

# **MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT TREWERN COMMUNITY CENTRE AND VIA MS TEAMS ON TUESDAY, 20 JANUARY 2026**

Present: Councillors Gill Corfield (Chair), David Corfield, Fiona Warburton, Judy Evans, Sarah Davies, Phil Hughes, Rob Breakwell, Amanda Jenner and Colin Jenkins.

Two members of public were in attendance.

## **2232 Apologies**

Apologies received from Councillor Nicola Dyson and Peter Davies.

## **2234 Minutes of the Meetings from 18th November and 2nd December for approval**

Minutes from the meetings held on 18th November and 2nd December to now be approved and signed by GC.

Proposed by FW and seconded by SD

## **2235 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.**

DC and GC declared an interest in planning application 25/1924/HH. PH declares an interest in planning application 25/1835/FUL.

## **2236 Matters arising not covered elsewhere on agenda**

None.

## **2237 Playgrounds**

### Play Area Lease, Trewern

The lease for the play area in Trewern has now ended. AE has spoken to Richard Probert, Senior Valuation Manager for PCC, who will be sending over the Heads of Terms shortly. AE to continue chasing.

**ACTION: AE**

### RoSPA Report

AE has spoken to Dan Jones Carpentry, who will visit the Trewern play area to look at the bench as soon as he can. The remaining items needing attention from the RoSPA report are still in progress, including minor repairs to the seesaw, tightening of the runway nylon nut, surface repairs under the toddler swings, and addressing the basket swing seat height, which remains a priority.

**ACTION: DC/PD/AE**

## **2238 Highways**

CCAJ noted that cold weather is expected next week and advised that salt bins should be checked; additional bins have also been requested for the area. The drains on Fox Lane have been reported, and the drains on Criggion Lane were cleared before Christmas.

Following the concerns raised in November regarding erosion on the U2253 road (just off Bachelldre Lane) and the need for further remedial work. Highways attended the site on a Sunday after safety concerns were reported, and CCAJ has sent a video to the Head of Highways highlighting the

dangers. The Engineer Design Service will now review plans and look at securing funding for improvements.

It was noted that the resurfacing work for Hope Road has secured funding and has now gone out to tender.

## **2239 County Councillors' Report**

See 'Highways'

## **2240 Planning**

### Update on Gate Farm planning application

An update was provided on the Gate Farm planning application, which has now been approved. The applicants have indicated that no work will begin immediately and that they are unlikely to start until around March due to the current wet ground conditions. Permission has been given for construction vehicles associated with the development to use the field opposite the site for parking in order to take vehicles off the road, and the field has been opened up to allow this. Councillors noted that, if evidence is gathered of vehicles continuing to park along the road and causing obstruction, an application could be made to Chris Lloyd (Traffic Engineer for PCC) to request double yellow lines.

### 25/1726/FUL, Proposed agricultural shed extension, Tenements Yard Brunant Buttington Powys SY21 8TF

It was agreed that the proposed extension appears significantly larger than the existing structure and, as such, the Council is concerned about the potential visual impact on the surrounding rural landscape. The Council therefore requests that a landscape and visual impact assessment be undertaken to fully assess the scale and prominence of the extension. The Council also seeks clear clarification on the intended use of the extended building and whether it is genuinely required for agricultural purposes. Given that the application does not appear to be submitted by an established agricultural business, the Council asks the Planning Authority to give careful consideration to whether the proposal meets the necessary criteria to be treated as agricultural development. The Council requests that these matters are taken into account when determining the application.

### 25/1813/REM, Section 73 application to vary conditions 2 & 3 of planning permission 21/0232/RES in relation to approved plans, Development At Land Adjacent To The Fron Middletown Welshpool Powys

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

### 25/1835/FUL, Erection of a covered manure store and associated works, The Farm Bacheldre Lane Middletown Welshpool SY21 8DD

PH declared an interest in this application. We have not received any objections, therefore we not oppose this application.

### 25/1845/HH|Erection of an air source heat pump|41 Pentre Gwyn Trewern Welshpool SY21 8DZ

The Council raises no objection in principle to the installation of an air source heat pump. The Council would, however, ask whether any potential noise impact has been considered as part of the proposal, particularly given the residential setting. The Council requests that compliance with relevant noise standards and the positioning of the unit to minimise any possible disturbance to neighbouring properties are taken into account.

### 25/1924/HH|Erection of extension and porch|The Stables Llwyn Melyn Trewern Welshpool Powys SY21 8EG

The Council raises no objection to the proposal and notes that this development is unlikely to have a wider impact on the surrounding area. No concerns or objections have been received from residents. However, as the property is semi-detached, the Council requests that window positioning be carefully considered as part of the consultation process to avoid any adverse impact on neighbouring privacy.

The ongoing parking issues at the top-end car park on Pentre Gwyn were discussed. Councillors noted that the situation remains unchanged, with the concrete pad still in place, caravans continuing to be parked there, and the previously reported "No Parking" signs still displayed on fences. Members felt that the outcome to date has not been satisfactory. It was agreed that AE will contact the PCC Housing team again to request a site meeting, as the Council would like Housing to attend on site to review the situation directly and discuss next steps.

**ACTION: AE**

## **2241 Finance**

### Bank Reconciliation

The bank reconciliation shows that there is £50,879.23 in the accounts at the end of December 2025. Bank reconciliation and bank statements checked to confirm that it is all in order.

GC to now sign bank statements.

Proposed by FW and seconded by SD

### Payments

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

Proposed by PH and seconded by CJ

### Budget/Precept

AE sent the budget/precept to all Councillors. The precept for 2026/27 was agreed at £23,537, which equates to £33.39 per Band D household. This represents a decrease of £0.89 per Band D household compared with the previous year (2.6% decrease). Councillors were satisfied with the proposed budget and precept. It was noted that work may soon be required to the wet-pour surface at the play area, as the recent RoSPA inspection highlighted deterioration around the edges. Members also discussed the potential for adding an additional piece of play equipment in the future, subject to funding.

Proposed by FW and seconded by PH.

### Audit update

The Council reviewed the updated Training Plan and confirmed that it remains appropriate and proportionate to the Council's size and experience. Audit Wales had requested additional detail within the Plan, specifically relating to timeframes, participant numbers and associated costs. The Clerk has updated the document accordingly and everyone was satisfied with the updated Training Plan, and it will be signed at the next meeting. Audit Wales also queried a non-material rounding difference in the balance carried forward. The Clerk has written to Audit Wales to seek clarification, noting that the figure was rounded to the nearest pound in line with standard practice. AE still waiting for a response from Audit Wales.

## **2242 Correspondence**

The Council considered the correspondence from Llandrindod Wells Town Council regarding cross-border healthcare pressures and the proposal to form a collaborative group of town and community councils to explore the issue further. Members agreed that this is an important matter and that the Council would wish to support the initiative and be kept informed of developments.

However, due to current capacity, the Council is unable to commit to sitting on a formal committee at this time.

### **2243 Any Other Business**

#### Trewern Community Centre

The next Community Centre Committee meeting was delayed and a new date has not yet been arranged. Members of the Community Centre Committee reported discussions about the lease, including the possibility of giving up the classroom and toilet areas for the school to take over, which would reduce the Community Centre's share of running costs. PCC are supportive of this approach. It was noted that, with enough Committee members, the Community Centre should be able to continue operating, and there is a strong wish to keep it open. A public meeting is expected to be held in early March to encourage wider community involvement.

#### Bin Emptying

AE has now received a response from Sue Davies, who confirmed she is happy to continue emptying the bins. She noted, however, that she is unable to dispose of the waste into the school bins during evenings and school holidays due to the gate being locked.

#### Trewern Church

Two members of the public attended. Concerns were raised about the unauthorised access created at Trewern Mission Church, where railings have been removed to form an entrance off the A458. Vehicles are pulling on and off the A458, a fast and dangerous stretch of road, creating significant safety risks. CCAJ has reported the matter to Andrew Jones (Trunk Road Agency), who has confirmed he is investigating, and the issue has also been raised with PCC Planning. It was noted that there is no consent for the current use, and a planning enforcement case has now been opened. The Council will continue to monitor the situation and keep residents updated.

#### Policies and procedures

As part of the Council's annual review, it was agreed to continue reviewing a selection of policies each month. This month, the TCC Code of Conduct and the TCC Public Speaking Protocol were reviewed.

#### Clerks Laptop

Due to the Clerk's laptop not being compatible with Windows 11, it was agreed to purchase a new one. It was authorised for AE to proceed with the purchase, with RB advising on which laptop would be most suitable.

**ACTION: AE/RB**

#### Meeting Venue

It was agreed that all future meetings will be held in Middletown due to the improved facilities. Members noted that if any members of the public wish to join online, this will not be possible at Trewern Community Centre at the moment. AE will cancel the existing bookings with Trewern Community Centre and re-book with Middletown Village Hall. If circumstances change, the Council will review the arrangement.

### **2244 Date of Next Meetings**

17 February 2026 at Middletown Village Hall and via MS Teams.