

# MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 18 NOVEMBER 2025

Present: Councillors Gill Corfield (Chair), David Corfield, Fiona Warburton, Judy Evans, Peter Davies, Sarah Davies and Phil Hughes.

## **2213 Apologies**

Apologies received from Councillor Rob Breakwell, Nicola Dyson, Amanda Jenner and Colin Jenkins.

## **2214 Minutes of the Meeting from 21st October for approval**

Minutes from the meeting held on 21st October to now be approved and signed by GC.

Proposed by FW and seconded by PD

## **2215 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. GC declared an interest in Middletown Village Hall.

## **2216 Matters arising not covered elsewhere on agenda**

None.

## **2217 Playgrounds**

### Bench Repairs, Middletown

AE still unable to get hold of Dan Jones re. Bench repairs. AE to keep trying and keep bench on agenda.

**ACTION: AE**

### Middletown Noticeboard

The noticeboard have not been returned yet. Signs are also planned to be added to the benches. It is hoped that the noticeboard will be brought back in the next couple of weeks.

### Play Area Lease, Trewern

The lease for the play area in Trewern has now ended. AE has spoken to David Thompson, PCC. He has been very busy but has not forgotten. He needs to send the relevant information to his colleague and will copy AE in on the email when he does. AE to continue chasing.

**ACTION: AE**

### RoSPA Report

As the Trewern play area was inspected in August, some of the issues raised in the report have already been addresses, such as the vegetation by the gate has already been cut.

The RoSPA report highlighted other minor repairs. Minor repair required to the bench, AE to ask Dan Jones Carpentry if he could carry out the repairs. Minor repairs needed on the seesaw, DC and PD to inspect and apply filler as needed. Runway nylon nut, low risk, but needs tightening. Surface repair required underneath the toddler swings. Swing basket seat height, this needs to be addressed sooner rather than later.

**ACTION: DC/PD/AE**

A RoSPA inspection was carried out in error on Middletown play area. It was agreed we would pass this onto the new owners. AE to send to TNS Foundation.

**ACTION: AE**

### **2218 Highways**

An email was received from CJ, reporting that the remedial work done on the U2253 road has begun to erode and suggested that placing curb stones along the eroded side could help prevent further damage. The main issue stems from a blocked stream further up the lane, which regularly causes erosion during heavy rainfall. The damage to driveways and road surfaces creates ongoing maintenance costs. AE to report issue to Dave Gardener (PCC Highways) and respond to CJs email to ask him to encourage residents to report issues to PCC too.

**ACTION: AE**

Russell George MS has provided an update regarding road safety improvements on the A458 near Middletown. A feasibility study has confirmed ongoing issues with vehicles overtaking over the solid white lines. The recommended measures include additional signage and road markings to reinforce the speed limit and highlight hidden dips, including extension of the solid white lines, refreshing existing road markings and High Friction Surfacing, and exploring CCTV solutions with analytics to support Operation Snap and automate detection of double white line violations. Russell George will continue to pursue these improvements with Welsh Government to improve safety along this section of the trunk road.

Another branch has come down from one of the trees located along the Leighton Road, obstructing visibility when exiting the Hope Road. The tree appears in poor condition and may need to be removed. The lack of visibility presents a health and safety concern. AE to report to PCC.

**ACTION: AE**

### **2219 County Councillors' Report**

See 'Highways'

### **2220 Planning**

#### Update on 24/1839/FUL - Land at Gate Farm, Trewern

The developers updated crossing proposal was reviewed. The tactile crossing will now be relocated lower down the A458, which was considered a much safer and more practical location. The bus shelter is also proposed to be moved. The current shelter is a solid concrete structure, owned and maintained by TCC. It was agreed by Councillors that if the developer wished to remove it and replace it with a glass shelter similar to existing PCC shelters, TCC would fully support this, as a glass shelter would improve visibility for bus drivers and residents and be easier to maintain. TCC are happy with the proposed new locations for both the crossing and the bus shelter, while noting that the speed limit in this section may need to be monitored over time.

The Council also discussed additional site concerns:

- **Traffic and Safety:** Criggion Lane is narrow and already busy, with cars parked on the road and no double yellow lines in some sections where residents often park. Councillors noted the potential safety impact of additional traffic from the development and the recent increase in lorry movements due to the Llandrinio Bridge closure. Photographic evidence will be gathered where possible to support future representations.
- **Flooding and Drainage:** CCAJ and SD met with the developer to discuss the boggy field, ditches, and hedges. The developer has agreed to clear ditches and improve drainage, including creating a deeper ridge to reduce flooding risk. However, while the SUDS system

may help, it cannot fully guarantee prevention of overflow into gardens and roads. Residents may still need to maintain parts of the drainage system.

- **Sewerage:** Odour from the nearby treatment plant, particularly in summer, remains a concern.
- **Hedges and Community Areas:** Hedges should be cut before development begins, with maintenance handled by Mid Wales Property. It was noted that it may be difficult for residents to maintain these areas themselves. A clause for ongoing maintenance may be required in planning conditions.
- **Housing Mix:** There is concern that the development may primarily provide social housing rather than a balanced mix of homes. Barcud indicated that some homes may be for sale to local residents, but this is not confirmed. Councillors emphasised the need for executive and affordable homes to support local housing requirements, particularly with nearby employment growth.
- **Other Considerations:** The developer noted that they cannot guarantee what springs or water sources may be encountered on-site. Councillors agreed that photographic evidence of flooding and drainage issues will help support the Council's position.

AE to send an email to CCAJ confirming that TCC is happy with the new locations of the bus shelter and tactile crossing, supporting the potential replacement of the shelter with a glass structure for better visibility, however TCC continue to have concerns regarding traffic, flooding, sewerage, and housing mix.

**ACTION: AE**

The Council noted PCC's response regarding the signage at the Hog's Inn at The Breidden. The review confirmed the signs are not illuminated, comply with permitted development rules, and do not harm the character of the area. No breach of planning control has been identified.

## **2221 Finance**

### Bank Reconciliation

The bank reconciliation shows that there is £43,896.65 in the accounts at the end of October 2025. Bank reconciliation and bank statements checked to confirm that it is all in order.

GC to now sign bank statements.

Proposed by PH and seconded by PD

### Payments

Clerk Salary - £297.05 (October payment) under L.G.A 1972 s112.

Middletown Village Hall Broadband - £291.60 under L.G (M.P) Act 1976 s19 (3).

Middletown Village Hall - £50 (Hall Hire for October & November) under L.G (M.P) Act 1976 s19 (3).

GloverSure - £48 (SSL Cert - 1 year) under L.G.A 1972 s111.

Phil Hughes - £156 (Councillors Allowance) under L.G.A 1972 s112.

Proposed by PD and seconded by FW

### Budget/Precept

AE has sent a draft version of the budget/precept for the next financial year to all Councillors. AE to send the draft budget to all Councillors who were unable to attend the tonight's meeting for their comments and add 'Budget/Precept' to the next agenda in January, so it can be officially approved.

**ACTION: AE**

## **2222 Correspondence**

None.

## **2223 Any Other Business**

### Shade Sails Replacement

FW will forward the invoice to AE. The sails are £18 each. This item will be added to the February agenda to arrange replacement in time for spring.

**ACTION: AE**

### Trewern Community Centre

Another Community Centre Committee meeting is scheduled in the New Year. An update will be provided in January or February. AE to add to the January agenda.

**ACTION: AE**

### Bin Emptying

AE did not receive a response to the previous email sent to Sue Davies regarding bin emptying at the Trewern play area. It was advised to contact her by phone to check whether she wishes to continue emptying the bins.

**ACTION: AE**

### Tree Survey, Trewern

The school have booked Arbserv to carry out the three-yearly tree survey on 3 March 2026. The Council noted that, following discussions at the March 2023 meeting, TCC does not contribute towards the full tree survey, as PCC is responsible for the majority of trees on the site. TCC previously agreed to cover the cost for the five trees within the play area that fall under its responsibility, including any work required as a result of the survey.

## **2224 Date of Next Meetings**

20 January 2026 at Trewern Community Centre and via MS Teams.