of the public were using the Euro Bin for fly tipping and			
general waste. Two Councillors had recently removed unsavory items			
that had been placed by the bin.			
 Town Clerk had checked contract which runs until 2023. 			
 Bins do have locks but are easily opened or broken. Bin cannot be kept 			
inside the Town Hall because of the smell.			
	СТ		
• Signage will be placed by the bin and placed on Social Media.	01		
Suggested a discussion should take place with regard to opening the Town Hall.	Agenda		
This will be discussed as a regular agenda item until open.	0		
Cllr D Jones left the meeting.			
MINUTE 132 - LOCAL RESOLUTION			
A member enquired regardin the credentials of the person council were			
considering and asked if they had the right skills. Town Clerk advised they did			
work for SLCC in the role of counselling for councils and was qualified to			
undertake the role of mediator.			
Town Clerk will make arrangements with the mediator on how this will be taken			
forward and advise Councillors.	TC		
It was recommended that Councillors would benefit very clearly from the			
beginning to set out what the expectations are and what can and cannot be			
discussed and which phrases may or may not be used as Councillors want to feel			
comfortable and free in this environment.			
Councillors would like a plan prior to Christmas with a view to starting in			
January.			
It was commented that council has had polite and considerate meeting doing their			
duty.	тс		
RESOLVED to carry this forward	TC		
MINUTE 133 – PLANNING			
20/1827/LBC - 20/1826/FUL			
Montgomery Town Council have considered the above application and Listed			
Building Consent and have received comments from proximate neighbours to the			
proposed development site. We have significant concerns regarding the proposal			
and wish to register a formal objection on the grounds given below.			
We consider there could be potential for development on this sensitive and			
challenging site if based on a slightly extended footprint to the existing workshop			
to give a single storey cottage which would give potential for a garden area and			
better appreciation of the historic nature of the site. This would largely obviate			
the problems of a highly obtrusive and incongruous roof line as it would be			
entirely below the level of the existing wall and also remove the significant			
overlooking and overshadowing of two neighbouring properties.			
The Applications			
There are a number of errors and omissions, namely:			
 the workshop is far from derelict 			
 there are several trees on the site 			
 the house illustrated in the Statement is a completely different design 			

from the actual plans

- the severely affected proximate property, Oakfield Cottage, is not shown at all on the plans
- there has been no consultation with neighbours. We recognise this is not obligatory but given the nature of the site would have been appropriate
- no site notice has been posted so neighbouring properties were largely unaware of the proposal.

The Town Council would respectfully ask that the Planning Officer makes a site visit as it is difficult to truly appreciate the challenges of the site and proximity of neighbouring properties without.

The existing workshop has been used for storage of a commercial nature and the site never residential but there appears to be no change of use submitted for this site.

Following comments from the Built Heritage Officer on previous iterations the proposal has been moved slightly away from the Listed wall and an HIA produced but both house size and height have been substantially increased rather than reduced in size as requested. The roof will now be very visible from a number of perspectives, (including Montgomery Castle?) and impacting adversely on the neighbouring properties.

Design

CADW Conservation principles state: *the quality of design and execution must add value to the site and its setting.*

This is patently not the case here. The house bears no relationship to its early Victorian neighbours in either design or construction materials and does nothing to add value to either the constrained and dark site or the setting of the neighbouring Listed Old Gaol Gatehouse where there will be an adverse impact

on the courtyard from the rendered wall of the proposed dwelling. The roof is to be of steel which is completely incongruous in this area and the steep pitch does not reflect the immediately adjacent properties. The roof will also be clearly visible, particularly in autumn and winter months, from Castle Hill.

This proposal is within the Conservation Area and the Town Council considers that special regard should be given to maintaining visual integrity.

The building almost fills the cell yard making this a cramped site with virtually no usable outdoor space and limited natural light.

There have been no attempts to incorporate low energy features which should be a pre-requisite for any new build.

Amenity

Due to the height of the proposal there will be considerable loss of light to the gardens / courtyard of, predominantly, Oakfield Cottage but also Oakfield Lodge and a completely unacceptable overlooking and loss of privacy to long established properties.

Construction

Although not specifically a material planning consideration the Town Council and residents have concerns regarding the construction phase of any property on the site given:

- the very close proximity to 7 existing properties causing noise and disruption
- unusually poor site access through the small doorway in the Listed wall
- difficult, potentially dangerous, access for large construction vehicles on Gaol Road with right angled turn to the property and generally increased

traffic on this narrow residential road. There is no alternative access available. Ecology There is believed to be a bat roost on the site, either in the trees or potentially the workshop itself, and residents are aware of large numbers of bats in the immediate vicinity. The trees on the site are certainly part of a bat commuting corridor. The Town Council would suggest it is expedient to obtain an independent survey. Thank you for giving Montgomery Town Council the opportunity to comment on these applications Comments were gained from residents verbally and written. Confirmed that residents had also sent comments to Planning at Powys CC Committee were thanked for their thorough work on this. RESOLVED to forward to Planning at Powys CC. **MINUTE 134 – COMMUNITY NEWS TEAM** Cllr Weston left the meeting • Destination Montgomery funding has come to an end and this has an impact on contracted work undertaken by the Community News Team. Council would have to support taking this role forward. The role includes coordinating the news activity and bi monthly meetings, weekly County Times submissions, Website and What's On. The Consultants loss would be considered striking. There is a budget set in the Precept for News/Events. Issues were raised with regard to payment. Monthly invoices are received at the moment and paid through DM. Town Clerk agreed to check on the legalities of employing a self-• employed consultant/sole trader who also happened to be a Councillor in TC order to ensure council were compliant. AGREED Cllr Weston returned to the meeting **MINUTE 135 – TOURISM** Cllr Kibble wished to advise that Tourism had signed up to Helo Blod • scheme which meant they could get a certain amount of translation from Welsh to English or vice versa. It is working well and worth any groups looking into this. Can Do number seven has gone out widely to communities and local business. • Wonders of the Borders film will be screened in Spring. • Contact had been made with Montgommery in France. Hungarian video has gone well with a substantial number of views and the response has been amazing.

MINUTE 135 – SOLUTIONS FOR POOR BROADBAND WITHIN THE	
COMMUNITY	
 Letter had been received from Rural Development Officer regarding the above. Cllr Stephenson is happy to take this forward along with local infrastructure with British Telecom. Will publicise for community comments. AGREED. 	
• Agreed to check on other service providers regarding new contract.	Gwil S
MINUTE 136 – ASSET WORKING GROUP	Gwii S
 A discussion had taken place regarding scanning certain documents, it was suggested that £100 could be spent from the budget this year. This will be referred to Finance Committee in December. Cllr Kibble asked for hedge cutting to be undertaken at Gaol Road. Town Clerk advised she had been in touch with the contractor but had not received a reply. Playground group will apply for funding for a piece of equipment for Gaol Road playground. AGREED 	Gwil S
MINUTE 137 – COMMUNICATIONS FROM THIS MEETING	
Senior Citizens Party, New Year, Christmas Lights, Tree by Post Office, Publicising Street Lighting forms, Broadband issues, Euro Bin Town Hall.	
MINUTE 138 – CLOS TAN Y MUR	
• Councillors who are Trustees need to set a meeting for the Clos Tan y Mur Fund. Statements will be obtained, this will allow Trustees to consider any funding available and a meeting will be arranged in the New Year.	
RESOLVED 'In accordance with the Public Bodies (Admission to Meetings) Act 1960(2) the Town Council resolves that members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted.'	

MINUTE 139 – NEIGHBOURHOOD SUPPORT

E mail received asking for this item to be discussed in private session. An unknown person had been leaving dog faeces on this business' doorstep and he/she felt this could be a vindictive act. Councillors were sorry to hear about these problems, council would like to think this is not a targeted campaign but carelessness and thoughtlessness.

Powys CC should be contacted requesting support with this but the difficulty is that people are not willing to report these actions.

Dyfed Powys Police have been contacted regarding this.

A video camera could be purchased and set up to help, or a covert camera installed temporarily by the Police.

Cllr Thomas & Cllr Mills left the meeting as they needed to attend an alarm call. Suggested that Social Media is used to advertise there are dog bins for disposal in town.

Police may have posters they can put on lamp posts.

Letter from council to advise his/her concerns have been noted. AGREED