

MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT TREWERN COMMUNITY CENTRE ON TUESDAY, 9 SEPTEMBER 2025

Present: Councillors David Corfield (Chair), Fiona Warburton, Judy Evans, Peter Davies, Sarah Davies, Nicola Dyson, Amanda Jenner and Rob Breakwell.

2189 Apologies

Apologies received from Gill Corfield and Phil Hughes.

Councillor Colin Jenkins was not able to join the meeting due to technical difficulties relating to MS Teams.

Election of Chair (for this meeting)

It was proposed by JE and seconded by FW that DC chair the meeting. All agreed.

2190 Minutes of the Meeting from 15th July for approval

Minutes from the meeting held on 15th July to now be approved and signed by DC.

Proposed by PD and seconded by SD.

2191 Declarations of Interest – Blanket dispensations have been received for matters relating to wind farms, renewable energy, membership of voluntary organisations, school governors, school modernisation and school transport.

SD and FW declared an interest in the proposed 40 dwellings at Gate Farm planning application

2192 Matters arising not covered elsewhere on agenda

None.

2193 Playgrounds

Bench repair, Middletown

AE continues to follow up with Dan Jones Carpentry regarding the outstanding bench repair. No response has been received to date, but as the matter is not urgent, it will be kept under review.

ACTION: AE

Noticeboards

DC confirmed he has the noticeboard and will carry out the repair this evening.

ACTION: DC

Middletown Bus shelters Graffiti

RB noted that the graffiti markings are still visible on the bus shelter in Middletown. JE take a look and will assess whether any further action is needed.

ACTION: JE

2194 Highways

CCAJ has contacted Andrew Jones regarding several issues, including the ditch opposite the turning to Buttington Quarry. CCAJ followed up to request that it be cleared, and this is now being arranged. It was noted that Himalayan balsam is present in the area and, as it is controlled waste, the work should be completed before autumn/winter.

Visibility when exiting Burnt Lane towards Shrewsbury was discussed. It was noted that the Trunk Road Agency is responsible for cutting this area annually, and the matter is in hand.

CCAJ asked Andrew Jones whether any safety measures are being planned along the A458 outside Bank Farm Caravans in Middletown where the fatal accident occurred and requested confirmation of the timeframes for this work. Russell George MS will continue to apply pressure on the matter.

It was noted that work on Sale Lane and part of Heldre Lane have been completed, and work on Bachelldre Lane is nearly finished. The section by Nelly Andrews, which was previously in very poor condition, has also been repaired. Hope Road has gone out to tender and is currently in process.

CCAJ received an email from Jake Evans, Highway Inspector for PCC, stating that he has three spare salt bins. One bin has been placed at Nelly Andrews Green, and another is being positioned on Fox Lane.

A few potholes have been noted across the Ward, and it was suggested that a drive-around inspection should be carried out before Christmas. There are still potholes on Heldre Lane and at the bottom of Garreg Bank. Shephards Lane has worsened, particularly at the bottom as you approach the trunk road.

An incident occurred on Friday, 22nd August involving a lorry from Middletown Quarry, which shed a large amount of stone along the A458, particularly over the Seven Sisters humps heading towards Shrewsbury. Police and local residents helped to clear the stones, and the road was made safe by the afternoon. It appeared that the lorry was not sheeted, raising concerns about safety and quarry compliance. AE to send an email to Robin Williams, who oversees quarry licences for North Wales to inform him of the incident and ask whether any action has been taken and what measures are in place to ensure quarry vehicles are properly sheeted, driven safely, and within weight limits.

ACTION: AE

Sale Lane - At the previous meeting, concerns were raised regarding the culvert/ditch on the left-hand side of Sale Lane, which contains a piece of brick or piping and tends to fill during rainfall. A response has been received from the council confirming that the issue will be assessed by an inspector, and any necessary remedial work will be carried out following the inspection. The council will await the outcome.

Hope Lane - At the previous meeting, it was noted that trees at the bottom of Hope Lane were obstructing vision on the approach to Buttington, with boughs extending into the lane. AE had been asked to report the issue to Dave Gardener. An email was sent on 18th July, but no response has yet been received. PD believes the matter may have now been resolved.

Campervan obstruction - At the previous meeting, a resident raised concerns about a campervan parked on the footpath along the A458, causing difficulty and obstructed vision for vehicles exiting Sale Lane. AE was asked to contact the owners to address the issue and request that the vehicle be repositioned. An email was sent on 23rd July, but no response has been received. It appears that the campervan is now being moved further onto the driveway.

Pentre Gwyn Car Park – At the previous meeting, it was noted that the car park at the top end is being encroached on by caravans and other vehicles, including a concrete slab built by private homeowners. Although signs indicate “Private Parking,” the car park is council-owned. AE was asked to contact the Housing Department at Powys County Council and update CCAJ. An email was sent on 18th July, but no response has been received. The car park was reported full again recently. The

email will be forwarded again to CCAJ, who will send it to the Head of Housing and follow up on the matter.

The culvert on Criggion Lane has been damaged by a vehicle. CCAJ has reported the issue, and Dave Gardener has confirmed that a cone will be placed outside the culvert, just before the 30 mph sign, to warn road users.

2195 County Councillors' Report

CCAJ applied for a local poverty grant, to be distributed between wards. Trewern School will receive £3,750 from the grant to support various projects.

It was noted that Welshpool Library will be reopening soon. The reopening is expected to give the museum a new lease of life, with a strong focus on showcasing local and agricultural history.

Concerns were raised about the last bus from Newtown to Welshpool, with several services reportedly not running. Residents are having to finish work early due to limited options. The 77 service to Shrewsbury hospital is more reliable for Middletown, though the Welshpool to Newtown route remains problematic. CCAJ will ask in the next newsletter for residents to report any ongoing issues, noting that a few weeks may be needed for the service to settle.

2196 Planning

Gate Farm Development / Pedestrian Crossing

CCAJ read out the latest email from Andrew Jones regarding the Gate Farm development and the proposed pedestrian crossing. She noted that the location suggested for the crossing does not appear to exist as described and expressed concern that it would need to be positioned further down towards Trewern to be safe and practical. CCAJ will submit comments to Planning to highlight this issue and to state that, while a crossing is needed, the proposed location is unsuitable. It was also noted that the Welsh Government's response on the planning portal has not been updated, and that planning consent is not currently conditional on the provision of a crossing, meaning it may never be installed. Further resident concerns relating to the proposed development were also discussed, including window heights, overgrown hedges, and the need for effective maintenance of shared areas. It was suggested that a higher fence may be needed for sound protection near Cae Post, and clarification is required on how boundary hedges will be maintained. CCAJ proposed arranging a meeting with the developers to discuss these matters directly. It was agreed this would be a practical way to resolve outstanding issues.

25/1056/REM | Section 73 application for the variation of condition 1 of planning application 20/0575/REM (extension of time) | Buttington Quarry Buttington Welshpool SY21 8SZ

No comment. No objections.

25/1109/FUL | Rural Enterprise Dwelling with package treatment plant and associated works | The Rhos Holding Trelystan Leighton Powys SY21 8JB

We have not received any objections, therefore we not oppose this application.

25/0922/FUL | Conversion of garage to single holiday home, siting of Geodesic dome, improved access and all other associated works | Severn View Tre-Wern Welshpool SY21 8ET

We have not received any objections, therefore we not oppose this application.

Ivy House

With regards to the rebuilding of the listed barn at Ivy House. The appeal to alter the barn was

refused. It was agreed that the barn should be rebuilt as it was originally listed. It was suggested that the matter could be submitted as a planning enforcement query.

Planning Update – 25/0802/FUL | Land Adjacent/West of Penyfoel, Middletown

The full planning application for eight dwellings has been submitted and, if granted, will supersede the previous outline consent. The planning officer confirmed that while a previous reserved matters application had included additional land outside the settlement boundary, this new full application appears to be confined within the settlement development boundary. The officer is reviewing the submitted plans in detail to ensure compliance. The principle of residential development within the boundary remains supported, and the application is being assessed against relevant Local Development Plan policies and national guidance.

School Car Park Parking

The school have raised health and safety concerns around the new car park, the issue will be included on the agenda for our next meeting.

2197 Finance

Bank Reconciliation

The bank reconciliation shows that there is £43,776.15 in the accounts at the end of July 2025. Bank reconciliation and bank statements checked to confirm that it is all in order.

DC to now sign bank statements.

Proposed by FW and seconded by SD

Payments

Clerk Salary - £594.10 (July and August payment) under L.G.A 1972 s112.

Scott Jones Painting and Decorating - £500 (painting bus shelters) under L.G.A 1972 s111

Sarah Davies - £156 (Councillors Allowance) under L.G.A 1972 s112.

David Corfield - £156 (Councillors Allowance) under L.G.A 1972 s112.

Time Release - £239 (Internal Auditor) under L.G.A 1972 s111

Trewern Community Centre £2,300 (annual donation) under L.G (M.P) Act 1976 s19 (3).

Middletown Village Hall - £2,300 (Annual donation) under L.G (M.P) Act 1976 s19 (3).

CA Bowen - £600 under L.G.A 1972 s111.

Proposed by PD and seconded by ND

The fixed asset register requires updates following the sale of the Middletown play area. The play equipment from that site needs to be removed from the register, and the number of benches owned by TCC needs to also be revised.

2198 Correspondence

Payphone consultation

BT undertook a consultation on the potential removal of payphones across Powys. TCC submitted a response requesting that the Middletown payphone be retained, citing poor mobile coverage in the area, the rural location, and proximity to a defibrillator. BT acknowledged the response on 7th August.

Middletown Bus shelter

A resident raised concerns regarding the condition of the bus shelter near the Breidden Hotel, describing it as an eyesore and noting that it presents a poor impression at the gateway into Wales. The resident had contacted Celtic Travel, who responded that the shelter is not their responsibility and advised contacting the Transport Unit at PPC. AE to contact PCC regarding the matter.

ACTION: AE

Cross-Border Health Funding, Powys

An email was received regarding a recent letter from County Councillor William Powell to the First Minister, expressing concerns about the lack of funding for cross-border health services and treatments for Powys residents. The letter calls for local groups and councils to lobby the First Minister for improved services, highlighting the challenges posed by Powys' large geographical area and rurality. The council agreed to support the concerns raised and requested that AE write to the First Minister expressing TCC's agreement with and support for the letter.

ACTION: AE

2199 Any Other Business

Review of TCC Policies and Procedures

As part of the Council's annual commitment to reviewing policies and procedures, it was agreed to continue reviewing a selection each month. This month, the following policies and procedures were reviewed and it was agreed to retain them without changes:

- Disciplinary Procedure
- Grievance Procedure
- Sickness Absence Policy

Shade Sails Replacement

Replacement shade sails will need to be sourced as the original supplier could not be found. The sensory garden was noted to be overgrown with thistles; three planters have been painted by FW, but further help may be needed. The community gym, installed with a grant by the school, is on PCC-owned land and used by the wider community. It was agreed maintenance is the responsibility of PCC, not TCC or the Community Centre, and the gym will remain closed for now. Booking arrangements for the football pitch are unclear and will be clarified at the next meeting. AE to add to next meeting agenda for discussion.

ACTION: FW/AE

2200 Date of Next Meetings

21 October 2025 at Middletown Village Hall and via MS Teams.