

MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 21 OCTOBER 2025

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

2201 Apologies

No apologies received.

Three members of the public were also in attendance.

2202 Minutes of the Meeting from 9th September for approval

Minutes from the meeting held on 9th September to now be approved and signed by GC.

Proposed by SD and seconded by PH

2203 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.

2204 Matters arising not covered elsewhere on agenda

None.

2205 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

Noticeboards

DC has repaired the noticeboard outside the school. The noticeboard in Middletown is due to be fixed later this week.

Middletown Bus shelters

JE reported that no graffiti markings are currently visible on the bus shelter since it has been repainted. It was agreed to keep an eye on the condition over the winter and to add this item to the agenda again in April for review. It was also noted that PCC has confirmed that the shelter outside the Breidden Pub is a PCC-owned shelter. Cllr Jackie Charlton has advised that it has been scheduled for replacement with a Green Roof shelter as part of the next round of renewals, pending confirmation of grant funding.

Community Gym Maintenance, Trewern

The school has taken responsibility for the gym and will be arranging a ROSPA inspection. The gym will now be included in Powys Schools' annual ROSPA inspection schedule.

Play Area Lease, Trewern

The land in which the play area in Trewern is located has now ended. AE has spoken to numerous departments within PCC. AE will speak with PCC Legal Dept next.

ACTION: AE

All Wales Play Opportunity Grant

TCC submitted an application for the All Wales Play Opportunity Grant. Unfortunately, the application was unsuccessful due to the high number of submissions and competitive assessment process.

2206 Highways

An email response was received from Robin Williams, Senior Planning Officer Minerals and Waste Planning Manager, regarding the incident on 22 August involving a lorry from Middletown Quarry. He confirmed that the issue was caused by a tailgate not locking correctly, resulting in approximately 100kg of aggregate spilling onto the A458. The operator and police attended promptly, and the road was cleared within 20 minutes. The incident has been classed as a road matter rather than a planning concern. The site operator has recorded the incident formally and updated their Risk Assessment and Method Statement (RAMS) to prevent recurrence.

AE spoke with PCC Housing Team, who confirmed, following advice from their Legal Department, that the car park is solely owned by Housing, and no other party has any claim to it. Therefore, no one has the right to erect signs or section off areas, and caravans should not be parked there. The Housing Team have spoken to residents currently using the site for caravan parking and requested their removal. They will also be writing to those who have installed signs or made alterations to the car park. The Housing Team advised that, as the car park is classed as a public space, anyone may park there, and enforcement options are limited to untaxed, untested, or unroadworthy vehicles. There is currently no update on when, or if, resurfacing or improvement works will take place.

Numerous road closure notifications have been issued recently, however some of the planned closures have not gone ahead as scheduled.

There are ongoing issues with bin collections. CCAJ has raised the matter, but the cause of the problem is currently unclear.

With winter approaching, any salt bins needing attention should be reported to CCAJ, including their locations. It was noted that a hedge in Middletown has overgrown and is now obscuring one of the salt bins. AE will follow up and report the issue to PCC.

The ditch opposite the quarry entrance has been cleared

It was noted that the right of way along the Offa's Dyke footpath, from the cottage up to Garbetts Hall, near Offa's Dyke Business Park, is currently chained.

Bacheldre Lane, past Llwyn Melyn, has now been fully tarmaced, significantly improving the road.

2207 County Councillors' Report

See 'Highways'

2208 Planning

Gate Farm Development / Pedestrian Crossing

Three members of the public attended the meeting to discuss this application. AE had previous shared correspondence with TCC from Russell George MS (18th Sept) regarding the Gate Farm

development and associated pedestrian crossing. The Welsh Government confirmed that their 'No Direction' response to the planning application remains, but internal road safety specialists visited the site and noted that the proposed crossing location poses a risk to pedestrians. The crossing details and positioning will be revised through a Road Safety Audit required as part of the Section 278 Agreement with Welsh Government, which will provide safer recommendations for active travel and the A458 crossing.

AE has attempted to arrange a meeting with Russell George MS, Lorraine Jenkins (Planning), the site developers, and Highways. Lorraine Jenkins indicated she cannot meet with the public about individual applications, but would attend if requested by Welsh Government Highways. Russell George offered to meet with those available.

Concerns raised included:

- Confusion over whether the housing is entirely affordable or social housing. Attendees highlighted that evidence should be provided that the housing is intended for local residents.
- CCAJ has called in the application for decision by committee. Each representative will have 8 minutes to speak at the online meeting, which allows public listening.
- Traffic and safety: Criggion Lane is very narrow, and even with the proposed widening and junction visibility remains limited. The proposed pedestrian crossing was considered unsafe, particularly near the bus stop and bend. Historical incidents and crash data were discussed, and it was noted that crossing is especially difficult when BT vehicles are present and parked at the BT site (near the bus stop/opposite side of road to Criggion Lane). Previous requests for crossings for schoolchildren have been denied. The proposed crossing, required by Welsh Government for active travel, remains a primary concern for all members.
- Housing layout and design: Density of development, proximity to Pentre Gwyn boundary, and impact of fences and hedges on light, maintenance access, and privacy. Drainage and flooding risks behind existing properties were highlighted.
- Infrastructure: Limited sewerage capacity, lack of street lighting, and potential inadequate land drainage. Evidence of flooding behind properties was submitted to the planning officer.
- Community impact: Strain on existing services were discussed.
- Active travel: Safety concerns regarding the proposed crossing remain central; the objection is solely to its location, not the housing development itself.

Additional points discussed included:

- Criggion Lane must be widened before any development can commence, as required by planning conditions.
- A mix of housing types is preferred over only social housing to meet local needs.
- Flooding, drainage, and water flow into adjacent fields must be considered.
- Overall, the strongest objection remains the location and safety of the pedestrian crossing.

CCAJ, JE, and GC will finalise statements to present at the committee meeting Thursday morning.

ACTION: CCAJ/JE/GC

JE has again reported the issue regarding planning applications being listed as 'Tre-wern' instead of 'Trewern' which prevented them from appearing in searches. PCC have referred the issue to their IT team and PCC staff have been reminded to check application details carefully to prevent recurrence. Planning records can be searched by the parish of Trewern or the ward of Trelystan and Trewern, with additional filtering by date to capture recent submissions.

The signs at Breidden Pub, which are very large, have been reported to Planning Enforcement to check whether permission was granted. The Enforcement Team will investigate and respond within 84 working days.

2209 Finance

Bank Reconciliation

The bank reconciliation shows that there is £44,837.75 in the accounts at the end of September 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 DC

Payments

Clerk Salary - £296.85 (September payment) under L.G.A 1972 s112.

PAYE - £405.25 under L.G.A 1972 s112.

Proposed by PH and seconded by SD

An underpayment to Time Release occurred last month, with £156 paid instead of the correct £239. The outstanding £83 has now been paid.

2210 Correspondence

Public Spaces Protection Order – Control of Dogs on Sports Grounds

A letter was received from Welshpool Town Council requesting support for a county-wide Public Spaces Protection Order (PSPO) to prohibit dogs (except assistance dogs) from sports grounds. The Council noted that former Dog Control Orders had expired, limiting enforcement against dog fouling and dogs on sports pitches. After discussion, it was agreed to support the initiative. AE to respond.

ACTION: AE

Fly Tipping, Middletown

The fly tipping reported in Middletown has been cleared.

2211 Any Other Business

Review of TCC 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 Hospitality and Gift policy was reviewed and retained without changes.

Proposed by FW and seconded by SD.

Shade Sails Replacement

The school have found an invoice for replacement shade sails, and FW confirmed the supplier details, the same sails are available on Amazon at approximately £30 each. It was agreed that all sails will be replaced in muted tones in spring. The invoice for six 3m x 3m sails will be forwarded to AE to progress the purchase.

ACTION: FW

Volunteers are needed for maintenance of the Sensory Garden, including painting planters, pruning, and general garden upkeep. FW has cut back what she can and will arrange for her husband to build a wooden compost bin. Donations of compost, plants, and financial contributions will be welcomed, FW has offered to contribute. SD offered assistance. FW will liaise with Anna regarding pupils' opportunities to help, particularly during school time. The garden requires topping up planters and long-term planting. Suggested dates for volunteer sessions will be promoted via social media, the school, and TCC channels, with autumn/winter and spring sessions planned annually.

School Car Park Parking

The school had raised health and safety concerns around the new car park. A Health & Safety officer visited the site and inspected the area. The school have confirmed they no longer have concerns and was satisfied with the arrangements. It was noted that some parents continue to walk across the car park rather than the pavement, but the situation is considered acceptable at present.

Middletown Village Hall Broadband Contribution

It was agreed to pay 50% of the broadband bill, totaling £291.60. Proposed by PH and seconded by FW.

Trewern Community Centre

The lease for the Trewern Community Centre is due to end on 31 March 2026. TCC are custodian trustees. A Community Centre Committee meeting is scheduled for tomorrow evening. Members discussed the challenges of maintaining village halls that are not in regular use. Utility costs remain high, with heating and electricity accounting for over 30% of total expenses.

PH will keep TCC updated following the Community Centre Committee meeting.

ACTION: PH

Bin Emptying

The school are happy to take responsibility for emptying the bins in the play area at Trewern. Overflowing bins became an issue over the summer. It was agreed to send a polite note to Sue Davies (who is paid to empty the bins) to check if she prefers not to continue, as an alternative offer has been received. If she wishes to continue, the situation will be monitored. AE to send an email to Sue Davies.

ACTION: AE

2212 Date of Next Meetings

18 November 2025 at Middletown Village Hall and via MS Teams.