MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 15 OCTOBER 2024

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

2081 Apologies
Apologies received from Councillor Phil Hughes and Amanda Jenner.
Councillor Rex Turner was not in attendance.

2082 Minutes of the Meeting from 17th September for approval
Minutes from the meeting held on 17th September to now be approved and signed by GC.
Proposed by DC and seconded by CJ.
Private minutes from the meeting held on 17th September to now be approved and signed by GC.
Proposed by DC and seconded by CJ.

2083 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 Play area Lease, Middletown. RB declared an interest in planning application 24/1386/FUL. FW declared an interest in Asbri Pre-Planning Consultation for Gate Farm, Trewern, SY21 8EE.

2084 Matters arising not covered elsewhere on agenda
None.

2085 Playgrounds
Play area lease, Middletown
Council have agreed to discuss the play area lease confidentially due to the ongoing legal nature of the situation.

2086 Highways
The proper entrance for the Wallers development (opposite the school) has now been created.

Concerns were again raised about the safety of the road U2253 towards the Dingle Farm in Middletown. This is something we have reported for a number of years and earlier this year CCAJ called the local depot to say that it was a major safety concern. Residents are concerned that the road is collapsing into the brook adjacent to it. Not only is this a health and safety concern but if this was to happen then these residents would be stuck as it is the only adopted road to their houses. GC will ask CCAJ to get PCC to do a H&S assessment.
ACTION: GC/CCAJ

2087 County Councillors' Report
none

2088 Planning
24/1386/FUL | Construction of a 2 bedroom residential unit above existing workshop | Breidden Garage (Border Garage) Middletown Welshpool Powys SY21 8EJ

RB declared an interest in this application. It was agreed that we would support this application, however we note the Environmental Health Officer's comments and we strongly concur with the recommendation that this development should be tied to the garage/workshop. Furthermore, we hope that this development will prompt the owners to tidy up the site and remove any temporary containers and caravans currently present.

24/1392/FUL|Formation of car park for use by All Saints Church|Land East Of All Saints Church, Off The A458 Middletown Welshpool
We do not foresee any issues with this application and are supportive of the proposal. However, we would like to request confirmation that the parking arrangements will include reserved spaces specifically for church use rather than being shared with residential parking. Additionally, we would appreciate assurance that at least one oversized space will be allocated for the hearse, to accommodate the needs of the congregation.

Asbri Planning Consultation for Gate Farm, Trewern, SY21 8EE
FW declared an interest in this application. Some concerns were raised regarding this pre-planning application; however, it was agreed that we would wait for an official application to be submitted to PCC before providing official comments.

Planning application 23/1313/RES, Land Adjacent West Of Penyfoel Middletown Welshpool was refused.

2089 Finance
Bank Reconciliation
The bank reconciliation shows that there is £38,268.59 in the accounts at the end of September 2024. Bank reconciliation and bank statements checked to confirm that it is all in order.
GC to now sign bank statements.
Proposed by RB and seconded by PD

GC and PH have had difficulty logging onto HSBC Online Bank Account, whilst AE was on holiday. AE to check the log on details.
ACTION: AE

Payments
Clerk Salary - £268.95 (September payment) under L.G.A 1972 s112.
Middletown Village Hall - £25 under L.G (M.P) Act 1976 s19 (3).
PAYE - £433.07 under L.G.A 1972 s112.
Proposed by DC and seconded by ND

2090 Correspondence
Diane Reynolds, Director of Economic Development and Growth
The team at Powys are working on a joint Town & Community Council Meeting and further details will be available soon along with invites. Therefore, Diane Reynolds was no longer able to attend tonights meeting.

Planning response to retrospective plans
We have had an email from PCC Planning Department to acknowledge our concerns regarding the retrospective application for 24/1228/LBC | Renovation of roof including second hand Welsh Slate (regularisation of works) | Llwyn Melyn, Trewern, Welshpool SY218EG. PCC Planning Department ensures us that they take Planning Enforcement very seriously. Over the past year, they have appointed two dedicated Enforcement Officers who focus exclusively on enforcement-related cases.

Additionally, they have enhanced their public website to provide easier access to information, including a comprehensive FAQ page. They have also introduced a Duty Officer Line, available Monday to Friday, to assist with any queries. PCC Planning Department believe that by improving access to information and adopting a more proactive approach to enforcement, they will positively impact the number of retrospective cases they receive.

2091 Any Other Business

Border Gossip

The cheque from Border Gossip has been received and has cleared in TCC's bank account. We have agreed to keep Border Gossip members informed about how we plan to use the funds as a tangible community project develops. The members have confirmed their support for allocating this money towards initiatives aimed at improving safety along the A458, particularly in memory of the resident who regularly donated to Border Gossip and was involved in a fatal accident on that road. Additionally, it was agreed that AE will record these funds separately in the TCC bank reconciliation spreadsheet to ensure they are not mixed with other finances.

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 approved with no changes:

- **Code of Conduct**
  Proposed by FW and seconded by CJ
- **Financial Regulations**
  Proposed by PD and seconded by JE
- **Public Speaking Protocol**
  Proposed by PD and seconded by CJ
- **Standing Orders**
  Proposed by FW and seconded by GC

Burgess Land Trust Representative

We are currently working to find a suitable representative for the Burgess Land Trust. PD is attending when possible, but there are very few clubs in this area, and the criteria for funding are quite strict. It was suggested that maybe the School could applying for funding towards the upkeep and maintenance of the Sensory Garden by the school, it would require Anna Griggs's involvement. PD will discuss this with Tony Harvey, and FW can reach out to Anna to see if she is interested in pursuing this option.

2092 Date of Next Meetings

19 November 2024 at Trewern Community Centre and via MS Teams.