

Hay Town Council

Hay Town Council
Council Offices
Recreation Facilities
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Minutes for the meeting of Hay Town Council on Wednesday 22nd July 2026 at 7.00pm in the Council office, Brecon Road, Hay on Wye, HR3 5DY.

1. Apologies for absence.

Present: Cllr F Howard, (Chair) Cllr J Morgan, Cllr G Williams, Cllr K Elleson, Cllr G Ratcliffe, Cllr S Eugene, Cllr H Horwood.

Present Online: Cllr A Bielski, Cllr W Bielska,

Also present: Clerk C Bunton and 2 members of the public.

Apologies for absence: Cllr A Powell.

2. Declarations of Interest & Code of Conduct.

KE – Director of Birch Close Residents Association.

3. Questions from Members of the Public.

None.

4. Planning Application

Members considered Planning Application **P/26/0488/FUL**. It was noted that the Town Council is a statutory consultee and may only comment on material planning considerations.

Following discussion, Members generally accepted the principle of the proposals, subject to the following concerns and requests for clarification:

• Flood Risk and Drainage

- Concerns were raised regarding existing localised flooding, particularly surface water flowing from Llanigon Road across Gypsy Castle Lane into Birch Close.
- Members requested clarification on how surface water and drainage would be managed, and whether the existing sewer infrastructure has sufficient capacity to accommodate the development.

• Pedestrian Access and Highway Safety

- Significant concern was expressed regarding the lack of a continuous and safe pedestrian route between the proposed development and the town centre, particularly for children walking to and from school.
- Members noted that there is approximately 100 metres between the north-east corner of the

development and Gipsy Castle Lane where no footway exists.

- Clarification was requested on proposals for new footpaths, pedestrian links, road crossings and safe access to local services.
- Concerns were also raised regarding access to bus stops and whether existing bus stop locations are suitable and accessible.

- **Traffic and Highway Infrastructure**

- Members expressed concern that the development would generate additional traffic through the town.
- Clarification was requested regarding the proposed relocation of the 30mph speed limit and its integration with wider highway improvements identified within the Town Plan.
- Members requested confirmation that all roads, footways, lighting and associated infrastructure would be constructed to Powys County Council adoptable standards.

- **Business Units**

- Members sought clarification regarding the intended use of the proposed business units, noting that previous reports had questioned their commercial viability.
- Concerns were raised regarding the potential impact of commercial operations, including delivery vehicles, operating hours and associated noise.

- **Residential Amenity and Local Services**

- Members noted concerns regarding access to local services and facilities.
- It was observed that local infrastructure is already under pressure, with concerns raised regarding GP capacity and school places.

- **Parking**

- Members welcomed the level of parking proposed within the development itself.
- However, concerns were raised regarding wider parking pressures within the town, including accessibility for disabled residents and visitors, and the adequacy of narrow pavements in surrounding areas.

- **Landscape, Biodiversity and Heritage**

- Members requested that existing hedgerows be retained wherever possible to protect biodiversity and maintain the character of the entrance to the town.
- It was considered important that the development is sympathetic to the heritage and visual character of Hay-on-Wye.

- **Lighting**

- Clarification was requested regarding proposed street lighting and its potential impact on the area's Dark Sky aspirations, Brecon Beacons National Park is an International Dark Sky Reserve.

- **Sustainability**

- Members would welcome the inclusion of renewable energy measures, including solar panels and electric vehicle charging points.

- **Affordable Housing and Occupancy**

- Concern was expressed regarding the prevalence of second homes and short-term holiday accommodation within the area.
- Members requested that consideration be given to occupancy conditions or other mechanisms to ensure the properties are used as permanent homes rather than holiday lets, where planning policy permits.

- **Community Infrastructure**

- Members noted that additional housing will increase demand on existing community facilities.

- It was requested that consideration be given to securing appropriate **Section 106 contributions** towards local community infrastructure and facilities.

Resolved: That the above comments be submitted to Powys County Council as the Town Council's observations on Planning Application **P/26/0488/FUL**.

5. Lloyds Women's cycle race

There is still little clear knowledge regarding the bike race. Organizers are anticipating between 2000 – 5000 people to come. JM & CB met with John Forsey Powys CC on Monday and discussed using the recreation field as car parking, Powys will provide signs. Clerk to request clarification on timings, end point and toilet facilities. HADSCAL have been asked if we can also use their field for car parking.

6. Asbestos checking

There is no asbestos report for the roof space of Oxford Road toilets. It's needed for the renovation project. GR proposed commissioning a report, FH seconded and unanimously agreed.

Meeting Closed 8.40pm

A handwritten signature in black ink, appearing to read 'Jane Howard'. The signature is written in a cursive, flowing style.