



Cyngor Tref y Trallwng | Welshpool Town Council

Welshpool Town Council, Tourist Information Centre, The Vicarage Gardens, Welshpool, SY21 7DD
Tel: 01938 553142 Email: town.clerk@welshpooltowncouncil.gov.uk

Agenda & Summons Events & Planning Committee - 02/07/2025 6:30pm

27th June 2025

To: Councillor(s) Carol Robinson, Chris Davies (Chair), Julie Arnold, Morag Bailey, Nick Howells, Phil Owen, Sally Fitzgerald (Vice Chair), Revd William Rowell

Dear Councillor,

You are hereby summoned to attend a meeting of the Events & Planning Committee of Welshpool Town Council which will be held on Wednesday 2nd July 2025 in the Council Chamber, Welshpool Town Hall at 6:30pm to transact the business outlined below.

Yours sincerely,

Richard T Williams LLB (Hons)
Town Clerk & Proper Officer

In accordance with the Local Government and Elections (Wales) Act 2021, this meeting is available to view by remote means. Please visit <https://us02web.zoom.us/j/89604197896?pwd=u3v2Lqlll04yKQotelWufPt1chF0S7.1> to join online or use Zoom Meeting ID 896 0419 7896 and passcode 635350, or via telephone by ringing +44 208 080 6591.

Agenda

1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair will welcome Councillors and members of the public and will receive, and if desired, resolve to approve, any apologies for absence.

2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

To receive and resolve if desired, declarations of interest and relevant dispensations. [Part III, Local Government Act 2000]

[Appendix A]

3. PUBLIC PARTICIPATION

To receive members of the public who wish to address the meeting, in respect of any item of business included in the agenda. No resolutions may be made under this item and should relate only to matters of Council policy or practice, and not individual affairs or the questioner or any other named person. [Para. 27A, Sch 12, Local Government Act 1972]

4. MINUTES AND MATTERS ARISING

4.1. Previous Minutes

To approve and sign as a correct record, the minutes from the meeting of the Events & Planning Committee on 04/06/2025.

[Appendix B]

4.2. Matters Arising

To report for information purposes only matters arising from the Events & Planning Committee on 04/06/2025.

5. REPORT FROM THE TOURIST INFORMATION CENTRE

To receive a report from the TIC Manager on the footfall, train tickets and holidays and other matters related to the Tourist Information Centre.

6. COMMITTEE FINANCE (MONTH 3)

To note the budget report for Month 3.

[Appendix C]

7. MAYORS QUIZ EVENING

To discuss and consider an idea of holding a quiz evening to raise funds for the Mayor's chosen charities (Cllr Phil Owen).

8. WALKING FESTIVAL

To discuss and consider the idea of holding an annual walking event (Cllr Bill Rowell).

[Appendix D]

9. TINA TRIBUTE

To receive an update on the final income from ticket sales and raffle sales.

10. PANTOMIME

To discuss and consider the possibility of holding a pantomime or Christmas show in the Assembly Room.

11. DANCE FESTIVAL

To consider the idea of holding a dance festival of exhibition (Cllr Phil Owen).

12. YARN EXHIBITION

To discuss and consider allowing the 1940s and ENSA charity committee to host the yarn exhibition in the Assembly Room, every day in September, as part of the yarn exhibition's national tour.

13. CRAFT SESSIONS

To note that craft sessions will be held in the Corn Exchange, every Tuesday during the Summer Holiday, run by Kimberly Wright and Gwen Evans - Feathers Charity.

14. COMMUNITY SPORTS DAY

To discuss and consider the proposal of a community sports day.

[Appendix E]

15. FOOD TRAIL

To discuss and consider the attached report on a Welshpool Food Trail in line with the Brilliant Basics grant submitted by partner organisations.

[Appendix F]

16. UPCOMING EVENTS

Friday 4th – Sunday 6th July 2025- Continental market
Sunday 20th July - Mayor's Sunday and Community Awards
Saturday 23rd August - Monday 25th August - WTC Book sale event
Friday 26th - Sunday 28th September 2025 - Welshpool 1940's weekend
Friday 31st October - Halloween parade and party
Saturday 1st November - Fireworks night
Sunday 9th November - Remembrance Sunday
Saturday 29th November - Winter Festival
Saturday 20th December - Children's Christmas party

17. PLANNING

To discuss and comment on the following planning applications

17.1. 25/0672/TPO

Works to tree subject of a Tree Preservation Order-Location: Stoneleigh , Red Bank, Welshpool SY21 7PL

[Appendix G]

17.2. 25/0768/REM

Section 73 application to amend condition 2 and 3 of planning application 19/0896/RES in relation to approved plans and the landscaping scheme
East Of Europa Plain Groes-Pluen Welshpool SY21 9BW

[Appendix H]

17.3. 25/0847/HH

Demolition of existing conservatory and erection of extension
Dingle Frochas Welshpool SY21 9JD

[Appendix I]

17.4. 25/0496/FUL

Erection of extension to existing buildings together with parking area and associated works
Welshpool Sausage Company Foundry Lane Welshpool Powys SY21 7TR

[Appendix J]

17.5. 25/0879/HH

Erection of side extension & detached outbuilding
Stoneleigh Red Bank Welshpool SY21 7PL

[Appendix K]

17.6. Street naming and numbering

SNN3/2024/0012 - Former Gungrog School Site, Gungrog Road, Welshpool
Suggested name - HENFAES Y GARREG which was the original name of the greenfield land on which the former Gungrog School was built.

17.7. Consultation before applying for planning permission notice under article 2D

Proposed development at Offa's Dyke Business Park, Welshpool, Powys,

[Appendix L]

18. PLANNING DECISIONS

To note and approve the following planning decisions.

19. APPROVED PLANNING APPLICATIONS

19.1. 24/1768/HH

Demolition of external staircase and erection of replacement
4 Haven Court Howell Drive Welshpool SY21 7AU

19.2. 25/0623/REM

Section 73 application in relation to 23/0628/REM to vary condition 2 (approved plan/design proposals) (part retrospective)
Plas Newydd Windmill Lane Trelydan Welshpool SY21 9HZ

20. DATE OF NEXT MEETING

To note that the next meeting of Events & Planning Committee will be held on 3rd September 2025 at 6:30pm.

Appendix A



Cyngor Tref y Trallwng | Welshpool Town Council Declaration of Interests Flowchart

What matters are being discussed at the meeting?

Do any relate to my interests?

- A Does it affect my entries in the Register of Interests?
- OR**
- B Does it affect the well being or financial position of me, my partner, my relatives or my friends or my, my partner's, my relatives' or my friends':
- jobs, employers or businesses;
 - companies in which I or they are a director or where I or they have a shareholding of more than £5,000 (nominal/face value);
 - business partnerships; and
 - the following organisations where I or they hold a position of general control or management:
 - other bodies where I or they represent the authority;
 - other public authorities;
 - companies, industrial and provident societies and charitable bodies;
 - bodies whose main purpose is to influence public opinion or policy; and
 - trade unions or professional associations

More than other people in the authority's area?

NO

YES

**Disclose the
existence & nature
of your interest**

You may have a
personal interest in
the matter

Would a member of the public – If he or she knew all the facts – reasonably think that personal interest was so significant that my decision on the matter would be affected by it?

NO

**You can
participate in
the meeting
and vote**

YES

You may have a
prejudicial interest

This matter relates to:

- another authority of which I am a member;
- another public authority in which I hold a position of general control or management;
- other bodies where I represent the authority;
- statutory sick pay where I am in receipt of, or are entitled to, such pay from my authority; or
- allowances or payments made under sections 141-160 of the Local Government (Wales) Measure 2011

NO

**Also, withdraw from
the meeting by
leaving the room or
chamber. Do not try
to improperly
influence the decision**

**And, considering whether or not it is
appropriate I participate in the decision
making, do I regard myself as not
having a prejudicial interest?**

YES

Personal Interest

Prejudicial Interest

LOCAL GOVERNMENT ACT 2000

MEMBERS' CODE OF CONDUCT –PARAGRAPH 11 (4)
PARAGRAPH 14 (3) (b) (ii)

NOTIFICATION IN RESPECT OF:-

- (1) PERSONAL INTEREST ORALLY DISCLOSED AT MEETING
[(2) DISPENSATION RELIED UPON AT MEETING]

1.	NAME OF MEMBER:	
----	-----------------	--

2. DATE AND DETAILS OF MEETING AT WHICH ORAL DISCLOSURE OF PERSONAL INTEREST MADE:

DATE:	
MEETING:	

3. AGENDA ITEM NUMBER AND BUSINESS TO WHICH THE PERSONAL INTEREST RELATES :

AGENDA ITEM:	
BUSINESS CONSIDERED:	

4. DETAILS OF PERSONAL INTEREST

(Insert ALL category number(s) referred to in the accompanying guidance notes that apply together with any Additional Detail): If this involves SENSITIVE information give details of the agreement of the Monitoring Officer allowing you to simply disclose the EXISTENCE of the interest

--

5. PREJUDICIAL INTEREST

Complete sections (a), (b), (c) and (d) in the box below by deleting those sections and words in square brackets as appropriate.

The personal interest detailed in Section 4 above:-

[(a) Is NOT a prejudicial interest because the business concerned relates to [another relevant authority of which I am also a member] [another public authority or body exercising functions of a public nature in which I hold a position of general control or management] [a body to which I have been elected, appointed or nominated by my Council] [my role as a non LEA School Governor and the business does not relate to my school] [my role as a member of the Local Health Board] AND the business does not relate to the determination of any approval, consent, licence, permission or registration]

[(b) Is NOT a prejudicial interest because (under the objective, public perception test in Paragraph 12 (1) of the Members' Code of Conduct) it WOULD NOT be regarded as so significant that it is likely to prejudice my judgement of the public interest].

[(c) Is NOT a prejudicial interest because the business relates to a grant, loan or other form of financial assistance to community or voluntary organisations up to £500].

[(d) IS ALSO A PREJUDICIAL INTEREST because (under the objective, public perception test in Paragraph 12 (1) of the Members' Code of Conduct) it WOULD BE regarded as so significant that it is likely to prejudice my judgement of the public interest].

6. IF YOU HAVE A PREJUDICIAL INTEREST IN RESPECT OF WHICH YOU HAVE THE BENEFIT OF A DISPENSATION GRANTED BY THE STANDARDS COMMITTEE/SUB-COMMITTEE YOU MUST ALSO COMPLETE THE BOX BELOW.

DATE OF MEETING OF THE STANDARDS COMMITTEE/SUB-COMMITTEE	
EXACT WORDING OF DISPENSATION [As an alternative you may simply attach the letter (or a copy) from the Standards Committee/Sub-Committee notifying you of the grant of dispensation]	

7. DATE AND SIGNATURE:

DATE:	
SIGNATURE:	

This written notification, fully completed, dated and signed must be given BEFORE or IMMEDIATELY AFTER the close of the meeting to the Clerk.

V:\WLEGAL\CLARENCE\STANDARDS\TOWN AND COMMUNITY COUNCILS – DECLARATION OF INTEREST (VERSION 2)

Appendix B



Cyngor Tref y Trallwng | Welshpool Town Council

Welshpool Town Council, Tourist Information Centre, The Vicarage Gardens, Welshpool, SY21 7DD
Tel: 01938 553142 Email: town.clerk@welshpooltowncouncil.gov.uk

DRAFT

Minutes of the Events & Planning Committee held on 04/06/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor Chris Davies
Councillor Morag Bailey
Councillor Phil Owen
Councillor Sally Fitzgerald
Councillor Revd William Rowell

Apologies for absence:

Councillor Carol Robinson
Councillor Julie Arnold
Councillor Nick Howells

Absent:

Also in attendance:

Kimberly Wright - Events, Planning and Markets Officer
Wendy Lewis - Tourist Information Centre Manager
1 member(s) of the public / press

EP040625/1. ELECTION OF CHAIR

RESOLVED

Cllr Chris Davies was elected chair of the Events and Planning Committee for the municipal year 2025/2026

M142 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

EP040625/2. ELECTION OF VICE CHAIR

RESOLVED

Cllr Sally Fitzgerald was elected as Vice Chairman of the Events and Planning Committee for the municipal year 2025/2026

M143 - Proposed by Cllr Revd William Rowell, seconded by Cllr Phil Owen

EP040625/3. WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed members to the meeting. Apologies were received from Cllr Nick Howells, Cllr Carol Robinson and Cllr Julie Arnold.

EP040625/4. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP040625/5. PUBLIC PARTICIPATION

None.

EP040625/6. MINUTES AND MATTERS ARISING

EP040625/6.1 Previous Events and Tourism Minutes

RESOLVED

The minutes from the Events and Tourism Committee meeting held on 14th May 2025 were accepted as a true record.

M156 - Proposed by Cllr Revd William Rowell, seconded by Cllr Sally Fitzgerald

EP040625/6.2 Matters Arising

None.

EP040625/6.3 Previous Planning Minutes

RESOLVED

The minutes from the Planning Committee meeting held on 14th May 2025 were accepted as a true record.

M145 - Proposed by Cllr Revd William Rowell, seconded by Cllr Phil Owen

EP040625/7. REPORT FROM THE TOURIST INFORMATION CENTRE

The TIC Manager gave an update and explained that Tina Turner Raffle Tickets were selling well and train tickets and holiday sales were good.

EP040625/8. COMMITTEE FINANCE (MONTH 2)

No comments were raised.

EP040625/9. FLICKS IN THE STICKS

Cllr Bill Rowell gave an update and explained that there were over 50 people in attendance and the film was well received by all in attendance and that people are looking forward to the next one in September. The next film will be 'Emma' and shown on Monday 1st September 2025.

EP040625/10. CARNIVAL UPDATE

The Events, Planning and Markets Officer gave an update and explained that:

- Over 25 people had booked a stall
- Lots of participants in the parade, however not as many floats as hoped
- Balloon modeller and face painter had been booked

Cllr Rowell reminded everyone that he is happy to cover the the BMX stunt show.

EP040625/11. PRIDE MONTH

Councillors discussed the bunting and flat options and the Events, Planning and Markets Officer explained that the flag was donated to the Council by the Welshpool LGBTQ+ Network.

RESOLVED

To purchase 2 x 10m lengths of Pride bunting from Amazon at a cost of £2.75 per 10m for installation at the Town Hall and Tourist Information Centre

M146 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Revd William Rowell

EP040625/12. UPCOMING EVENTS

The Mayor, Cllr Phil Owen suggested holding a quiz evening for local businesses to attend, to raise funds for his chosen charities as an additional event.

EP040625/13. PLANNING

EP040625/13.1 25/0581/ADV

RESOLVED

Do not support the large totem pole; its size should be reduced.

M147 - Proposed by Cllr Chris Davies, seconded by Cllr Morag Bailey

EP040625/13.2 25/0696/HH

RESOLVED

Support with no comment

M148 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

EP040625/13.3 25/0712/LBC

RESOLVED

Support with no comment

M149 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

EP040625/13.4 25/0502/FUL

RESOLVED

Support, but note that adequate parking should be provided and the Committee ask for an explanation regarding the planned location of the existing bus shelter.

M150 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell

EP040625/13.5 25/0701/DIS

RESOLVED

Defer until next meeting

M151 - Proposed by Cllr Phil Owen, seconded by Cllr Revd William Rowell

EP040625/14. PLANNING DECISION NOTICES

EP040625/14.1 25/0707/LBC

EP040625/15. DATE OF NEXT MEETING

The next meeting of the Events and Planning Committee will be held on Wednesday, 2nd July 2025 at 18:30.

The meeting finished at 20:10.

Signed:

Dated:

Councillor (Chair)

Decision/Action Log

Item		Assigned	Status
EP040625/11 M146	RESOLUTION Pride Month To purchase 2 x 10m lengths of Pride bunting from Amazon at a cost of £2.75 per 10m for installation at the Town Hall and Tourist Information Centre	Events, Planning and Markets Officer	In progress
EP040625/13.1 M147	RESOLUTION 25/0581/ADV Do not support the large totem pole; its size should be reduced.	Events, Planning and Markets Officer	In progress
EP040625/13.2 M148	RESOLUTION 25/0696/HH Support with no comment	Events, Planning and Markets Officer	In progress
EP040625/13.3 M149	RESOLUTION 25/0712/LBC Support with no comment	Events, Planning and Markets Officer	In progress
EP040625/13.4 M150	RESOLUTION 25/0502/FUL Support, but note that adequate parking should be provided and the Committee ask for an explanation regarding the planned location of the existing bus shelter.	Events, Planning and Markets Officer	In progress
EP040625/13.5 M151	RESOLUTION 25/0701/DIS Defer until next meeting	Events, Planning and Markets Officer	In progress

Item		Assigned	Status
EP040625/6.1 M156	RESOLUTION Previous Events and Tourism Minutes The minutes from the Events and Tourism Committee meeting held on 14th May 2025 were accepted as a true record.	Events, Planning and Markets Officer	In progress
EP040625/1 M142	RESOLUTION Election of Chair Cllr Chris Davies was elected chair of the Events and Planning Committee for the municipal year 2025/2026	Town Clerk & Proper Officer	Completed
EP040625/2 M143	RESOLUTION Election of Vice Chair Cllr Sally Fitzgerald was elected as Vice Chairman of the Events and Planning Committee for the municipal year 2025/2026	Town Clerk & Proper Officer	Completed
EP040625/6.3 M145	RESOLUTION Previous Planning Minutes The minutes from the Planning Committee meeting held on 14th May 2025 were accepted as a true record.	Events, Planning and Markets Officer	In progress

Appendix C

Detailed Income & Expenditure by Budget Heading 26/06/2025

Month No: 3

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Events & Planning								
180 Tourist Information								
1500 Income -Commission Sales	4,885	24,712	40,000	15,288			61.8%	
1505 Income -Rail Ticket	0	1,163	8,000	6,837			14.5%	
1510 Income -Direct Sales	459	2,316	13,500	11,184			17.2%	
Tourist Information :- Income	5,344	28,191	61,500	33,309			45.8%	0
4000 Salary	4,757	13,297	63,145	49,848		49,848	21.1%	
4005 HMRC	1,379	3,244	4,325	1,081		1,081	75.0%	
4010 Pension Payments	774	2,195	7,552	5,357		5,357	29.1%	
4055 Rates	0	4,828	4,700	(128)		(128)	102.7%	
4060 Services	209	978	10,000	9,022		9,022	9.8%	
4085 Repairs & Maintenance	0	123	2,000	1,877		1,877	6.1%	
4100 Cleaning & Materials	0	44	1,000	956		956	4.4%	
4660 Direct Stock	133	587	15,000	14,413		14,413	3.9%	
4661 Commission Costs	(1,266)	8,950	35,000	26,050		26,050	25.6%	
4662 Train ticket costs	0	0	5,000	5,000		5,000	0.0%	
4866 IT Costs	0	0	200	200		200	0.0%	
4875 Health & Safety	0	0	200	200		200	0.0%	
4900 Miscellaneous Costs	129	337	500	163		163	67.4%	
Tourist Information :- Indirect Expenditure	6,114	34,583	148,622	114,039	0	114,039	23.3%	0
Net Income over Expenditure	(770)	(6,392)	(87,122)	(80,730)				
230 Events								
1850 Income -Carnival	648	677	1,000	323			67.7%	
1860 Income -Flicks in the Sticks	0	262	1,200	938			21.8%	
1870 Income Fireworks Display	0	0	2,000	2,000			0.0%	
1880 Income -Winter Festival	0	0	700	700			0.0%	
1895 Income-Other Events	851	931	1,500	569			62.1%	
Events :- Income	1,499	1,870	6,400	4,530			29.2%	0
4065 Mobile Phones	16	31	250	219		219	12.5%	
4400 Vehicles	(211)	0	0	0		0	0.0%	
4900 Miscellaneous Costs	0	0	500	500		500	0.0%	
5100 Flicks in the Sticks	0	0	1,500	1,500		1,500	0.0%	
5105 Fireworks Display	0	0	2,500	2,500		2,500	0.0%	
5115 Remembrance	0	0	500	500		500	0.0%	
5120 Winter Festival	0	0	2,000	2,000		2,000	0.0%	
5121 Christmas Lights	0	2,017	2,000	(17)		(17)	100.8%	
5140 Easter Egg Hunt	0	28	0	(28)		(28)	0.0%	

Detailed Income & Expenditure by Budget Heading 26/06/2025

Month No: 3

Committee Report

	Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
5190 Community Events	685	2,329	3,000	671		671	77.6%	
5192 Carnival	2,350	2,650	2,500	(150)		(150)	106.0%	
Events :- Indirect Expenditure	2,840	7,056	14,750	7,694	0	7,694	47.8%	0
Net Income over Expenditure	(1,341)	(5,186)	(8,350)	(3,164)				
Events & Planning :- Income	6,843	30,060	67,900	37,840			44.3%	
Expenditure	8,954	41,639	163,372	121,733	0	121,733	25.5%	
Movement to/(from) Gen Reserve	(2,111)	(11,578)	(95,472)	(83,894)				
Grand Totals:- Income	6,843	30,060	67,900	37,840			44.3%	
Expenditure	8,954	41,639	163,372	121,733	0	121,733	25.5%	
Net Income over Expenditure	(2,111)	(11,578)	(95,472)	(83,894)				
Movement to/(from) Gen Reserve	(2,111)	(11,578)	(95,472)	(83,894)				

Appendix D

Some initial thoughts on holding a walking festival in Weshpool:

There are many footpaths in and around the area of Welshpool Town Council, some well-used and in good condition, others less so and some very much at risk. Over recent years a number of stiles have been improved or replaced by gates, but there are also some in poor condition. The previous council on which I served (just on the other side of the border) had a footpath officer who noted problems, maintained contact with Ramblers and other groups, and liaised with the (Shropshire) County Council. It would be good to do something similar here, though I do recall that relations between the footpath officer and local landowners were not always cordial.

In terms of the town itself, it would be good to improve the existing town trail, and to have a dedicated leaflet to help visitors make the most of this, ideally with walks starting from the TIC. We do have four long distant paths passing through our area, with one (Glyndwr's Way) starting or finishing here. These are:

Offa's Dyke Path (Chepstow to Prestatyn) - crosses into our area from Buttington/Trewern via the A458 bridge, then crosses fields to the A483, before joining with the Severn Way through Pool Quay, beyond which it diverges to cross the A483 again and follow the river towards Llandrinio.

Severn Way (From the source to Bristol) - follows the course of the Montgomery Canal through our area.

Glyndwr's Way (Welshpool to Knighton, via Machynlleth) - begins / ends by the canal on Severn Road, and follows the road through to Raven Square, then via Llanerchuddol to Meifod.

Cross Britain (Macmillan) Path (Boston, Lincs to Barmouth) - enters from Buttington as per the Offa's Dyke Path, but follows the A458 to the Buttington Cross roundabout, where it joins the canal towpath as per the Severn Way to enter the town, then joins Glyndwr's Way through the town and to Llanerchuddol and beyond.

A walking festival would be a good way of publicising this wealth of pathways, and perhaps also developing a "Round Welshpool" trail, or series of trails, for those who would want to go further than just walking within the town itself. To do properly this would take time to set up, and to seek funding for e.g. the production of leaflets, waymarkers etc, and we would ideally need the support and co-operation of the local Ramblers group and other interested parties, including landowners, conservation organisations and possible sponsors. It would also be important to learn from the experience of others, and to make use of publications such as "Country Walking" magazine. We would be coming fairly late to this sort of event, which has been run successfully elsewhere, so there should be plenty of experience around.

The intention here is twofold, firstly to set up a single advertised weekend (probably Friday-Monday) event, with some guided walks aimed at locals and visitors alike. This could perhaps be organised in conjunction with neighbouring community councils, in particular Guilsfield, Buttington / Trewern and Forden / Trelystan. To look at a late summer or early autumn date in 2026 would give us a year to prepare and to seek support etc, taking care not to clash with too much else that's happening.

But secondly, there will of course be a legacy benefit, in that routes planned and waymarked would remain available, to continue to be advertised to anyone visiting the area or passing through. Paths are better walked and better looked after when they are joined to make a coherent whole, and well waymarked - the one-off event should provide a benefit beyond the event itself, by attracting funds that might otherwise not have been available and putting Welshpool forward as a walking venue and base.

This is only a fairly superficial and introductory paper, but I would be happy to follow this with some more serious planning and preparation work if the idea meets with approval, with the intention of placing a more considered report before the Committee and Full Council in September or (more probably) October.



Appendix E

I'll be able to advise as to licences, insurances etc also.

Kind Regards,
Rich



Richard Williams LLB (Hons)
Town Clerk & Proper Officer
Welshpool Town Council

Phone: 01938 553142

Email: town.clerk@welshpooltowncouncil.gov.uk

Want to book a meeting with me? Visit

<https://outlook.office.com/bookwithme/user/8a230d1fd75a430c934dcbe84525108d@welshpooltowncouncil.gov.uk/meetingtype/yyXHZYPVOKKOkGmHEI7IVA2?bookingcode=1fac7e97-250d-4fbf-bc60-c9789200e9aa&anonymous&ep=mLinkFromTile>

From: adele ni

Sent: 24 June 2025 09:39

To: Richard Williams (Town Clerk) <town.clerk@welshpooltowncouncil.gov.uk>

Subject: Community Sports Day

Hi Richard,

I hope you're well and enjoying your new role.

My name is Adele ni, local Olympian. I'm an ambassador for the Feathers Association, the Charity who own the youth club building in Welshpool and Newtown.

I'm doing some work for them targeting health and wellbeing. I've been given free rein to deliver a project of my own with their support. I have visions of a community sports day being held at the recreation ground in August.

Would 9th or 10th August be available?

Please could you advise me of the costs to run a charity event on the grounds. And any information you have regarding any licensing needing to put on an event like this?

I'd be looking to invite some special guests from Team GB and really make it a memorable event for everyone in our community (possibly an annual one).

Kind Regards,

Adele Ni

Appendix F



Cyngor Tref y Trallwng | Welshpool Town Council

Welshpool Town Council, Tourist Information Centre, The Vicarage Gardens, Welshpool, SY21 7DD
Tel: 01938 553142 Email: town.clerk@welshpooltowncouncil.gov.uk

Document / Report

Author	Richard Williams Town Clerk & Proper Officer
Title	Welshpool Food Trail - July 2025
Date	23rd June 2025

1. Purpose

1. To present the proposal for the Welshpool Food Trail for consideration and endorsement by the Events & Planning Committee, in line with the Brilliant Basics grant application submitted with partner organisations.

2. Background

1. The Welshpool Food Trail is a proposed initiative aimed at promoting Welshpool's food and drink offer, supporting local businesses, enhancing tourism, and increasing footfall within the town. The trail will showcase businesses using Welsh produce and promote them through a printed trail map, digital signage, and a fun, engaging 'Food Trail Passport' system.
2. The project is part of a grant obtained by Cultivate as part of the Bwyd Powys Food branding from Brilliant Basics (and held by Powys County Council).
3. The grant forms part of a broader Powys-wide food trail project in key towns. Welshpool was selected as one of those towns, alongside Brecon.

3. Components

1. Scope
 1. The scope of the trail will be limited to the Welshpool community boundaries.
2. Eligibility
 1. For businesses to be eligible they must use at least one Welsh product and have a minimum Food Hygiene Rating of 4 (Good).
 2. The grant specifies that we must target 10 to 20 businesses and engagement would take place between June and October 2025.
3. Artwork
 1. Cultivate have commissioned an illustrator to design the trail map and Food Trail passport.

2. The illustrator will undertake a site visit once the number of participating businesses are confirmed, with final design due for December 2025.

4. Digital Signage

1. The grant currently contains provision for up to three internal digital displays to show the trail. It is proposed that the Town Council offers to upgrade these to larger external signage which can be used for dual purposes. This is currently being explored by the funders.
2. The location of signage is to be confirmed.

5. Food Trail Passport

1. The grant contains 200 printed booklets which visitors to the trail can get 'stamped' as they use the trail.
2. There is potential to expand the scope of this into any future digital engagement tools which the Council obtains.

6. Monitoring and Evaluation

1. Outputs to include number of participating businesses, visitors, downloads and social media engagement.
2. Outcomes are also to be assessed through surveys and case studies with users and businesses.
3. This would be coordinated by the Council with support from Bwyd Powys Food.

7. Launch Event

1. A launch event has to be held as part of the grant and would be scheduled for early in 2026.

4. Next Steps

1. Approval of the Food Trail proposal in principle and for the Council's role as a lead body.
2. Begin contacting identified businesses to gauge interest.
3. Send specifications to Cultivate and Powys CC to decide if alternative digital signage can be explored.
4. Arrange a site visit for designer once businesses are on board.
5. Develop detailed delivery timeline to support implementation for approval by the Committee.

5. Resource & Legal Implications

1. There is no cost to implement this project with the costs met by Cultivate as part of the Brilliant Basics grant. However it is understood that the Town Council will take over the trail after creation and some costs may need to be incurred annually.
2. There may be additional costs if we decide to swap the digital signage to external digital signage, there is no budget for these costs at present and may need to wait until the next financial year.
3. Staff resource would be required to implement the project and with recent changes in staffing there may not be enough capacity within the team, however the project requires minimal input and should be straightforward to implement.

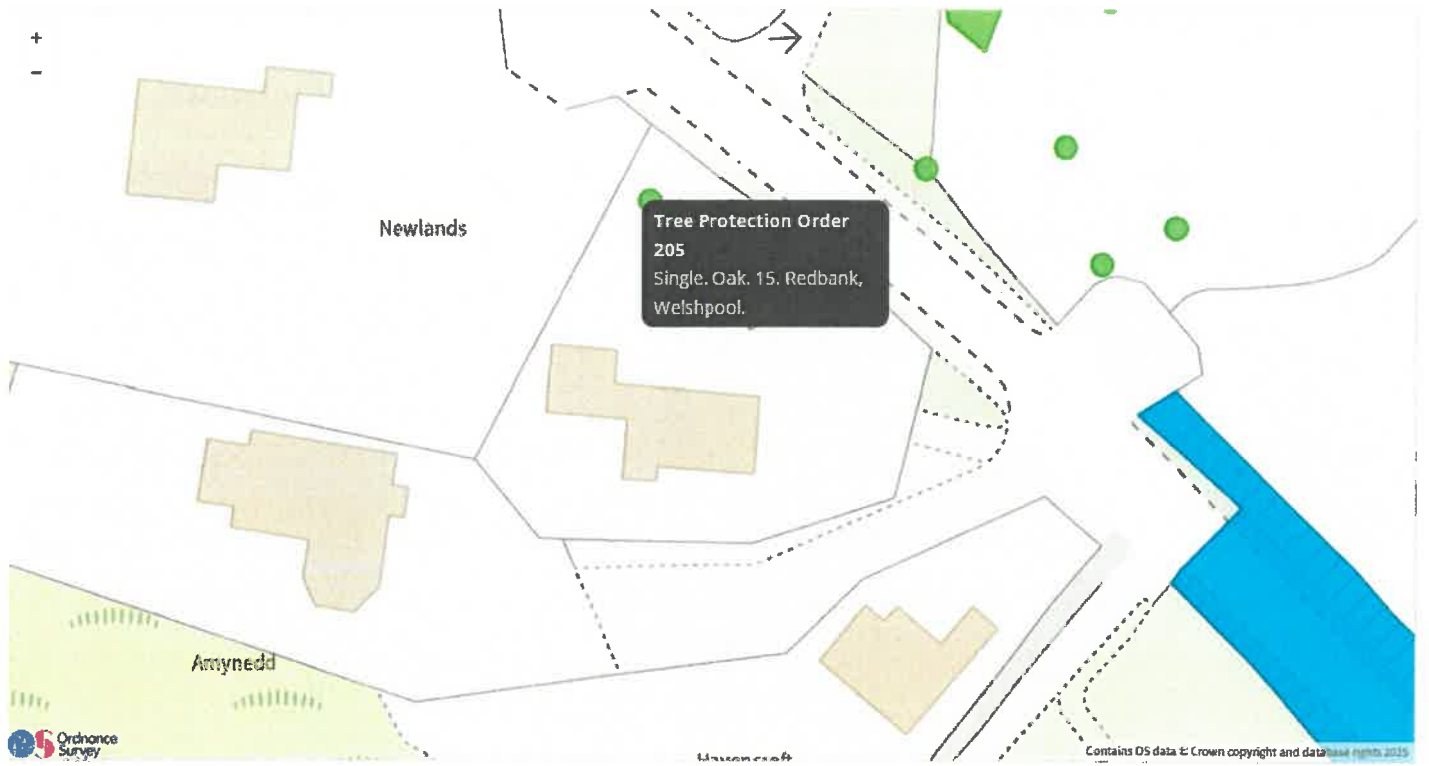
6. Recommendation

1. To note the report.
2. To approve the Welshpool Food Trail proposal in principle.
3. To confirm the Town Council's role as the responsible body for delivery.
4. To support further engagement with businesses and partners to begin implementation.

7. Decision

1. To resolve to adopt the recommendations as above.

Appendix G



- The proposed works
- The trees affected including species and location

The mature Common Oak (T1) situated within the garden of Stoneleigh has recently sustained damage from the last winter storm, resulting in the loss of its main leader in the upper canopy. This has created a significant gap, leaving the surrounding major scaffold limbs exposed to increased wind pressure. Previously, these limbs benefited from the wind shelter provided by the intact canopy, but now they are vulnerable and at heightened risk of failure in future storms. Additionally, periodic pruning on the roadside to maintain clearance from the powerline has left the canopy unbalanced, with the garden-side growth more exposed to potential structural weaknesses in high winds.

To mitigate these risks, I recommend a 30% (5m) crown reduction to restore canopy balance and encourage the natural retrenchment of the lower canopy. Despite the current structural concerns, the tree remains in relatively good health and retains significant amenity value. Common Oaks are well-adapted to crown reductions, as they naturally retrench in later stages of life as a survival strategy, prolonging their lifespan.

The proposed reduction will not only support the tree's longevity but will also significantly reduce the likelihood of structural failure near a public area, ensuring safety while preserving its ecological and aesthetic contribution.

VTA TREE SURVEY & REPORT STONELEIGH WELSHPOOL attached to application.

Trees protected by Tree Preservation Order should be numbered according to the First Schedule of the Tree Preservation Order. For example - T3 oak; two beech and one birch in G2.

You must identify the trees on a sketch plan showing the location in relation to building(s), named roads and boundaries.

Please state the reference you have given the plan (as described above)

Tree Protection Order 205 Single. Oak. 15. Redbank, Welshpool.

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
 - mark and name surrounding roads
 - sketch in buildings, including adjoining properties
 - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work
- identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
 - marking all trees on the plan, but only numbering those to which you want to carry out work
 - showing the approximate distance between the application tree(s) and buildings
 - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Trees - Reason(s) for work(s)

Please state the reasons for carrying out the proposed works on the tree(s)

The mature Common Oak (T1) situated within the garden of Stoneleigh has recently sustained damage from the last winter storm, resulting in the loss of its main leader in the upper canopy. This has created a significant gap, leaving the surrounding major scaffold limbs exposed to increased wind pressure. Previously, these limbs benefited from the wind shelter provided by the intact canopy, but now they are vulnerable and at heightened risk of failure in future storms. Additionally, periodic pruning on the roadside to maintain clearance from the powerline has left the canopy unbalanced, with the garden-side growth more exposed to potential structural weaknesses in high winds.

To mitigate these risks, I recommend a 30% (5m) crown reduction to restore canopy balance and encourage the natural retrenchment of the lower canopy. Despite the current structural concerns, the tree remains in relatively good health and retains significant amenity value. Common Oaks are well-adapted to crown reductions, as they naturally retrench in later stages of life as a survival strategy, prolonging their lifespan.

The proposed reduction will not only support the tree's longevity but will also significantly reduce the likelihood of structural failure near a public area, ensuring safety while preserving its ecological and aesthetic contribution.

VTA TREE SURVEY & REPORT STONELEIGH WELSHPOOL attached to application.

Do your reasons for carrying out the proposed works include any of the following

Health or safety of the tree(s) - e.g. it is diseased, fears that it might break or fall

- ☒ Yes
☐ No

If Yes, you will need to provide a report by a tree professional (arboriculturist)

Alleged subsidence damage

- ☐ Yes
☒ No

Trees - Additional Information

Are you providing additional information in support of your application?

- ☒ Yes
☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, etc in support of your application

VTA TREE SURVEY & REPORT STONELEIGH WELSHPOOL attached

Tree Ownership

Is the applicant the owner of the tree(s)?

- ☒ Yes
☐ No

Tree Preservation Order Details

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

- ☒ Yes
☐ No

Appendix H

1 Proposed Planting Plan

1:250



Bed 1 & 2

- Location:**
- Either side of main entrance door
- Species:**
- Colneaster horizontalis.

Spacing/Planting:

- Plant 60-80 cm apart in a staggered pattern.
- Each plant will eventually spread up to 1.5-2 m wide and 0.5 m tall.

Planting Technique:

- Loosen soil and remove all perennial weeds.
- Dig a hole twice the width of the root ball but no deeper than the pot.
- Backfill with compost-enriched soil and firm gently.
- Water in well.

Aftercare:

- Mulch with bark or compost to suppress weeds and conserve moisture.
- Water regularly in the first growing season (especially in dry spells).
- Light pruning in late winter to maintain shape and remove dead material.



Bed 3

- Location:**
- Northwest corner of the plot
- Species:**
- Rosa rugosa (tough, wind-tolerant, produces hips and fragrant flowers)

Spacing/Planting:

- Space 50 cm apart in staggered planting.
- Mature height: 1.5-2 m; width: 1.5 m.

Planting Technique:

- Bare-root: plant Nov-March or container-grown: anytime except in drought/frost
- Dig hole wider than root spread; place crown just below soil level.
- Backfill with native soil and compost mix, then firm and water well.

Aftercare:

- Mulch annually to retain moisture and suppress weeds.
- Prune back to 15-30 cm above ground in early spring after planting.
- Once established, minimal pruning needed - just remove dead or crossing stems.



Greenhouse

- Dig hole wider than root spread; place crown just below soil level.
- Backfill with native soil and compost mix, then firm and water well.



Mixed UK Native Wildflowers Bank (Bed 4)

Location:

- Facing towards main garden area to East of house.

Suggested species mixture:

- Annuals: Corn flower, Corncockle, Cam Margold
- Perennials: Yarrow, Oxeye Daisy, Bird's-foot Trefoil, Red Clover, Selfheal, Meadow Buttercup

Spacing/Planting:

- Sow at 3-5 g/m² for pure wildflower mix, or 1.5-3 g/m² if mixed with grasses.

Planting Technique:

- Remove all vegetation and rake soil to a fine tilth.
- Do not add compost or fertilizer.
- Mix seeds with dry sand (1:4 ratio) to aid even spreading.
- Scatter by hand and lightly rake in.
- Firm soil with a roller or foot pressure.

Aftercare:

- Keep moist until germination (especially in dry springs).
- In the first year, cut when plants reach 10-15 cm to control weeds.
- In following years, cut back once in late summer (Aug-Sept) after flowering and remove cuttings to prevent nutrient buildup.
- Avoid using herbicides or fertilizers.



Bed 5

Location:

- Inside main vehicle entrance to plot.

Species:

- Sorbus aucuparia (Single specimen tree).

Planting Technique:

- Dig a hole at least twice the width of the root ball but no deeper than its height.
- Loosen the soil at the base and sides of the hole, and mix in well-rotted compost.
- Set the tree so that the root collar (where trunk meets roots) is level with the soil surface.
- Backfill, firming gently as you go, and water thoroughly. Stake if needed, particularly in exposed locations, using a short stake and soft tie to allow some stem movement, which encourages root establishment.

Aftercare:

- Apply a 5-8 cm mulch of bark or compost around the base, keeping it clear of the trunk to prevent rot.
- Water regularly during the first two years, especially in dry periods, to ensure establishment.
- Rowen is generally low-maintenance, but benefits from an annual check-up in late winter to remove any dead, crossing, or congested branches.
- Avoid fertilisers, as they can encourage overly lush growth at the expense of flowers and berries. Once established, the tree offers excellent year-round interest with spring blossom, vivid autumn foliage, and bright red berries that support birds and other wildlife.

CDM regulations 2015

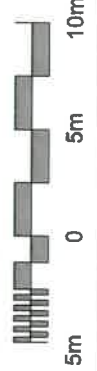
For notifiable projects the building contractor must produce a Construction Phase Plan, which will include :- a statement of methods of construction, hazards, risks and how the works are to be controlled.

A notifiable project is defined as works that are 30 working days long, with 20 workers at any point in the project or exceeds 500 working person days - this includes domestic projects.

To be read in conjunction with all CDM and HSE regulations.



Scale 1:250



REV. DATE NOTES

BY CHECKED

PROJECT

PROJECT		DRAWING TITLE		STATUS	
Site East of Europa Plain, Gelli Lane, Gros-y-plen, Welshpool, SY21 9BW		Proposed Planting Plan		Planning	
CLIENT		JOB NO.		DATE	
TYPED/MECHANISATION		E 4359		005	
SCALE		1:250		A3	
NOTES		DATE		DATE	
1:250		A3		A3	
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W: www.ecodesignconsultants.co.uk		eco design consultants		Architects & Environmental Consultants	

Reserved matters application for details of appearance, landscaping, layout, and scale in connection with the erection of a dwelling (following the approval of outline permission P/2017/0750 and non-material amendment permission 18/1114/NMA)

Reference number

19/0896/RES

Date of decision (date must be pre-application submission)

29/07/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition

2: The development shall be carried out in accordance with the following approved plans and documents; 19.187 101 C, 19.187 201 B, 19.187 200C

3 The landscaping scheme as shown on the approved block plan 19.187 101 C shall be carried out concurrently with the development hereby permitted and shall be completed no later than the first planting season following the completion of the development. The landscaping shall be maintained for a period of 5 years. During this time any trees, shrubs or other plants which are removed, die, or are seriously retarded shall be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. If any plants fail more than once they shall continue to be replaced on an annual basis until the end of the 5-year maintenance period.

Has the development already started?

☐ Yes

☒ No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

I would like conditions 2 and 3 to be amended to reflect the new set of drawings

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 4 - Approved drawing

Removed drawings:

19.187 101 C, 19.187 201 B, 19.187 200C

Add drawings:

E4339 001-B Location plan

E4339 005-0 Proposed Planting Plan

E4339 010-C Site Plan Existing

E4339 015-0 Proposed Block Plan

E4339 020-J Site Plan Proposed

E4339 021-J Proposed GA floor plan - Ground

E4339 022-H Proposed GA floor plan - First

E4339 023-G Proposed GA roof plan

E4339 026-I Proposed GA Elevation Front & Side 1

E4339 027-A Proposed long site elevation

E4339 028-J Proposed GA Elevation Rear & Side 2

E4339 029-A Proposed sections

E4339 301-B Design and Access Statement

Green Infrastructure Statement

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

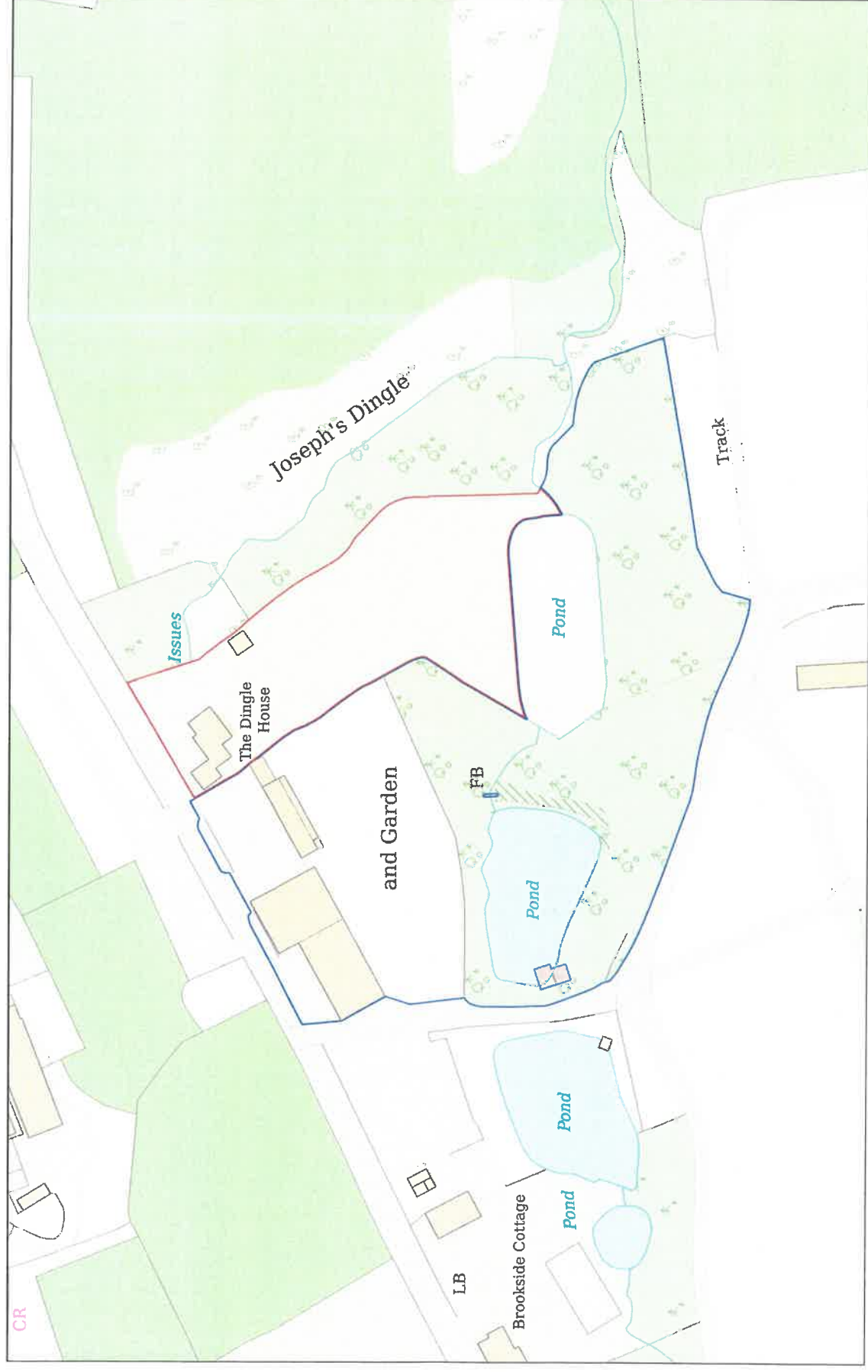
Appendix I

Location Plan

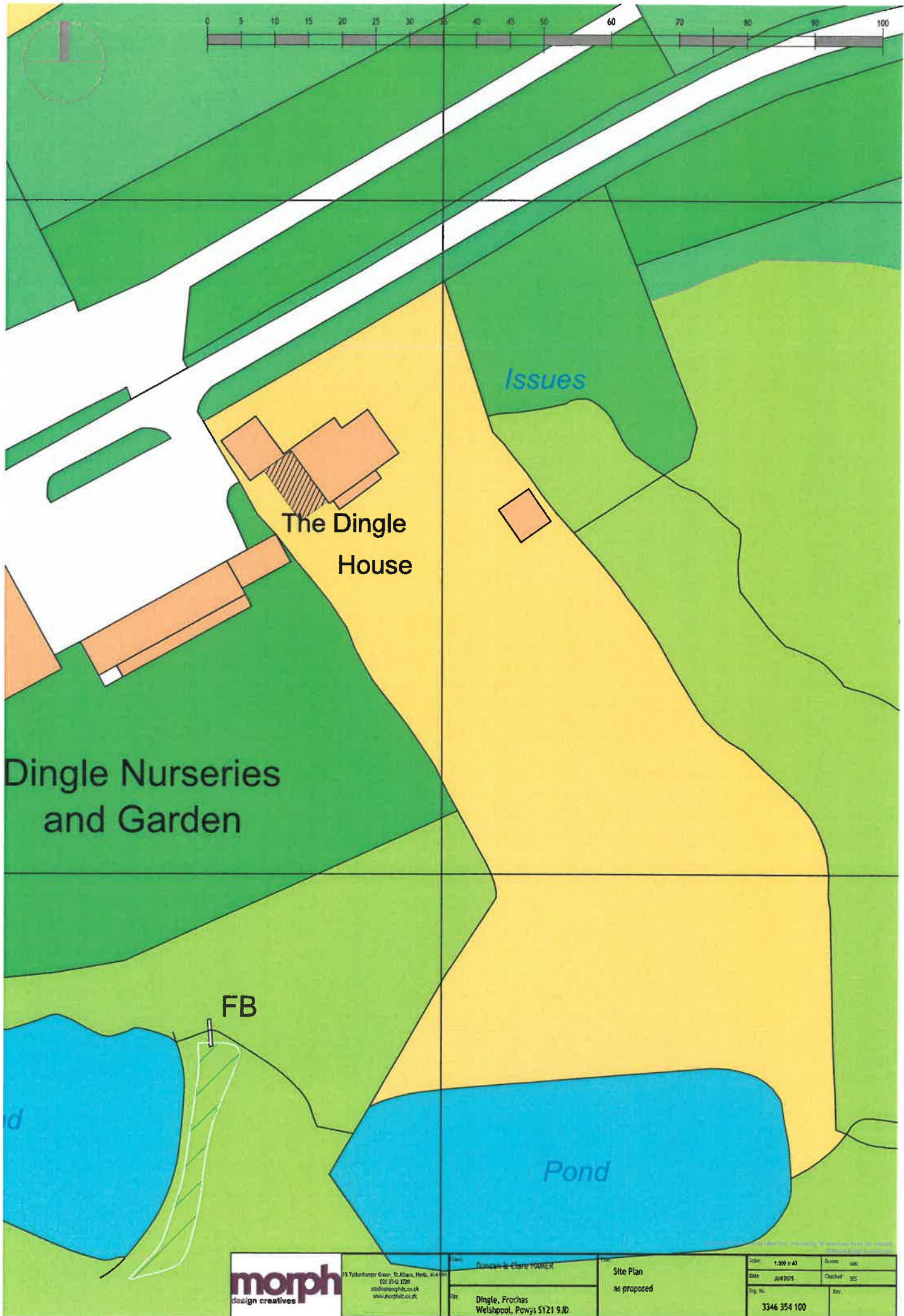
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Date Produced: 11-Jun-2025

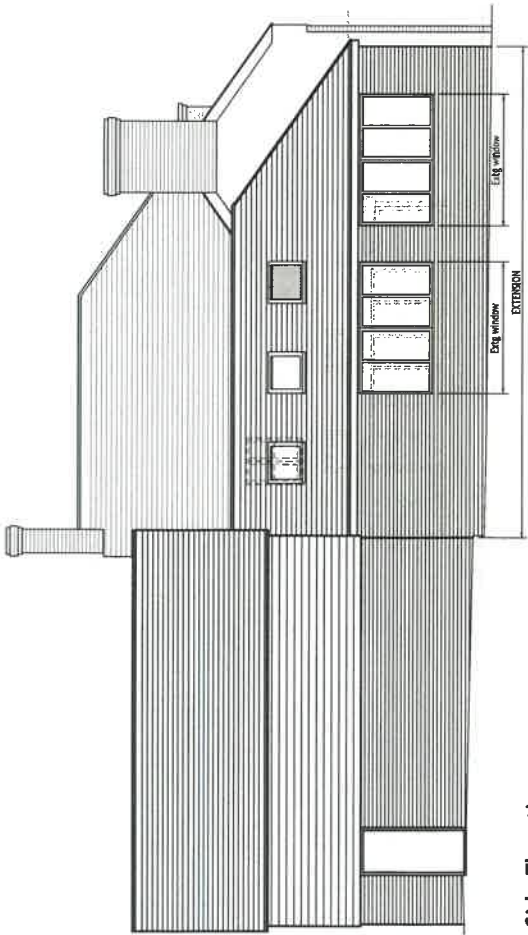
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Planning Portal Reference: PP-14083834v1



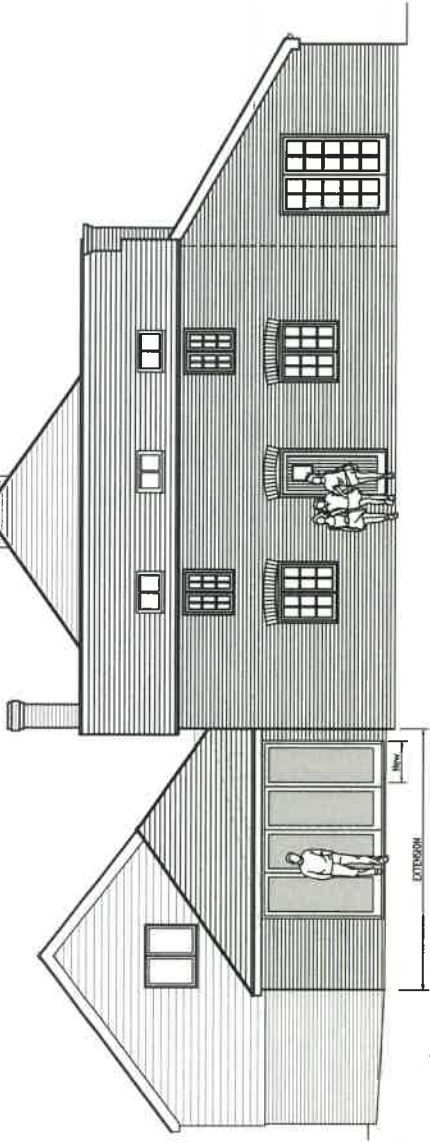
	15 Tynterhanger Green, St Albans, Herts, AL4 8BN 01763 3542220 info@morphdc.co.uk www.morphdc.co.uk		Design: Duncan & Claire FOWLER		Scale: 1:500 @ A3	Drawn: mac
	Site: Dingle, Frorchas Welshpool, Powys SY21 9JD		Site Plan as proposed		Date: JUN 2015	Checked: SES
					Fig. No.: 3346 354 100	Rev:



Side Elevation

(South Western)

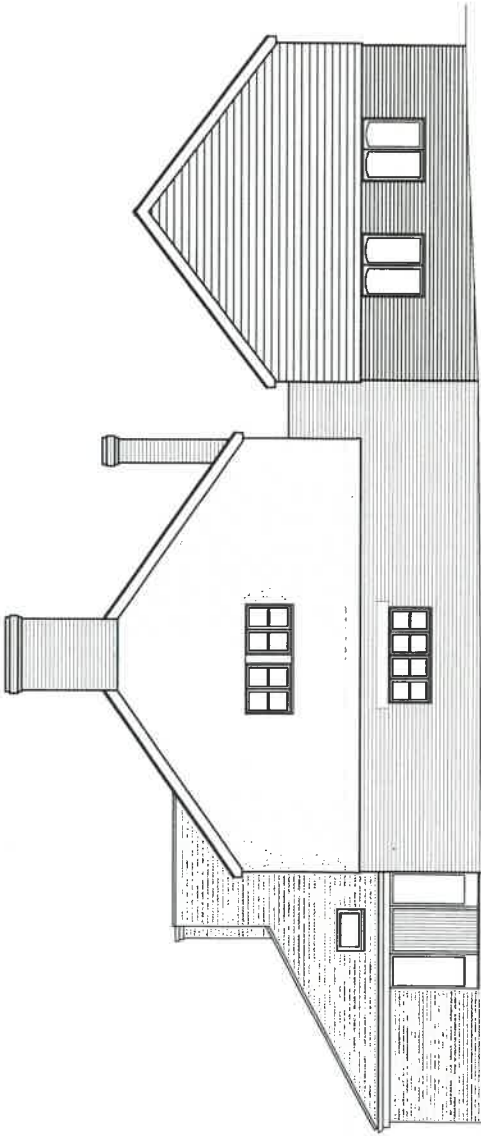
1:100



Rear Elevation

(South Eastern)

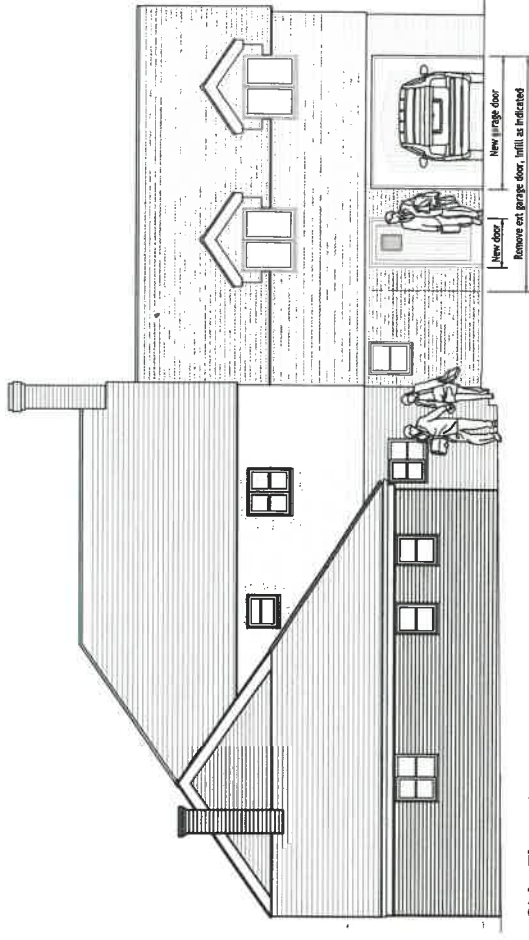
1:100



Front Elevation

(North Western)

1:100



Side Elevation

(North Eastern)

1:100

Revisions:
A. Amended fenestration. Pers. door added
B. Bifold door added

21-04-25
19-05-25

111 Ynysallan Court, 52 Albion Street, A44 0BN
Wrexham, Shropshire, CH12 1JL
studio@morph.co.uk
www.morph.co.uk

morph
design creatives

Drawn:
Duncan & Clare HAMER

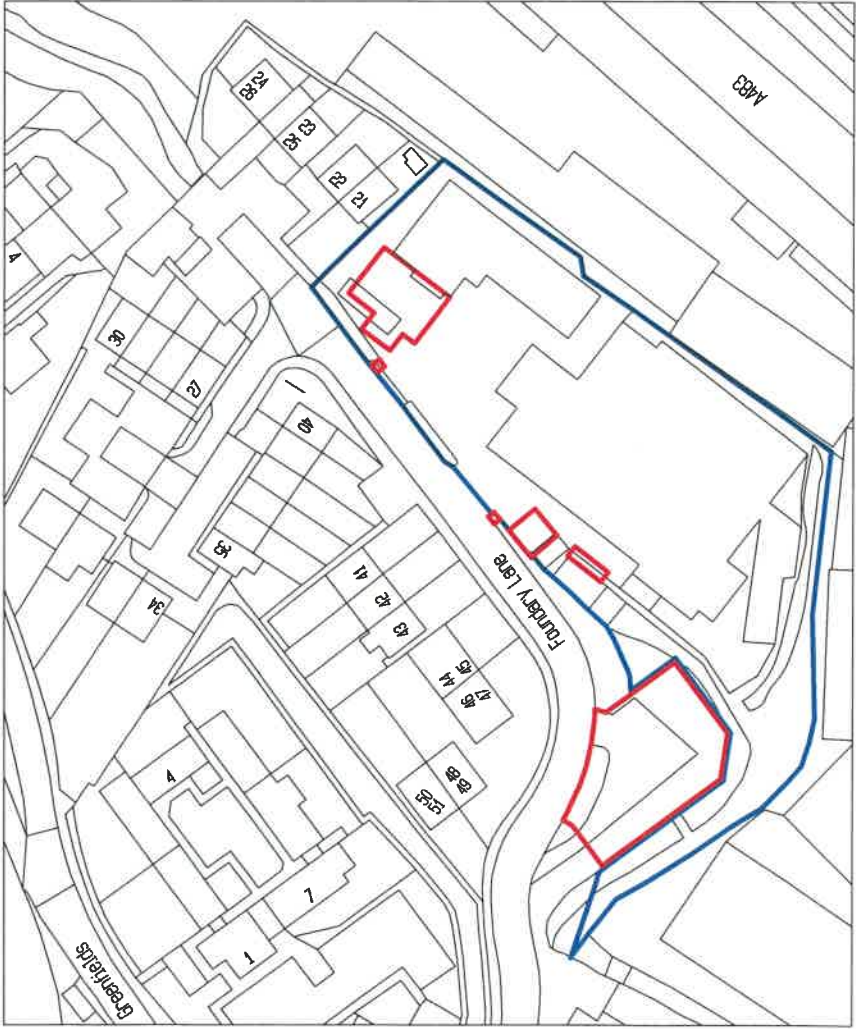
Check:
Dingle, Fincham
Walspool, Powys SY21 9JD

Client:
Elevations
as proposed

Scale: 1:100 @ A1
Date: 14th 2025
Dwg No: 3346-354-102
Rev: 8

No scaled dimensions to be taken from this drawing. All dimensions to be site checked.
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Appendix J



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B	Red line amended.	11/06/25	SC
A	Red line amended.	04/06/25	SC
Rev	Description	Date	Dr by
Original by			App by

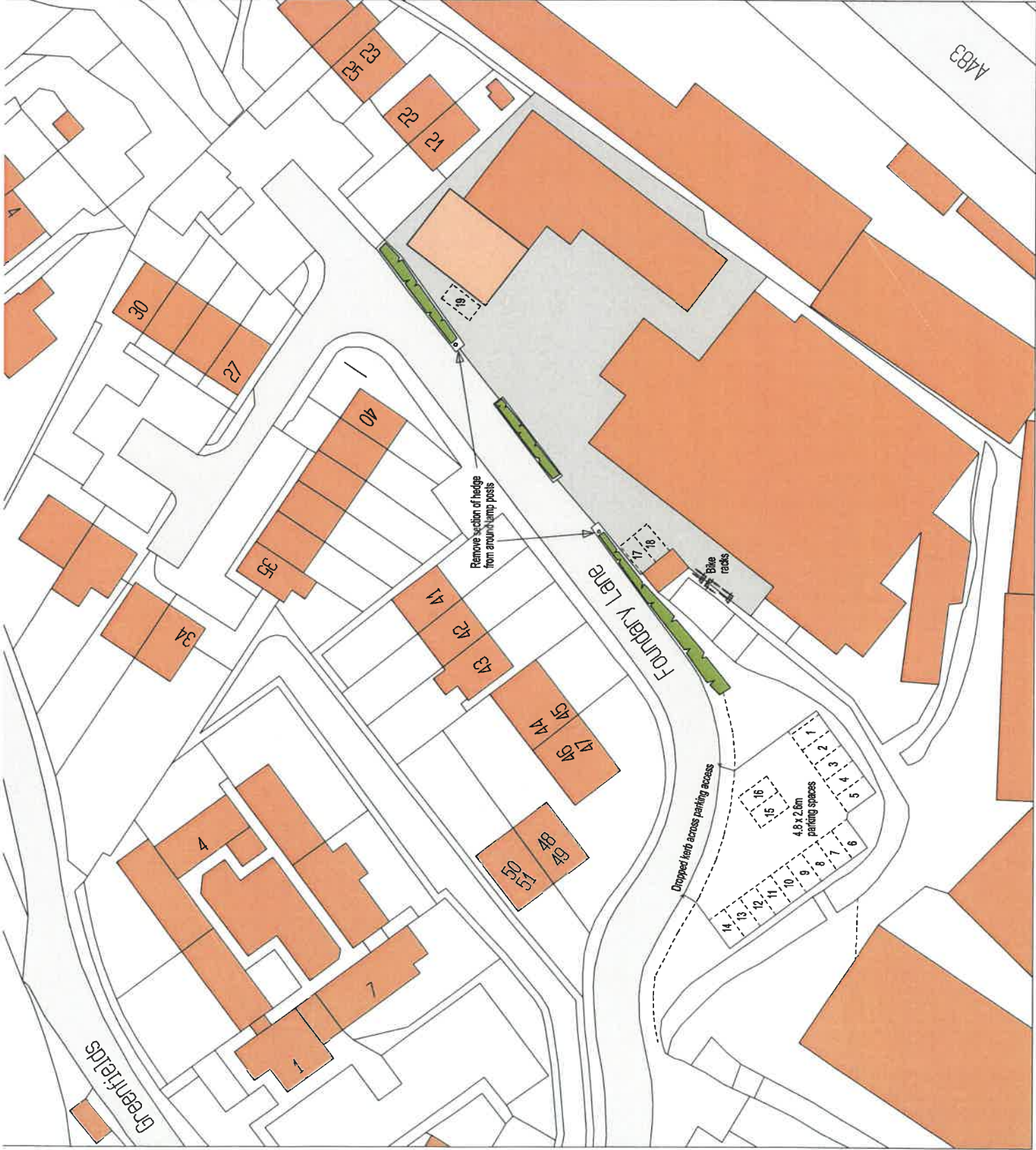


Residential - Agricultural - Commercial

Project	New Freezer Building		
Drawing Title	Location Plan		
Location	Foundry lane Welshpool, SY21 7TR		
Client	Welshpool Sausage Company		
Scale (s)	1:1250 @ A4		
Drawing No.	78504/24/01	Rev	B
Drawn by	SC	Date	Jan 2024

MERCIAN HOUSE, 9 DARWIN COURT
CIXON BUSINESS PARK, SHREWSBURY, SY3 5AL
Tel: 01743 791336
email: mail@rogerparry.net
Web address: www.rogerparry.net

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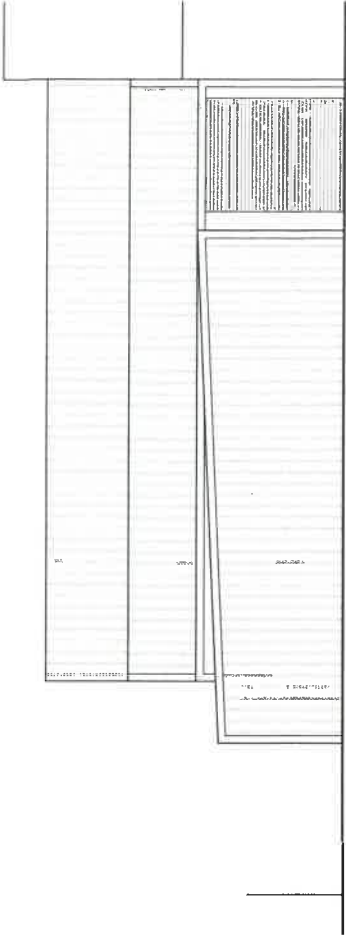


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B	Layout outlined and details added.	10/02/25	SC
A	Layout updated.	04/04/24	SC
Rev	Description	Date	By
Original			Asph



Residential - Agricultural - Commercial

Project	New Freezer Building			
Drawing Title	Proposed Block Plan			
Location	Foundry lane Welshpool, SY21 7TR			
Client	Welshpool Sausage Company			
Scale (s)	1:500 @ A3			
Drawing No.	78504/24/03	Rev	B	
Drawn by	SC	Date	Jan 2023	
MERCAN HOUSE, 9 DARWIN COURT OXON BUSINESS PARK, SHREWSBURY, SY3 5AL Tel: 01743 791335 email: mail@rogerparry.net Web address: www.rogerparry.net <small>Notes: Project is for the new 1000 sqm extension to the existing 1000 sqm building. Revised 01/01/2024 by Roger Parry & Partners Ltd. 100</small>				



North West Elevation

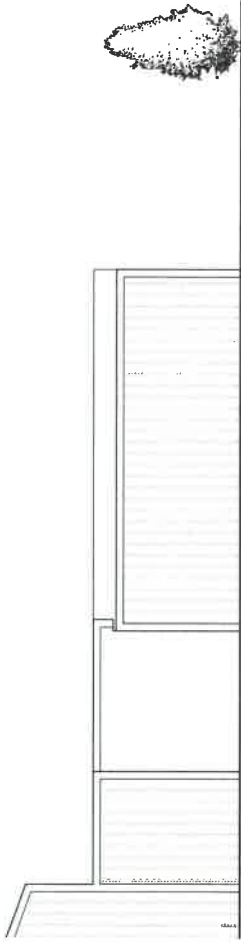
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OF ANY DISCREPANCY, THE DIMENSIONS SHOWN AND REMAIN.
THE DIMENSIONS SHOWN AND REMAIN.

No.	Description	Date	By	App'd

Roger Parry & Partners

Residential - Agricultural - Commercial	
Project	New Freezer Building
Drawing Title	Proposed Details
Location	Foundry Lane, Welspool, SY21 7TR
Client	Welspool Sausage Company
Scale (s)	1:100 @ A2
Drawing No.	78504/24/05
Rev	Rev
Drawn by	SC
Date	Jan 2024

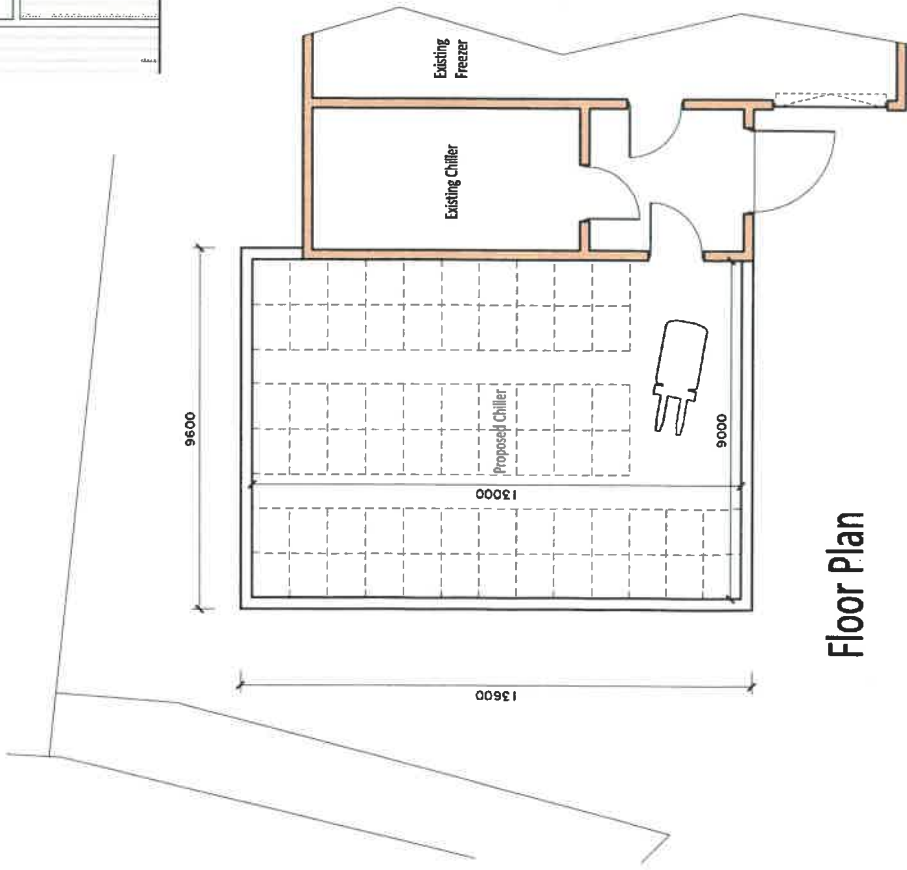
MEDICAN HOUSE, 9 DARTMOUTH COURT
OXFORD BUSINESS PARK, SHEFFSLEY, SY5 5AL
Tel: 01743 791336
email: info@rogerparry.net
Web address: www.rogerparry.net
Approved by: [Signature] Date: 10/01/2024



North East Elevation



South West Elevation



Floor Plan

**25/0496/FUL Erection of extension to existing buildings at Welshpool Sausage Company
Foundry Lane Welshpool Powys SY21 7TR**

From Carwyn Jones <carwyn.jones@powys.gov.uk>

Date Mon 16/06/2025 12:08

To Natalie Hinds <natalie.hinds@powys.gov.uk>; Planning Consultations
<planning.consultations@powys.gov.uk>

Natalie

Thank you for the consultation, Environmental Protection has no objection. The following matters have been considered:-

Air Quality

The development will not impact on Local Air Quality and a further screening assessment is not required

Foul Drainage

The applicant is not proposing to introduce any new foul drainage systems onto site

Impact on Amenity

The site will not have an adverse impact on nearby neighbours from noise emissions as the new unit will provide acoustic barrier from the chillers/compressors etc that will be sited at the front of the proposed building.

Carwyn Jones

**Uwch Ymarferydd Gwarchogi yr Amgylchedd (Gwarchod yr Amgylchedd)
Senior Chartered Environmental Health Practitioner (Environmental Protection)**



**(Gwarchod yr Amgylchedd) – Cyngor Sir Powys
(Environmental Protection) – Powys County Council**



(01938 551300)



(carwyn.jones@powys.gov.uk)

Lle gwyh i welthio, byw a chwarae
Gweledigaeth 2025

A fantastic place in which to work, live and play
Vision 2025



Cysylltwch â ni yn Gymraeg neu yn Saesneg. Ni fydd cysylltu yn Gymraeg yn arwain at oedi.
Contact us in Welsh or in English. Contacting in Welsh won't lead to a delay.



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Customer Feedback Form - [Customer Feedback Form \(office.com\)](https://office.com)



Er mwyn cyflenwi gwaith Gwasanaeth Iechyd yr Amgylchedd, mae angen prosesu data personol yn ũnol â'r ddeddfwriaeth berthnasol. Bydd y wybodaeth hon yn cael ei chadw yn unol â'r ddeddfwriaeth, a rhestr cadw gwybodaeth y Cyngor. Os oes gennych unrhyw bryder ynghylch y defnydd a wneir o'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy anfon e-bost at Information.Compliance@powys.gov.uk <<mailto:Information.Compliance@powys.gov.uk>>. Sylwch fod modd dod o hyd i ragor o wybodaeth am Ddiogelu Data a Phreifatrwydd yn y cyfeiriad gwe canlynol: <http://www.powys.gov.uk/privacy>.

In order to deliver the Environmental Health Service, it is necessary to process personal data in accordance with the relevant legislation. Information held will be retained in accordance with [the legislation](#) and the Councils retention schedule. If you have any [concerns regarding the use of your personal data](#) please contact the Data Protection Officer by email at Information.Compliance@powys.gov.uk. Please note that further information on the Data Protection and Privacy can be found at the following address: <http://www.powys.gov.uk/privacy>.

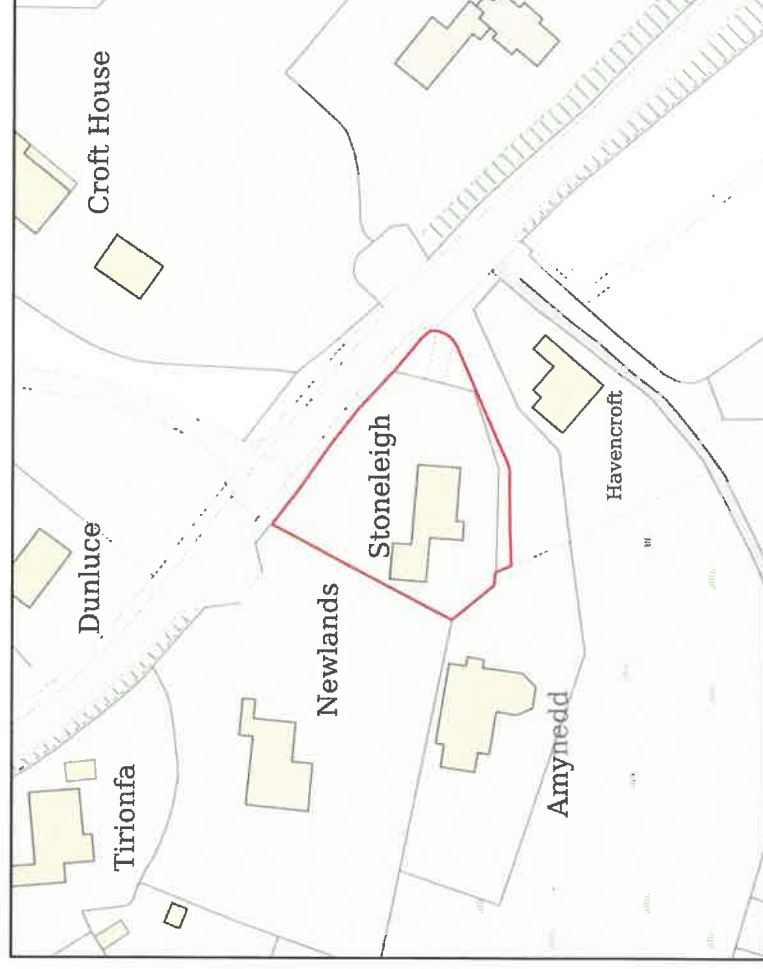
Appendix K

Location Plan

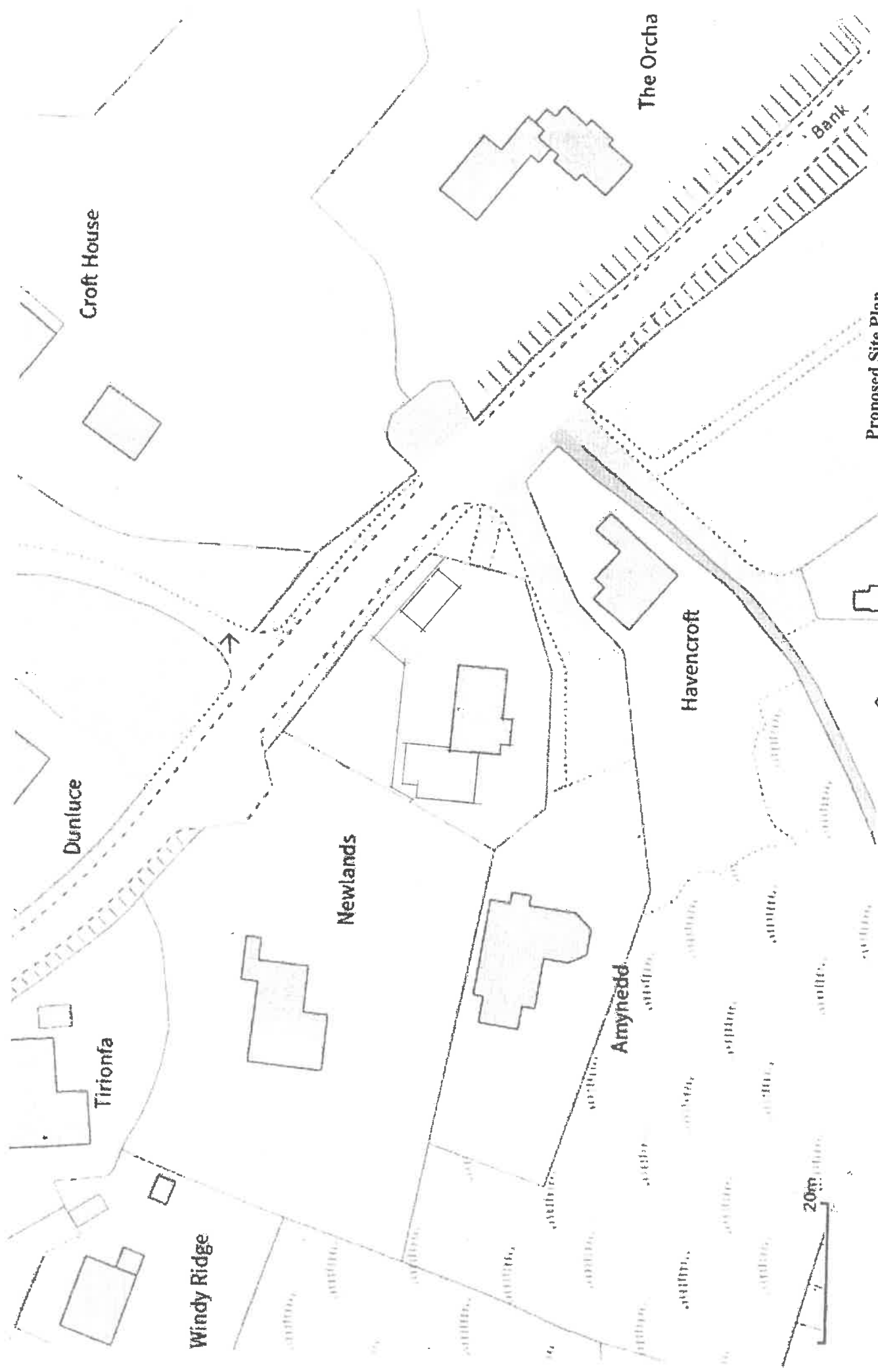
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Date Produced: 19-Jun-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14076804v1

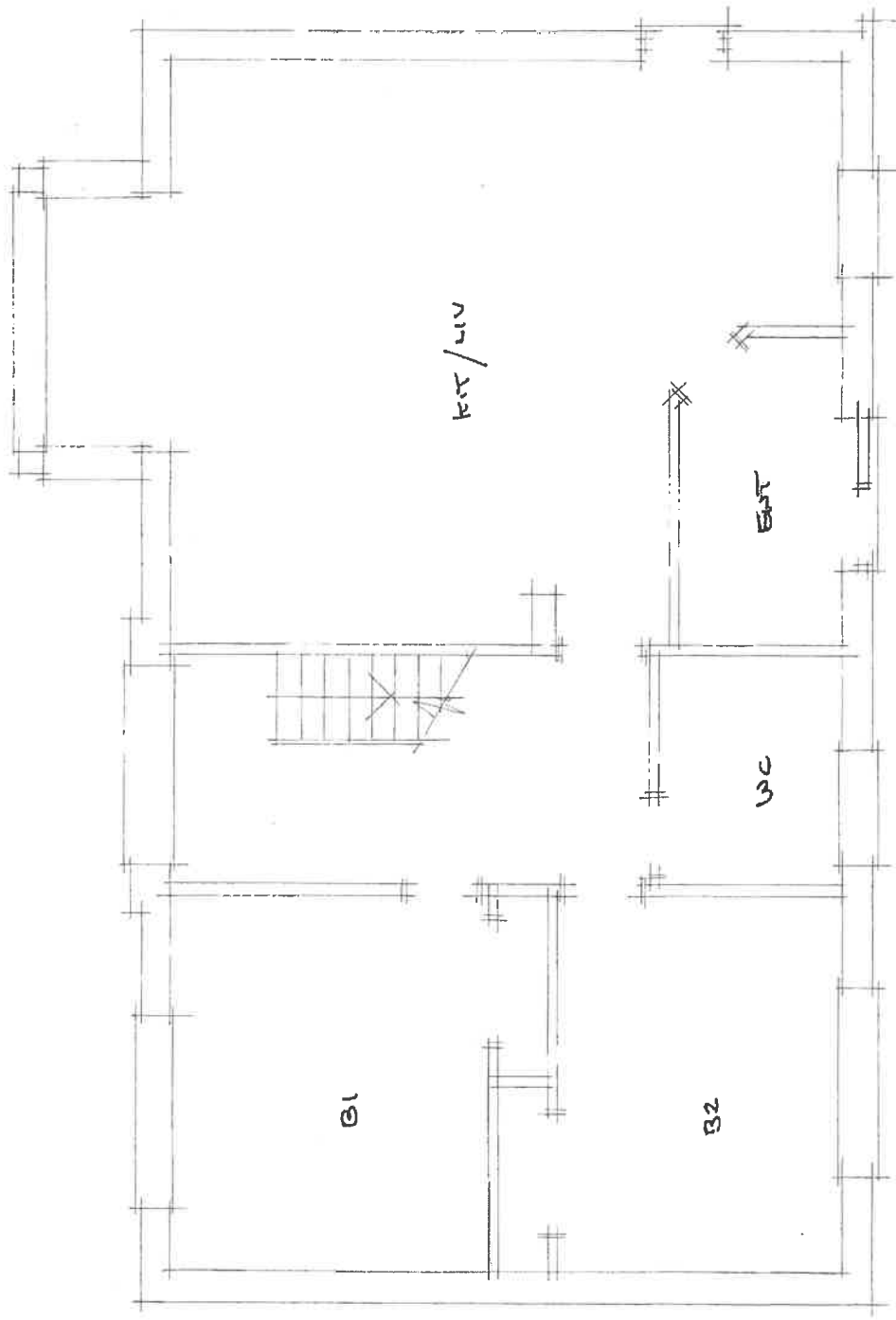


Proposed Site Plan

Stoneleigh, Red Bank, Welshpool

Scale 1:500 @ A3 June 2025 Plan No 5513.08

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy.
• Ty Fawr, Alermole, Montgomery SY15 6JY • enquiries@redbank-welshpool.co.uk • 07971 224953



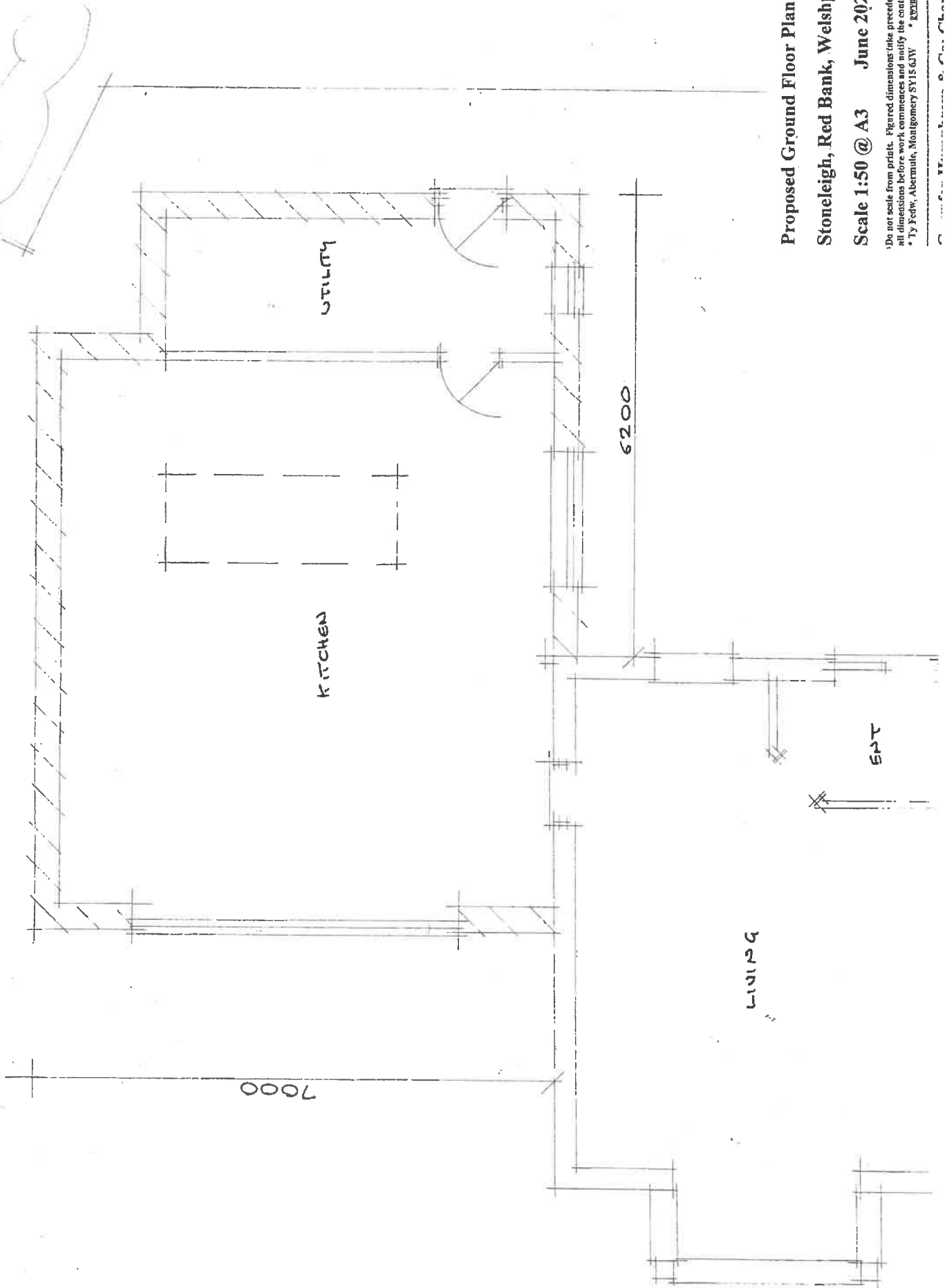
Existing Ground Floor Plan

Stoneleigh, Red Bank, Welshpool

Scale 1:50 @ A3 June 2025 Plan No 5513.01

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy.
* Ty Fedyw, Abermule, Montgomery SY15 6JW * arvzforhuphysics@msu.ac.uk * 07971 220853

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Proposed Ground Floor Plan

Stoneleigh, Red Bank, Welshpool

Scale 1:50 @ A3 June 2025 Plan No 5513.04

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy.
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Appendix L

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www.austinsmithlord.com

FAO Kimberley
Welshpool Town Council

18 June 2025
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AS/kdm 124012

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and County Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and County Planning (Development Management Procedure) (Wales) Order 2012

Proposed development at **Offa's Dyke Business Park, Welshpool, Powys,**

I give notice that **Invertek Drives Ltd**

is intending to apply for planning permission to **Build a New bespoke 4800m2 headquarters and Research & Development building for Invertek Drives Ltd. The building is to provide laboratories, CAD spaces, Software offices, Admin Offices, Training and visitor and administration space.**

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.invertekdrives.com/planning from 18th June 2025 till 16th July 2025

In accordance with the requirements of article 2E of the Town and County Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to **Email: GR.IDL.PlanningTeam@shi-q.com**
By 5pm on 16th July 2025

Signed Adam Sunderland on behalf of Austin-Smith:Lord Ltd (Agent)

Date 18th June 2005