

# **MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT TREWERN COMMUNITY CENTRE AND VIA MS TEAMS ON TUESDAY, 20 MAY 2025**

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

## **2153 Apologies**

Apologies received from Councillor Colin Jenkins, Rob Breakwell and Phil Hughes.

## **2154 Minutes of the Meeting from 8th April for approval**

Minutes from the meeting held on 8th April to now be approved and signed by GC.

Proposed by FW and seconded by SD

## **2155 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.**

FW and SD declared an interest in Planning Application 24/1839/FUL.

## **2156 Matters arising not covered elsewhere on agenda**

Planning Application – 24/1839/FUL, Land at Gate Farm, Criggion Lane, Trewern, Welshpool, Powys SY21 8EE

- CCAJ has requested a site meeting regarding this application. Lorraine Jenkins (PCC Planning Officer) responded on 12th May, advising of a delay due to other work commitments. CCAJ will follow up.
- Concerns have been raised about the reported distance of a red kite nesting site in relation to this application. It was recorded as 1.6km away but is believed to be significantly closer. SD to email the Environmental Officer and copy in CCAJ.
- Ongoing issues have been reported when exiting Pentre Gwyn, including overgrown hedges, poor street lighting, and vehicles parking on pavements opposite residents' driveways.
- Question raised regarding how much weight will be given to the applicant's comments about promoting cycling and walking to school and beyond. It was noted there is no safe crossing across the A458, and no footpaths or cycle routes allowing safe travel to Middletown or Welshpool, as cyclists must cross the Cefn Bridge on the A458. Lorraine Jenkins (PCC Planning Officer) is very aware of these concerns, as many public comments reference this issue. Active Travel has been consulted as part of the Highways consultation, and their response is awaited.

**ACTION: SD / CCAJ**

## **2157 Playgrounds**

Bus Shelters Repairs/Painting

AE confirmed that Dan Jones Carpentry has completed the roof repair to the bus shelter. GC reported that the painting work by Scott Jones Painting and Decorating has been delayed due to the hot weather. GC to follow up with Scott Jones regarding a revised timescale for the painting.

**ACTION: GC**

Bench repair, Middletown

Dan Jones Carpentry has replaced one damaged plank on the bench. A second plank has since been found to be rotten and will also be replaced. It was noted that the first slat has been done but the

second slat on the bench remains outstanding. AE to confirm with Dan the status of the remaining work.

**ACTION: AE**

#### Signs/plaques

AE confirmed that the order for the aluminium plaques has been placed but is still awaiting an email proof of the design. AE to chase Welshpool Printing Group for an update and proof of the sign.

**ACTION: AE**

#### Ideas for the Green Area, Middletown

Members agreed to meet at the location in Middletown at 7.15pm prior to the next meeting. In the meantime, members have reviewed photos of the area and are encouraged to consider any ideas or suggestions for potential improvements.

### **2158 Highways**

The Highways spreadsheets were reviewed by the Council, it was agreed that AE would email Adam Christie Rees (Trunk Road Agency) to report the issue of lack of white lines at bi-road junctions and damaged signage issues along the A458.

CCAJ has received an update from Jake Evans (Powys County Council – Highways Inspector) confirming the following roads have been included in the 2025 capital resurfacing programme:

- C2044 Heldre Lane (through Nelly Andrews Green)
- U2252 Bacheldre Lane (*start and end points to be confirmed*)
- U2248 Sale Lane (full length)
- C2011 Hope Road (~2km of resurfacing plus 3 large patches at the top end)
- B4381/B4388 junction by Dairy Farm – resurfacing

CCAJ will request clarification on the exact extent of the work on Bacheldre Lane (U2252).

### **2159 County Councillors' Report**

CCAJ is currently very busy with responsibilities in her other role, particularly as Chair of the Health and Social Care Scrutiny Committee, which involves late-night meetings.

Buttington Trewern CP School has received a very good Estyn inspection.

Sixth Form Reorganisation: A proposal is being discussed to close all sixth forms and create two hubs (in Brecon and Newtown). This could significantly impact students in the Welshpool area, particularly if free transport is removed. The plan would limit options for families without the means to pay for private education or transport (e.g., to Shrewsbury). The hope is that the proposal will be scrapped before implementation.

Potters is proving to be difficult to access. CCAJ has submitted a motion raising concerns about health and safety—residents must use ladders to dispose of waste, and the online booking system is challenging for those without internet access. Concerns have been raised that the current system may encourage fly tipping, burning of waste, and hoarding—particularly affecting the elderly. A questionnaire has been circulated and a notice put up to gather public feedback. Councillors who visited the site reported mixed experiences. Booking slots can be difficult to secure, and car capacity appears limited. Inconsistencies in information provided by staff were noted (e.g., how to dispose of paint pots). CCAJ believes the new system addresses a problem that did not previously exist. Staff at the site are reportedly helpful, and CCAJ will continue to monitor and update on the situation.

## **2160 Planning**

25/0484/REM|Section 73 application for the removal of condition 5 (Affordable Housing Scheme) and variation of condition 2 (extension of time to submit Reserved Matters) of planning approval 21/0577/OUT|Land To The East Of Trewern School Buttington Welshpool Powys.

Trewern Community Council has considered planning application 25/0484/REM, which seeks to remove Condition 5 (Affordable Housing Scheme) from the previously approved application 21/0577/OUT for the development at Land to the East of Trewern School, Buttington. We object to the removal of the affordable housing requirement. Affordable housing is essential for supporting the long-term sustainability of rural communities like ours. It creates opportunities for young families, local residents, and first-time buyers who might otherwise be unable to afford to live in the area. In Trewern, this is particularly important, as attracting and retaining families is vital to sustaining Buttington Trewern CP School. We feel strongly that the requirement for affordable housing should be retained and not removed simply on the grounds of profitability, therefore we urge the planning authority to maintain Condition 5 to help ensure that future development continues to support a thriving and balanced community.

25/0597/REM|Section 73 application to vary condition 1 of planning permission 20/0445/REM to extend the time limit for extraction of material to 31st May 2030|Buttington Quarry Buttington Welshpool Powys SY21 8SZ

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

Planning permission to convert the barn (previously demolished by a Cae Post lorry) at Ivy House into a residence has been refused. The appeal was also dismissed for multiple reasons. It was noted that, as the barn was demolished, there is a question of whether it will be rebuilt in its original form. CCAJ to follow up.

**ACTION: CCAJ**

A request was made for the CCAJ to cancel the call-in on the proposed development near the church in Middletown. The development includes provision for a car park, which would benefit churchgoers. Although progress was previously delayed due to highways issues, it is hoped the project can now move forward. Church parking is to be a condition of the development.

## **2161 Finance**

### Bank Reconciliation

The bank reconciliation shows that there is £47,627.78 in the accounts at the end of April 2025. Bank reconciliation and bank statements checked to confirm that it is all in order.

GC to now sign bank statements.

Proposed by JE and seconded by PD

### Payments

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

PAYE - £201.60 under L.G.A 1972 s112.

One Voice Wales - £42 (New Councillor Induction) under L.G.A 1972 s143.

Audit Wales - £200 (2020/21 Audit Fees) under L.G.A 1972 s111.

Zurich Insurance - £992.05 under L.G.A 1972 s111.

Proposed by SD and seconded by GC

### VAT Return

£1,164 returned and paid into bank account

## **2162 Correspondence**

A resident raised concerns about metal barriers near the village hall gate affecting access to the children's play park. The Council confirmed the main gate remains open and access is not blocked. The resident also asked about the village hall car park reopening; this is under legal review with no confirmed date. A caravan near the pub's kitchen entrance was reported. The Council is unaware of occupants and advised contacting The Breidden or the planning department for details.

## **2163 Any Other Business**

### Reviewing TCC's Policies and Procedures

As part of our commitment to reviewing our policies and procedures annually, we agreed to continue reviewing a few each month. This month, the following policies and procedures were reviewed and updated:

- **Constitution**  
Proposed by FW and seconded by GC
- **Model Standing Orders**  
Proposed by FW and seconded by GC

### Training Plan

SD has completed the New Councillor Induction training and found it very useful. AE has created a draft Training Plan for the Council. The Training Plan was reviewed and proposed for adoption  
Proposed by ND and seconded by FW

The bridle path by The Dingle is now open again, however if there are any concerns about pig aggression or any other issues should be reported to Calum Carr, PCC Footpath Officer.

## **2164 Date of Next Meetings**

17 June 2025 at Middletown Village Hall and via MS Teams.