

**Minutes of a Hybrid Meeting of Nantmel Community Council on 17th July, 2025 in
Llanyre Hall**

Present: Cllr A Bates, K Curry, J Morgan, J Harris, P Bowen, T Griffiths,
G Wozencraft, Cty Cllr C Johnson-Wood

Apologies: Cllr L Walton-Powell

The Council observed a minutes silence in memory of former Chair and Member Carol Lewis who sadly passed away recently.

NC 52/25 Election of Chair

Resolved: Cllr Bowen was elected as Chair.

The Chair thanked Cllr Bates for her hard work as Chair over the past few years. Cty Cllr Johnson-Wood congratulated Cllr Bates and said it had been a pleasure working with her.

NC 53/25 Declarations of Interest:

Reminder to members. (A Personal Interest is also a prejudicial interest because (under the objective, public perception test in Paragraph 12 (1) of the Members' Code of Conduct) it would be regarded as so significant that it is likely to prejudice my judgement of the public interest.) (See code of conduct.) (Forms available from Clerk)

NC 54/25 Minutes of the Meeting held on 16th June 2025

The minutes were approved and signed.

NC 55/25 Information from Minutes

a) Anti Poverty Fund

The Council will contact the WI and Golden Hour to suggest they submit applications to this fund.

Resolved: Clerk to contact groups.

NC 56/25 Planning Applications

a) 25/0960/HH

Gr id Reference: E:307360 N: 264725

Proposal: Demolition of existing extension and erection of new extension - Site Address: Abercamlo, Gravel Road, Llanyre, Llandrindod Wells Powys.

Resolved: no objection.

NC 57/25 Correspondence

a) PCC – Sustainable Powys

Notification of a new electronic Town & Community Council Resource Hub. This is solely for Councils, Clerks and Councillors. The Clerk encouraged members to sign up to this service.

Clerk to re-share the email.

b) PCC Planning – Former School Building

Email as follows:

“I haven’t previously been involved in anything relating to this site, and so I have had to make a couple of assumptions – please let me know if you think I have assumed wrong.

The site had a planning application submitted in 2019 (reference 19/0633/FUL), which was withdrawn. I’m assuming that it is at the time of this application that you/the Community Council had discussions with a planning officer?

If so, given that there is no planning consent for the conversion of the building to a dwelling at present, there are not any ‘planning conditions’ – I would therefore also assume that the discussion which you had related to what the currently adopted Local Development Plan (LDP) requires in relation to the loss of community buildings.

The LDP, under policy DM11, seeks to protect existing community facilities and services, and requires that premises are actively marketed for 6 months as their existing use. This is not a legal requirement, but does provide part of the policy framework which planning applications are assessed against.

If a buyer wanted to buy the building for an alternative use, it would be for them/their representative to satisfy themselves on the planning requirements of this. I note that the estate agent brochure also advises this to potential buyers, as well as advising that the building is sold as a school for planning and council tax purposes.

Should a planning application be received for any change of use, it will be assessed in accordance with adopted planning policy.”

c) Stuart Hogg – Former School Building

Response as follows:

“Was aware of the planning history.

We’re marketing the property as having potential for range of uses (subject to planning) including for the existing use class. We haven’t specifically referenced residential on our particulars.”

The Clerk informed members that she had not contacted former groups which used the school as the Public Works Loan Board calculation would preclude the Council from purchasing the building

due to the increased amount to be placed on the annual precept for either 20 or 25 years.

Borrowing	20 years	Total Payable
£250,000	20,814.56	426,698.49
Borrowing	20 years	Total Payable
£300,000	24,977.48	512,038.34

Clerk to email all groups to establish if there would be any interest in using the building should it be purchased.

NC 58/25

Finance

a) Powys County Council – Ground Rent – £5.00 - approved

NC 59/25

Clerk Vacancy – New Advertisement

The new advertisement will be published shortly. Cllr Bates will put this on the PCC Intranet.

NC 60/25

Iman Casings

There has been no monitoring visits over the last 3 months. Cty Cllr Johnson-Wood will chase this matter up.

NC 61/25

Community Broadband Project

No updates received.

NC 62/25

County Councillor's Report

An amazing day was had starting the Tractor Run off organised by TEN.

NC 63/25

Other Matters

a) Llwyn Lane to Abbey Cwm Hir Road

Llwyn Lane to Abbey Road is in appalling condition. Cty Cllr C Johnson-Wood will chase this up. (What3Words – Heartache.reclaim. offers to costumes.duplicate.noan.