

Minutes of the Estates & Premise sub-committee meeting of Hay Town Council on 27th July 2021 held in the Sports Pavilion

Present: Cllr R Golesworthy (RWG) Cllr A Powell (AP)
Cllr S Morris (SM) Cllr J Morgan (JM) Cllr F Howard (FH)

In Attendance: N Burdekin (NB)

Apologies: Cllr G Like (GL)

EP021. Election of Chairperson

SM proposed RWG, FH seconded. *Unanimously approved*

EP022. Minutes of dated 3rd June 2021

SM proposed accepting the minutes as a true and accurate record, RWG seconded. *Unanimously approved*

EP023. Matters arising from minutes not on agenda

None

EP024. Land Registry

(i) Land Registry of HTC's Deeds – Kyle Robinson (via Zoom)

RWG welcomed Kyle Robinson to the meeting. Kyle explained the following:

- Kyle works for Land Registry
- Kyle's role is to help Town & Community Councils register all their land by 31 December 2025
- A common problem is that bits of land are being taken by members of the public through encroachment

RWG said that HTC has experienced the issue of encroachment. One case in particular came back to HTC to say that the resident(s) had been awarded possessory land registration. KR replied that unfortunately that is quite common. However, now Land Registry has been instructed to be far more pragmatic in their decision-making process and to look more favourably on the town and community council/local authority sector.

KR thanked NB for sending through a list of HTC's asset register of land owned by HTC. KR outlined the following steps that need to be taken:

1. KR and NB to liaise together on the asset list so KR has more details e.g. post codes, site locations etc.
2. After HTC has put together some further information, KR will come to Hay to inspect the deeds and supporting documents

NB asked about timescales and priorities. KR suggested he would come to Hay within 2 months and getting a quick win would help give Cllrs confidence in the process. To get a quick win, KR suggested HTC start with a straightforward case. Hay Picnic site was a suggested as a potential first site to register.

KR then left the meeting.

Following KR's departure, Cllrs also agreed to ask KR to start work on the most complex site, the Gliss, at the same time as the quick win and work on both in tandem.

EP025. Canoe traffic at the Gliss

(i) Updates/further actions

NB reported that Steve Rayner from SWOAPG had sent an e-mail on 22 July with some feedback on how the measures discussed at the site visit held between HTC and some canoe companies had had any effect (not much change). There had also been an e-mail from a resident of the Gliss (Geoff Whitaker) on 21 July complaining about the levels of canoe traffic. There was a further e-mail from Rob Finley (Ultimate Canoes) saying that dropping off canoes before 8.30am was unworkable for his company.

RWG asked NB to contact the canoe companies that were present at the site visit and confirm that the measures agreed (wooden posts and chain for canoe vehicle access only) are scheduled to be installed week commencing 2nd August. Also to be included is that there have been a number of complaints since the site visit. Any company that doesn't comply with the new measures will be denied access to the Gliss to launch. **Action:** NB to e-mail canoe companies

AP said that a sign is needed to say, "No Parking" near the proposed new wooden posts to prevent access being blocked for canoe traffic. **Action:** NB to order a sign in Welsh and English.

AP also suggested that HTC meets canoe company representatives once the wooden posts/chain have been installed to discuss practicalities.

SM said Celtic Canoes have suggested another meeting with HTC. NB added that Steve Rayner has also requested a follow-up meeting with HTC.

JM raised the issue of the chain and the fact that, when it is dark, there is no light at the Gliss and the chain would represent a trip hazard. Cllrs agreed to look into this once the measures have been installed.

Prior to the meeting, JM had forwarded to NB a consultation that the EA is conducting into whether to charge, amongst others, canoe traffic for using waterways including the River Wye at Hay. The deadline for responses is: 16 September 2021. RWG said he felt that there should be a charge for commercial companies.

Action: NB to circulate consultation document to 3 Cllrs who are responsible for environmental consultations (RWG, SM & JBG) to draft a response ready for next Full Council on 6 September 2021.

(ii) Disabled Platform – has it been cleared

RWG reported that the disabled platform at the Gliss has not been cleared yet. Ian Davies had agreed to do the work, but as yet the work has not been completed.

EP026. The Gliss & Brecon Road Recreation Facilities car park

(i.) Pay & Display vs Automated Arm Barrier(s) – initial quotes to consider

NB showed Cllrs one quote from a Pay & Display supplier, and one from an Automated Arm Barrier supplier:

- (x1) Automated Arm Barrier (from Automate) including installation and contactless card payment only = £4,680.00
- (x1) Pay & Display unit (from Total Parking) including installation and solar powered (but also mains connected recommended). Card payment option not included = £7,000.00

Cllrs agreed that the Arm Barrier option would not work at the Gliss and that Pay & Display was the better option for both the Gliss and Brecon Road Play Area.

RWG suggested a £2.00 per day rate on a trial basis. AP raised the issue of whether canoe companies would be charged and that if HTC is going to carry out any clamping, a licence would be needed.

Cllrs agreed that if HTC were to do this, a sign would need to be installed prior to the scheme starting to give people notice that HTC would be installing a Pay & Display car park system. JM asked if white lines would be needed. RWG said that the white lines would be washed away at the Gliss. However, a sign could be displayed saying, "Park at own risk". The P&D unit would need to be raised up to avoid potential flooding risk.

Brecon Road Play Area car park – RWG suggested installing 10 bollards for individual paid parking for those who have expressed an interest and that these bollards to go along the concrete wall running in parallel with the back of the Bowling Green. The rest of the car park would be P&D.

SM added that a manual barrier could be installed between the existing garage and the rear of the sports pavilion (where the chain is currently) to enable sports clubs to park to the rear of the pavilion without charge.

In terms of white lines for the spacing, NB is still waiting for quotes.

EP026. Recommendation (i)

That HTC trials Pay & Display car parking at Brecon Road Play Area, with an area given over to bollarded individual paid parking, on a 12-month trial period.

EP026. Recommendation (ii)

If the scheme proves successful at Brecon Road after 12-months, install Pay & Display car parking at the Gliss.

RWG proposed. SM seconded. Unanimously approved.

EP027. Sally e-mails re. Mill Bank

Prior to the meeting, NB had circulated some e-mails from Sally raising issues of: rubbish on the banks; overgrown vegetation on the banks and access to Mill Cottage. Cllrs said that there was only a very small amount of rubbish on the banking. In the previous E&P meeting (3rd June, EP010) Cllrs had already agreed that the HCWGG could carry out a moderate cut back of the vegetation outside of bird-nesting season and AP and JM said that they had informed Sally of this decision already. In terms of the access to Mill Cottage, this is a civil

matter that the occupier of Mill Cottage needs to pursue and is outside of HTC's control.

EP028. Date(s) for painting and tidying up Council Offices and Sports Pavilion to be agreed

NB asked Cllrs if they would agree to let him paint Council Offices and also to tidy the office. RWG agreed to help NB. NB and RWG to paint office.

EP029. Community WiFi

SM had attended a meeting with Powys CC to discuss community Wi-Fi. A group is needed to take this on, for example, HTC, Chamber of Commerce, Hay Castle. RWG was in favour of the idea in principle. SM said that the overall mobile coverage needs to be good enough first and Iain McKintosh, Powys CC, is going to check this as a first step.

AP asked what the cost would be. SM said that if HTC agreed to act as the lead organisation, HTC would need to pay for a booster box that would cover the whole town. SM said that the proposal is to push for 5G coverage.

Next step: More meetings with Powys CC will follow.

EP030. Site visit with Healthmatic – Thursday 29 July 11.30 am

NB confirmed that there will be a site visit with Healthmatic on Thursday 29 July at 11.30 am meeting at Oxford Road toilets. The site visit is a follow up to the complaints HTC made to Healthmatic about the poor quality of service from 1 May 2021 when temporary cleaners replaced the permanent cleaner.

EP031. Action Plan 2021/2022

NB has not updated the Fishing & Estates Action plan to a new Estates & Premises Action Plan.

JM suggested adding ash die back survey onto the Action Plan and carrying out a survey in Spring 2022. AP asked if there were grants available to help with Ash Die back tree removal. JM said that there were.

Action: NB to update Action Plan for next meeting and include Ash Die Back survey Spring 2022.

RWG said that Huw Morris had carried out a tree survey on the Old Railway Line several years ago and was not paid at the time for the work on the basis that there would be no charge should Huw be selected to carry out the works from the tender process. RWG proposed that HTC writes to Huw Morris to ask what money is owed to Huw for surveying. Cllrs unanimously agreed to this proposal.

Action: NB to contact Huw Morris

EP032. Any Other Business

FH asked about the wooden planter outside the greengrocer and issues with vehicles. SM said that the traffic wardens need to enforce this.

SM said that the well at Black Lion Green is collapsing due to floodwater. FH said that residents had taken on maintenance of the footpath on site. Black Lion Green is one of the sites to register with Land Registry.

NB said he had received a request from 37 Caepound for the long grass to the rear of her property (on HADSCAL land) to be cut back as it represented a fire hazard. RWG agreed to report this to HADSCAL.

Prior to the meeting, NB had forwarded a photograph from JM of a bench on Mill Bank on the Bailey Walk that is badly damaged. AP agreed to inspect the bench.

Dial-a-Ride office – RWG said that D-a-R is still very keen to move to the Recreation Facilities. Second-hand office units were discussed instead of new office units.

Action: NB to get quotes for second-hand office units

Nigel Lewis plaque – NB said that HTC agreed to install a plaque commemorating Nigel Lewis on one of the benches at Brecon Road Play Area. Now that both benches have been renovated by AP and RWG, NB said he would like to get the plaque made. Cllrs had agreed the text to go on the plaque a couple of years ago. NB to find text.

Action: NB to find plaque text and order plaque for Nigel Lewis

JM had reported a complaint about the length of grass at the top of Oxford Road car park which HTC has on a licence from Powys CC. This is on the grass cutting contract. NB said he had spoken with OTM about this and it had been missed off. OTM had now arranged for the grass to be cut. There is a tree growing out of the wall on site, and NB is waiting for a quote from OTM to remove the tree.

EP033. Time and date of next meeting

To be arranged by NB.

Signed.....

Date.....