

# **MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 15 JULY 2025**

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

## **2177 Apologies**

Apologies received from Rob Breakwell and Colin Jenkins.  
Councillor Amanda Jenner was not in attendance.

## **2178 Minutes of the Meeting from 17th June for approval**

Minutes from the meeting held on 17th June to now be approved and signed by GC.  
Proposed by PD and seconded by ND.

## **2179 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 declared an interest in the proposed 40 dwellings at Gate Farm planning application.

## **2180 Matters arising not covered elsewhere on agenda**

None.

## **2181 Playgrounds**

### Bus Shelters Repairs/Painting

Scott Jones Painting and Decorating was observed painting the bus shelters today in Trewern. CA Bowen has completed cleaning the Trewern shelters.

### Ideas for the Green Area, Middletown

JE and GC happy to meet CA Bowen to discuss the green area in Middletown (next to the pub car park/end of Golfa Close )and shaping oak tree. The ivy on the oak tree will need to be removed entirely. JE has some buddleias that she is happy for CA Bowen to plant, and CA Bowen also has additional shrubs to contribute. All members were in agreement with this plan. CA Bowen also happy to remove the plastic rubbish behind the Middletown bus shelter.

**ACTION: JE/GC**

### Bench repair, Middletown

It was noted that the second damaged slat on the bench in Middletown has not yet been replaced. AE to follow up with Dan Jones Carpentry for an update on the outstanding repair work.

**ACTION: AE**

### Signs/plaques

The plaques were etched, but the filling was done with scratching lines across them, which was noted as not ideal.

### Noticeboards

At the school: DC has not had time to address.

Hope noticeboard: PD has fitted a latch and cleaned the board by the school.

**ACTION: DC**

## **2182 Highways**

Sale Lane - Concerns raised about the culvert/ditch on the left-hand side going up Sale Lane, containing a piece of brick or piping. During rain, it fills up and requires attention. The railway previously did some work; the culvert may have been addressed by the council. AE to forward issue to Highways and let CCAJ know.

**ACTION: AE/CCAJ**

Hope Lane - Trees at the bottom of Hope Lane are obstructing vision on the way to Buttington. The boughs are full of leaves and extend into the lane. AE to report to Dave Gardener.

**ACTION: AE**

Campervan obstruction - A resident has raised concerns about a campervan being parked on the footpath along the A458 in Trewern, which is causing difficulty and obstructed vision for vehicles exiting Sale Lane. AE to contact owners to address concerns and request repositioning of vehicles.

**ACTION: AE**

Pentre Gwyn Car Park – The car park at the top end is being encroached on by caravans and other vehicles, including a concrete slab built by private homeowners. Signs indicate “Private Parking,” but parking is council-owned. AE to speak to Housing dept at PCC and make CCAJ aware of concerns.

**ACTION: AE**

## **2183 County Councillors’ Report**

None.

## **2184 Planning**

25/0860/FUL|Siting of a temporary static caravan for residential use|Land At Tenements Yard  
Heldre Buttington Welshpool SY21 8TF

The Council has no objection in principle to the temporary siting of a static caravan for residential use, provided that clear conditions are in place, specifically, that the caravan is removed within one month of the first beneficial occupation of the main dwelling or once renovation works are complete. However, the Council is concerned that this does not appear to be a genuinely temporary arrangement. The type and appearance of the caravan suggest it is intended for more permanent use, and the application seems to be a first step toward establishing a permanent residence on the site. The Council also questions why the caravan is not being placed near the house currently being renovated, which raises further concerns about the actual purpose of this application. It was agreed we would request clarification on these points from PCC Planning.

25/0802/FUL|Erection of 8 residential dwellings, new access and all associated works|Land Adjacent  
/ West Of Penyfoel Middletown Welshpool SY21 8DG

We do not have any objections at this stage but would like to ask for clarification on a few points. We understand that outline permission has already been granted for 8 dwellings, and that this application is for the detailed plans. We would be grateful for confirmation that this is the only application currently being considered for this site, and that it is only for 8 dwellings. We also note that a previous application on the same site for 5 dwellings was refused in August 2023. That refusal said: "The development as proposed would constitute unjustified and unsustainable residential development within the open countryside, which is unacceptable in principle in accordance with the aims, objectives and requirements of Policies H1 and H6 of the adopted Powys Local Development Plan (2011–2026), TAN 2 and TAN 6, Planning Policy Wales (Edition 11), and Future Wales: The National Plan 2040." Request clarification on what changes have been made in this new application to address those policy concerns—particularly in relation to development in open countryside.

#### Consultation Before Applying For Planning Permission Notice Under Article 2d, Invertek Drives Ltd

We think it is an attractive, well-designed building and are pleased to see employment opportunities being brought to the area.

#### Gate Farm Planning Application

AE to follow up with Andrew Jones regarding the planned meeting with Welsh Government to discuss the Gate Farm site and associated crossing concerns. In the follow-up, AE to request an update on the outcome of the meeting involving WG Road Safety Officers, highlighting the serious road safety concerns and the potential progression of the planning application. AE to also copy in Adam Christie-Rees, Paul Wozencraft, Lorraine Jenkin, and CCAJ to ensure all relevant parties are kept informed.

**ACTION: AE**

#### **2185 Finance**

##### Bank Reconciliation

The bank reconciliation shows that there is £45,454.70 in the accounts at the end of June 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 PH

##### Payments

Clerk Salary - £268.95 (June payment) under L.G.A 1972 s112.

Middletown Village Hall - £25 (Hall Hire for July) under L.G (M.P) Act 1976 s19 (3).

PAYE - £201.60 under L.G.A 1972 s112.

Nicola Dyson - £156 (Councillors Allowance) under L.G.A 1972 s112.

Colin Jenkins - £156 (Councillors Allowance) under L.G.A 1972 s112.

Judy Evans - £156 (Councillors Allowance) under L.G.A 1972 s112.

Gill Corfield - £560 (Chairs Allowance) under L.G.A 1972 s112.

Severn Hospice - £25 (Donation in memory of Rex Turner) under L.G.A 1972 s137.

Proposed by PD and seconded by SD

##### Susan Davies Annual Payment and Pay Review

It was agreed to increase Susan Davies's payment by £125 and ask her to continue to empty the bins as and when they are full. AE to speak with her to check she is still happy to continue.

**ACTION: AE**

#### **2186 Correspondence**

The Council received correspondence from Anna Griggs noting that someone had recently placed rubbish bins from the play park into the school skip. It is unclear whether this was a one-off act of assistance or a regular occurrence. Anna also suggested that a fixed recycling block of bins would be useful and asked if the Council knows of anything suitable. FW to speak with Anna to clarify her suggestions and discuss possible solutions.

**ACTION: FW**

#### **2187 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 updated:

- **Health and Safety Policy** – Reviewed and approved. Proposed by FW and seconded by SD

- **Informal Protocol Model** – Reviewed and agreed for adoption. Proposed by PH and seconded by PD.

#### Shade Sails Replacement

Anna Griggs has requested the replacement of the shade sails, which were shredded in recent winds. Two sails need replacing, and it was suggested to acquire an additional spare. There are believed to be six sails in total. FW has a grant application to complete for funding the replacements. Anna would like a TCC member to take responsibility for putting the sails up and down during the winter; the sails are thought to be stored in the shed. FW to prepare the grant application. If the grant application deadline is missed, the Council may consider using the Border Gossip funds. FW to update the Council on the outcome.

**ACTION: FW**

#### Criggion Lane – Accumulated Rubbish

A large number of black bin bags have accumulated in the yard and on the road at the back of the Red House, on the corner of Criggion Lane. The bags have been there for approximately three to four weeks, and hot weather is causing concern. AE to contact Environmental Health to arrange for removal of the rubbish.

**ACTION: AE**

#### Allotments / Community Growing Spaces

The Council discussed the possibility of providing allotments. It was noted that if four or more people request an allotment, the Council is required to make efforts to identify suitable land.

AE to contact PCC to clarify:

- The likelihood of securing land in the area
- The number of potential allotments
- The criteria and requirements for establishing allotments

**ACTION: AE**

#### **2188 Date of Next Meetings**

16 September 2025 at Trewern Community Centre and via MS Teams.