MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 20 OCTOBER 2026

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

One member of the public was also in attendance.

2318 Apologies
Apologies received from Colin Jenkins, Rob Breakwell and Nicola Czerwionka.

2319 Minutes of the Meetings from 15th September for approval
Minutes from the meetings held on 15th September to now be approved and signed by GC. Proposed by SD and seconded by FW

2320 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 Gate Farm planning update. PD declared an interest in planning applications, P/26/1110/FUL, P/26/1047/FUL and P/26/0870/FUL. GC declared an interest in payment made to Middletown Village Hall.

2321 Matters arising not covered elsewhere on agenda
None.

2322 Playgrounds
Play Area Lease, Trewern
PCC advised that the solicitor dealing with the matter was on leave until 12th October 2026. PCC also confirmed that the paperwork had previously been issued to their Legal Service and would be chased, with documentation to be sent directly to TCC. AE will continue to monitor progress and seek an update.
ACTION: AE

Air Glider Maintenance Update
DC reported that he had obtained a maintenance plan, however it was not the correct one and he does not currently have the required tool. He will contact Playdale again to obtain the correct information and discuss the next steps. DC confirmed that the sap has been cleaned from the Air Glider handles. Members also noted that new seats have been fitted to the seesaw.
ACTION: DC

2323 Highways
Seven Sister Road Closure Incident
No response has been received from either Colas or Core Highways despite repeated attempts to make contact. The matter was escalated to National Highways, requesting assistance in progressing the enquiry. As all reasonable avenues of enquiry had now been exhausted, it was agreed that Mr Nutt should submit his claim directly to National Highways.
ACTION: AE

CCAJ, GC, JE and AE met with Jake Evans, HGSS Highway Inspector for PCC, to discuss a number of highway concerns across the ward. A site visit was undertaken to Middletown Hill/Mt Pleasant, the drainage issue by The Dingle (U2253), Heldre Lane (towards Lower Heldre Farm), Welsh Harp Hollow Road near The Smithy towards Hope Road, and Moel y Golfa Road. The condition of the carriageway, potholes and drainage concerns at each location were reviewed on site. The drains on Firs/Fox Lane were also inspected and were subsequently cleared by PCC later that day. AE will circulate the updated highways issues spreadsheet to councillors.
ACTION: AE

Jake Evans subsequently confirmed that Welsh Harp Hollow Road has been added to PCC's capital programme list for consideration for future resurfacing works. In the meantime, the road will continue to be monitored and any defects meeting intervention criteria will be repaired in accordance with PCC policy.

Drainage issues on Lower Leighton Road were discussed. Water has been flowing from a neighbouring field onto the highway. Ditching works have been carried out and PCC Highways attended the site during the day to assess the issue.

Enquiries were made with Hafren Dyfrdwy regarding the sewerage investigation report, however no information could be provided without a reference number or specific project details. It was agreed to contact Elwyn Vaughan MS's office to establish whether they may be able to assist in identifying the report or provide a direct contact at Hafren Dyfrdwy.
ACTION: AE

An update was received regarding the fly infestation reported in Trewern. It was noted that the school canteen had been temporarily affected and there had been concerns this could impact the operation of the school. Environmental Protection officers visited the area and carried out investigations. Correspondence from PCC indicated that the issue appeared to be part of a wider regional problem affecting rural communities and that no single source could be identified. It was noted that fly numbers appeared to have decreased with the colder weather.

2324 County Councillors' Report
See 'Highways'

2325 Planning
Update on Gate Farm planning application
The possibility of writing to Mid Wales Builders regarding the proposed mix of private, affordable and social housing at the Gate Farm development was considered. It was noted that there was currently no update on the development and that responsibility for the allocation of affordable housing would rest with Barcud rather than the developer. It was agreed to defer further consideration of the matter until the January 2027 meeting. AE to add the item to the January agenda.
ACTION: AE

Access and Parking Arrangements, The Fron Development & Middletown Churchyard
GC outlined the proposed arrangements for access between The Fron development and the churchyard, including three dedicated church parking spaces, provision for hearse parking, and a new access point through the churchyard wall. It was noted that the proposed gateway should be wide enough to accommodate both a ride-on mower and the movement of coffins during funerals. The proposals were discussed with Church Representatives, who expressed support for the plans and welcomed the initiative. Consideration was given to the future management of the church

parking spaces, including the use of signage and measures to discourage use by residents of the development. Discussion also took place regarding the need for a linking footpath between the proposed gateway and the existing church path network, the possibility of developer assistance with these works, and arrangements for churchyard maintenance and grave-digging access. It was agreed that a meeting should be arranged with the developer at the earliest opportunity to discuss the access, parking and maintenance requirements and to ensure all parties have a shared understanding of the proposals. CCAJ will provide developer contact details to AE, who will arrange a site meeting with the developer and relevant church representatives.
ACTION: CCAJ/AE

P/26/1110/FUL, Erection of a roof covering over an existing agricultural concrete yard and associated works, THE FARM, BACHELDRE LANE, SY21 8DD
PH declared an interest in this application and took no part in the discussion or decision. Councillors noted that the proposal relates to covering an existing agricultural yard used for manure storage and considered that it would have no adverse impact on neighbouring properties or the wider area. Therefore TCC do not object to this application.

P/26/1047/FUL, Erection of an agricultural storage building and associated works, Brookfield, Heldre Lane, Trewern, Welshpool, SY21 8DU.
PH declared an interest in this application and took no part in the discussion or decision. TCC considered the application and discussed the proposed storage building. The Council would welcome further information regarding the intended use of the building and whether it is genuinely required for agricultural purposes. We would appreciate clarification on these points.

P/26/0870/FUL, Converting 2/3rds of an existing steel framed barn to a two storey granny annexe, CROFTERS BARN, TREWERN, WELSHPOOL, SY21 8EG.
PH declared an interest in this application and took no part in the discussion or decision. TCC objects to this application. It was noted that the proposal seeks to convert a substantial steel-framed building, originally approved and constructed as a garage, into residential accommodation. Concern was expressed that, when the building was originally proposed, it was understood that it would remain ancillary to the property and not subsequently become the subject of an application for residential conversion. Further concern was raised that approving the proposal could set a precedent for similar conversions elsewhere in the community and contribute to incremental residential development in the countryside. The suitability of the access was also discussed, with councillors noting that the property is served by an already busy lane and considering that increased residential use may place additional pressure on the local highway network. The Council therefore objects to the application and requests that these concerns be taken into account when determining the proposal.

Planning Portal
Concerns were raised regarding the functionality and usability of the new planning portal. It was noted that applications are difficult to locate without knowing the planning reference number, and that searches by settlement, location or date are no longer readily available. Councillors considered that this makes it significantly more difficult to identify new planning applications and monitor development activity within the community. Further concerns were raised that planning documents can no longer be viewed easily within the portal and frequently need to be downloaded before they can be read. It was considered that the previous planning portal was considerably more user-friendly and accessible. It was agreed that Trewern Community Council should formally raise its concerns regarding the portal. AE will draft a letter to Jake BerrIman, and CCAJ will also pursue the matter through her contacts.
ACTION: AE/CCAJ

2326 Finance

Bank Reconciliation

The bank reconciliation shows that there is £50,991.42 in the accounts at the end of September 2026. Bank reconciliation and bank statements checked to confirm that it is all in order.
GC to now sign bank statements.
Proposed by PD and seconded by PH.

Payments

Clerk Salary - £311.93 (September payment) under LGA 1972 s112.
Middletown Village Hall - £25 (Hall Hire) under LGA 1972 s133.
Middletown Village Hall Broadband Donation - £364.38 under L.G (M.P) Act 1976 s19 (3).
PAYE - missed payment, AE reported that HMRC had contacted the Council regarding a missed Quarter 4 PAYE payment. Whilst the missed payment was believed to be £222.80, HMRC's records currently show an outstanding balance of £136.74. Clarification is being sought from the Ruth Lewis (payroll).
Proposed by PH and seconded by SD

2327 Correspondence

An invitation was received to attend a community meeting in Welshpool regarding proposed changes to local health services. Concern was expressed regarding the proposals and the forthcoming consultation process. CCAJ agreed to publicise the December consultation event within the community.
ACTION: CCAJ

2328 Any Other Business

Policies and procedures

The draft Defibrillator Policy, amended by AE to reflect TCC's arrangements, was reviewed. The Risk Management Policy was also reviewed. Subject to minor amendments by AE, both policies were approved. Proposed by SD and seconded by JE.
ACTION: AE

Trewern Community Centre Lease

Electrical improvement works are currently being undertaken, including the replacement of sockets and related fittings. Quotations have also been obtained for stage lighting, estimated at approximately £6,000. It was noted that further consideration will be required regarding potential funding sources and future usage requirements. Additional works are being undertaken to improve safety, including repairs to doors and the roller shutter. It was reported that, once the outstanding electrical and building works have been completed, discussions regarding renewal of the lease can progress. The draft lease will be brought to TCC (as custodial trustees) for review and approval.
ACTION: SD

Defibrators, Middletown and Trewern

The provision of paediatric defibrillator pads for the external defibrillators was discussed. It was noted that paediatric pads are intended for children under eight years old and are used in place of the standard adult pads. The cost of one set of paediatric pads is £94 plus VAT. Following discussion regarding storage and compatibility, it was agreed that GC would purchase one set of paediatric pads and investigate suitable storage arrangements. It was requested that the pads supplied have the longest available expiry period where possible.
ACTION: GC

Mission Church Access

No further update had been received regarding the matter. CCAJ reported that she had not received a response from Adam Christie-Rees (NMWTRA) and no recent correspondence had been received from local residents. It was noted that no further activity had been observed on site. It was agreed to continue monitoring the situation and revisit the matter should any further developments occur.

It was noted that the Burgess Land Trust meeting had been cancelled.

The provision of a bench outside the Community Centre was suggested for future consideration.

Concerns were raised that a number of planning conditions at the new properties by Priors Cottage, Middletown remain outstanding, including replacement of clear glass, planting requirements, installation of bird boxes and compliance with approved lighting arrangements.

The governing body of BTCP School has written to all cluster headteachers regarding proposals to construct two additional classrooms at the new Welsh-medium school. Concern was expressed about the potential impact on pupil numbers at BTCP School, and it was agreed to monitor the situation as further information becomes available.

2329 Date of Next Meetings
17 November 2026 at Middletown Village Hall and via MS Teams.