



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 - 03/09/2025 6:30pm

28th August 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 3rd September 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 by remote means. Please visit <https://us02web.zoom.us/j/89101613056?pwd=VQztvuSvbkNaPxasPrDtHK1quyBWoa.1> to join online or use Zoom Meeting ID 891 0161 3056 and passcode 977460, or via telephone by ringing +443300885830.

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 02/07/2025 and on 13/08/2025

[Appendix B]
[Appendix C]

4.2. Matters Arising

To report for information purposes only matters arising from the Events & Planning Committee on 02/07/2025 and on 13/08/2025

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 4 AND 5)

To note the current spending position against budget for the committee for July 2025 (Month 4) and August 2025 (Month 5).

[Appendix D]
[Appendix E]

7. WHITE RIBBON DAY

Committee to discuss the suggestion to have a candle-lit vigil outside the Town Hall during the 16 Days of Activism against Gender-Based Violence: 25th November to 10th December. 25th November is the usual date, but any date except the 27th will work.

8. WALKING FESTIVAL UPDATE

Cllr Bill Rowell to update the committee

9. FOOD FESTIVAL

To receive an update/proposal for a food festival in 2026

10. DANCE FESTIVAL

To receive an update/proposal regarding a Dance Festival to be held in 2026

11. YARN EXHIBITION

To receive further information from the organiser of the yarn exhibition

12. BORDERLAND THEATRE

To discuss Borderland theatre using the Town Hall Assembly room, to host their pantomime production this year.

[Appendix F]

13. FLICKS IN THE STICKS

To receive an update on Flicks and the Sticks screening of Emma in September and to note the next screening will be 'And then Come the Nightjars' on 6th October at 7pm.

14. BOOK SALE

To receive an update on the Book Sale and decide which charities should receive the funds raised.

15. WINTER FESTIVAL MEETING

To note that a meeting to discuss the upcoming Winter Festival event, will take place on Monday 8th September at 11:00am in the Corn Exchange.

16. UPCOMING EVENTS

To note upcoming events:

Friday 26th - Sunday 28th September 2025 - Welshpool 1940s 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 consider the following planning applications:

17.1. 25/0900/HH

25/0900/HH - Erection of single-storey side extension 14 Clos Gungrog, Welshpool SY21 7XG

[Appendix G]

17.2. 25/0982/TPO

Removal of 1 and Felling of 2 Sycamore Trees (TPO 413, 418, 417) - 22 Heulwen Way, Welshpool, Powys SY21 7DB

17.3. 25/0909/REM

25/0909/REM - Section 99 application to vary conditions 2 and 11 of planning permission 22/0285/REM in relation to changes to approved plans Neuadd Maldwyn Severn Road Welshpool SY21 7AS

[Appendix H]

17.4. 25/1136/FUL

Construction of an external fire escape stairs to existing school building Welshpool High School Gallowstree Bank Welshpool SY21 7RE

[Appendix I]

17.5. 25/1136/FUL

Construction of an external fire escape stairs to existing school building, Welshpool High School Gallowstree Bank Welshpool SY21 7RE

17.6. 25/1069/HH

Erection of garage and workshop 4 Windmill Cottages, Millers House Windmill Lane Trelydan Welshpool SY21 9HY

[Appendix J]

17.7. 25/1151/DIS

25/1151/DIS - To discharge conditions 6 and 7 of planning approval P/2017/1158 in relation to drainage and materials, Former Wynnstey Store Severn Road Welshpool Powys SY21 7AZ

17.8. 25/0848/LBC

Construction of an internal unit for use as office, kitchenette, toilet & shower for public use. Christ Church Church Road Welshpool SY21 7LN

[Appendix L]

18. PLANNING DECISIONS

To note the following planning decisions:

19. APPROVED APPLICATIONS

19.1. 25/1000/NMA

Application for non-material amendment to planning approval 22/1137/FUL in respect of revised elevation plan, Land At Lime Kiln Cottage Buttington Welshpool Powys

19.2. 25/0900/HH

25/0900/HH - Erection of single storey side extension 14 Clos Gungrog Welshpool SY21 7XG

19.3. 25/0768/REM

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 (part retrospective) East Of Europa Plain Groes-Pluen Welshpool SY21 9BW

19.4. 25/0242/FUL

25/0242/FUL - Change of use from agricultural outbuilding to shooting lodge, installation of package treatment plant and all associated works, Shooting Lodge Red Lane Powis Castle Welshpool Powys SY21 8RN

20. INTERIM STRATEGIC PLAN - FEEDBACK & PROPOSED ACTIONS

To consider the report from the Town Clerk in respect of the Interim Strategic Plan consultation and discuss proposed themes, strategic aims and actions.

Papers to Follow [Appendix M]

21. DATE OF NEXT MEETING

To note that the next meeting of Events & Planning Committee will be held on 1st October 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

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:	
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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 13/08/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor Chris Davies (Chair)
Councillor Phil Owen
Councillor Sally Fitzgerald

Apologies for absence:

Councillor Morag Bailey
Councillor Nick Howells
Councillor Revd William Rowell

Absent:

Councillor Carol Robinson
Councillor Julie Arnold

Also in attendance:

Kimberly Wright - Events, Planning and Markets Officer
2 member(s) of the public / press

EP130825/1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed those present to the meeting.

EP130825/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP130825/3. PUBLIC PARTICIPATION

Two members of the public were present and both gave presentations relating to Item 4.2 and issues raised included:

- Surface water drainage is already an issue.
- Concerns over changing the site from a commercial use to a residential use.
- Local businesses surrounding the site will be effected, as the development means there will be people around the businesses site 24/7.
- Proposed one-way system around the quarry development, part of the landowners property, affecting businesses deliveries and access for customers.
- Endangered wildlife species are on the site.
- Increase in noise pollution from working hours, to 24/7
- Breach in privacy, first floor dwelling will face directly into nearby residents bedroom window.

EP130825/4. PLANNING

EP130825/4.1 25/1042/FUL

Members chose to defer this item until more information had been received regarding the impact on nearby residents.

RESOLVED

To defer this item until more information had been received regarding the impact on nearby residents.

WTCM258 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Phil Owen

EP130825/4.2 Pre-application for residential development

Neither support nor do not support, raising the following concerns;

The committee would prefer that any residential development of the site include mixed-range housing to include family homes of at least three bedrooms in addition to one- and two-bedroom small units.

The committee would like further information on the business model. Is it intended that these homes be sold to owner-occupiers on long leases or is the development to be sold to absentee, buy-to-rent landlords or to a housing association? The committee would prefer to see sales to owner-occupiers.

The committee would wish to be satisfied that the removal of any USTs will be safely carried out, having regard to the proximity of the Lledan Brook and the Dol-y-Felyn children's play park. A full survey by a specialist will be required at the developer's expense.

It is understood that there are surface water drainage issues at the site, and this, too, will require a full survey.

The committee has concerns regarding the protected species of wildlife on the quarry site, particularly the nesting Peregrine falcons, and would require to be satisfied that the development would not impact the existing natural environment.

The Committee awaits further information along with the full application.

RESOLVED

To respond to the pre-application with the above comments.

WTCM257 - Proposed by Cllr Phil Owen, seconded by Cllr Chris Davies

EP130825/5. PLANNING DECISIONS

EP130825/5.1. APPROVED

EP130825/5.2 24/1696/LBC

EP130825/5.3 25/0575/FUL

EP130825/6. REFUSED

EP130825/6.1 25/0847/HH

EP130825/7. DATE OF NEXT MEETING

The committee noted that the next meeting of the Events & Planning Committee will be held on 3rd September 2025 at 6:30 pm in the Council Chamber.

The meeting finished at 19:35.

Signed:

Dated:

Councillor Chris Davies (Chair)

Decision/Action Log

ID		Assigned
WTCM257	RESOLUTION EP130825/4.2 Pre-application for residential development To respond to the pre-application with the above comments.	Events, Planning and Markets Officer
WTCM258	RESOLUTION EP130825/4.1 25/1042/FUL To defer this item until more information had been received regarding the impact on nearby residents.	Events, Planning and Markets Officer

Appendix C



Cyngor Tref y Trallwng | Welshpool Town Council

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Tel: 01938 553142 Email: town.clerk@welshpooltowncouncil.gov.uk

DRAFT

Minutes of the Events & Planning Committee held on 02/07/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor Carol Robinson
Councillor Chris Davies (Chair)
Councillor Morag Bailey
Councillor Nick Howells
Councillor Phil Owen

Apologies for absence:

Councillor Julie Arnold
Councillor Sally Fitzgerald
Councillor Revd William Rowell

Absent:

Also in attendance:

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

EP020725/1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed Councillors and members of the public to the meeting.

EP020725/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP020725/3. PUBLIC PARTICIPATION

No questions were raised.

EP020725/4. MINUTES AND MATTERS ARISING

EP020725/4.1 Previous Minutes

RESOLVED

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

EP020725/4.2 Matters Arising

Most resolutions from the previous meeting have already been carried out, due to the Committee now having delegated powers.

EP020725/5. REPORT FROM THE TOURIST INFORMATION CENTRE

Wendy Lewis updated the Committee on the footfall, train tickets and holidays and other matters related to the Tourist Information Centre during June.

Footfall - 698 local visitors and 100 overseas visitors.

Start of July already going well.

EP020725/6. COMMITTEE FINANCE (MONTH 3)

No comments were raised.

EP020725/7. MAYORS QUIZ EVENING

RESOLVED

To agree to set the date of the quiz evening as Friday, 10th October. 'Save the Town Hall' or 'Friends of the Town Hall' appeal to be set up to raise funds for the Town Hall. Cllr Phil Owen to liaise with the Events, Planning and Markets Officer.

WTCM191 - Proposed by Cllr Nick Howells, seconded by Cllr Morag Bailey

EP020725/8. WALKING FESTIVAL

RESOLVED

To agree the idea in principle. Cllr Bill Rowell to bring further information to the next meeting for further discussion. Cllr Bill Rowell to liaise with Events, Planning and Markets Officer.

WTCM192 - Proposed by Cllr Morag Bailey, seconded by Cllr Phil Owen

EP020725/9. TINA TRIBUTE

Kimberly explained the final income from the Tina tribute act, as per the budget report.

Cost of the artist - £1,160 incl VAT

Total ticket sales and raffle sales income - £931

Total deficit - £229

Cllr Morag Bailey highlighted that this was the first time the Committee had tried to hold such an event, and lessons have been learned.

Cllr Phil Owen explained that the Council will hopefully be reintroducing the Newsletter, which is sent to every household in the Town. This should help promote the Council's events even more.

EP020725/10. PANTOMIME

A local theatre company had been contacted, but the cost to put such a show on would be extortionate. Cllr Phil Owen also highlighted that Theatre Clara had organised a pantomime this year.

RESOLVED

To defer until next year and agreed to collaborate with 'Borderland Theatre' next year to start organising a pantomime in 2026.

WTCM193 - Proposed by Cllr Morag Bailey, seconded by Cllr Phil Owen

EP020725/11. DANCE FESTIVAL

Cllr Phil Owen has many pieces for the exhibition and explained he would like to see an array of local dance groups get involved in such an event.

Multi-venue event with a dance celebrity such as Darcy Bussell to open it. If successful, it could become an annual event.

RESOLVED

To agree the idea in principle. Cllr Phil Owen to come back to the Committee with a proposal for the event.

WTCM194 - Proposed by Cllr Morag Bailey, seconded by Cllr Nick Howells

EP020725/12. YARN EXHIBITION

RESOLVED

The committee requested further information from the organiser and agreed to invite the organiser to the next Events and Planning Committee meeting to discuss.

WTCM195 - Proposed by Cllr Nick Howells, seconded by Cllr Morag Bailey

EP020725/13. CRAFT SESSIONS

EP020725/14. COMMUNITY SPORTS DAY

RESOLVED

To agree support the community sports day, by allowing A. Nicoll and Feathers Charity the use of Maes y Dre Recreation Ground on Sunday 10th August 2025 11am - 3pm.

WTCM196 - Proposed by Cllr Morag Bailey, seconded by Cllr Nick Howells

EP020725/15. FOOD TRAIL

RESOLVED

To agree to support the event in principle.

WTCM197 - Proposed by Cllr Phil Owen, seconded by Cllr Morag Bailey

EP020725/16. UPCOMING EVENTS

The Committee noted the upcoming events.

EP020725/17. PLANNING

EP020725/17.1 25/0672/TPO

Cllr Nick Howells left the meeting.

RESOLVED

To support this application with no comment.

WTCM198 - Proposed by Cllr Morag Bailey, seconded by Cllr Nick Howells

EP020725/17.2 25/0768/REM

RESOLVED

To support this application with no comment.

WTCM199 - Proposed by Cllr Morag Bailey, seconded by Cllr Chris Davies

EP020725/17.3 25/0847/HH

RESOLVED

To support this application with no comment.

WTCM200 - Proposed by Cllr Morag Bailey, seconded by Cllr Phil Owen

EP020725/17.4 25/0496/FUL

RESOLVED

**To not support this application and make the following comment;
'Long operational hours and noise pollution, considering the proximity of residential properties.'**

WTCM201 - Proposed by Cllr Carol Robinson, seconded by Cllr Morag Bailey

EP020725/17.5 25/0879/HH

RESOLVED

To support this application with no comment.

WTCM202 - Proposed by Cllr Morag Bailey, seconded by Cllr Carol Robinson

EP020725/17.6 Street naming and numbering

RESOLVED

To support the proposed name 'Henfaes Y Garreg' for the new development site.

WTCM203 - Proposed by Cllr Morag Bailey, seconded by Cllr Carol Robinson

EP020725/17.7 Consultation before applying for planning permission notice under article 2D

RESOLVED

To neither support nor object to this application, but requests further information such as would like to see landscape drawings of the proposed development and would not want too much of an impact of the visual approach to the Town.

WTCM204 - Proposed by Cllr Morag Bailey, seconded by Cllr Carol Robinson

EP020725/18. PLANNING DECISIONS

EP020725/19. APPROVED PLANNING APPLICATIONS

EP020725/19.1 24/1768/HH

EP020725/20. DATE OF NEXT MEETING

The committee noted that the next meeting of the Events & Planning Committee will be held on 3rd September 2025 at 6:30 pm in the Council chamber.

The meeting finished at 20:30.

Signed:

Dated:

Councillor Chris Davies (Chair)

Decision/Action Log

ID		Assigned
WTCM190	RESOLUTION EP020725/4.1 Previous Minutes To approve and sign as a correct record, the minutes from the meeting of the Events and Planning Committee on 04/06/2025.	Events, Planning and Markets Officer
WTCM191	RESOLUTION EP020725/7 Mayors quiz evening To agree to set the date of the quiz evening as Friday, 10th October. 'Save the Town Hall' or 'Friends of the Town Hall' appeal to be set up to raise funds for the Town Hall. Cllr Phil Owen to liaise with the Events, Planning and Markets Officer.	Events, Planning and Markets Officer
WTCM192	RESOLUTION EP020725/8 Walking Festival To agree the idea in principle. Cllr Bill Rowell to bring further information to the next meeting for further discussion. Cllr Bill Rowell to liaise with Events, Planning and Markets Officer.	Events, Planning and Markets Officer
WTCM193	RESOLUTION EP020725/10 Pantomime To defer until next year and agreed to collaborate with 'Borderland Theatre' next year to start organising a pantomime in 2026.	Events, Planning and Markets Officer
WTCM194	RESOLUTION EP020725/11 Dance Festival To agree the idea in principle. Cllr Phil Owen to come back to the Committee with a proposal for the event.	Events, Planning and Markets Officer
WTCM195	RESOLUTION EP020725/12 Yarn Exhibition The committee requested further information from the organiser and agreed to invite the organiser to the next Events and Planning Committee meeting to discuss.	Events, Planning and Markets Officer

ID		Assigned
WTCM196	RESOLUTION EP020725/14 Community sports day To agree support the community sports day, by allowing A. Nicoll and Feathers Charity the use of Maes y Dre Recreation Ground on Sunday 10th August 2025 11am - 3pm.	Events, Planning and Markets Officer
WTCM197	RESOLUTION EP020725/15 Food trail To agree to support the event in principle.	Events, Planning and Markets Officer
WTCM198	RESOLUTION EP020725/17.1 25/0672/TPO To support this application with no comment.	Events, Planning and Markets Officer
WTCM199	RESOLUTION EP020725/17.2 25/0768/REM To support this application with no comment.	Events, Planning and Markets Officer
WTCM200	RESOLUTION EP020725/17.3 25/0847/HH To support this application with no comment.	Events, Planning and Markets Officer
WTCM201	RESOLUTION EP020725/17.4 25/0496/FUL To not support this application and make the following comment; 'Long operational hours and noise pollution, considering the proximity of residential properties.'	Events, Planning and Markets Officer
WTCM202	RESOLUTION EP020725/17.5 25/0879/HH To support this application with no comment.	Events, Planning and Markets Officer
WTCM203	RESOLUTION EP020725/17.6 Street naming and numbering To support the proposed name 'Henfaes Y Garreg' for the new development site.	Events, Planning and Markets Officer
WTCM204	RESOLUTION EP020725/17.7 Consultation before applying for planning permission notice under article 2D To neither support nor object to this application, but requests further information such as would like to see landscape drawings of the proposed development and would not want too much of an impact of the visual approach to the Town.	Events, Planning and Markets Officer

Appendix D

Detailed Income & Expenditure by Budget Heading 27/08/2025

Month No: 4

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	4,861	29,573	40,000	10,427			73.9%	
1505 Income -Rail Ticket	815	1,978	8,000	6,022			24.7%	
1510 Income -Direct Sales	1,581	4,154	13,500	9,346			30.8%	
Tourist Information :- Income	7,257	35,705	61,500	25,795			58.1%	0
4000 Salary	6,292	19,589	63,145	43,556		43,556	31.0%	
4005 HMRC	2,668	5,912	4,325	(1,587)		(1,587)	136.7%	
4010 Pension Payments	0	2,195	7,552	5,357		5,357	29.1%	
4055 Rates	0	4,828	4,700	(128)		(128)	102.7%	
4060 Services	191	1,169	10,000	8,831		8,831	11.7%	
4085 Repairs & Maintenance	0	288	2,000	1,712		1,712	14.4%	
4100 Cleaning & Materials	305	349	1,000	651		651	34.9%	
4660 Direct Stock	164	880	15,000	14,120		14,120	5.9%	
4661 Commission Costs	334	9,512	35,000	25,488		25,488	27.2%	
4662 Train ticket costs	0	0	5,000	5,000		5,000	0.0%	
4866 IT Costs	49	49	200	151		151	24.3%	
4875 Health & Safety	117	117	200	83		83	58.3%	
4900 Miscellaneous Costs	60	421	500	79		79	84.3%	
Tourist Information :- Indirect Expenditure	10,178	45,308	148,622	103,314	0	103,314	30.5%	0
Net Income over Expenditure	(2,921)	(9,602)	(87,122)	(77,520)				
230 Events								
1365 Income -Other	6	6	0	(6)			0.0%	
1850 Income -Carnival	29	706	1,000	294			70.6%	
1860 Income -Flicks in the Sticks	0	262	1,200	938			21.8%	
1870 Income Fireworks Display	69	69	2,000	1,931			3.5%	
1880 Income -Winter Festival	270	270	700	430			38.6%	
1895 Income-Other Events	0	931	1,500	569			62.1%	
Events :- Income	374	2,244	6,400	4,156			35.1%	0
4065 Mobile Phones	31	63	250	187		187	25.1%	
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 27/08/2025

Month No: 4

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	16	2,362	3,000	638		638	78.7%	
5192 Carnival	43	3,221	2,500	(721)		(721)	128.8%	
Events :- Indirect Expenditure	90	7,690	14,750	7,060	0	7,060	52.1%	0
Net Income over Expenditure	284	(5,447)	(8,350)	(2,903)				
Events & Planning :- Income	7,631	37,949	67,900	29,951			55.9%	
Expenditure	10,268	52,998	163,372	110,374	0	110,374	32.4%	
Movement to/(from) Gen Reserve	(2,637)	(15,049)	(95,472)	(80,423)				
Grand Totals:- Income	7,631	37,949	67,900	29,951			55.9%	
Expenditure	10,268	52,998	163,372	110,374	0	110,374	32.4%	
Net Income over Expenditure	(2,637)	(15,049)	(95,472)	(80,423)				
Movement to/(from) Gen Reserve	(2,637)	(15,049)	(95,472)	(80,423)				

Appendix E

Detailed Income & Expenditure by Budget Heading 27/08/2025

Month No: 5

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	438	30,012	40,000	9,988			75.0%	
1505 Income -Rail Ticket	0	1,978	8,000	6,022			24.7%	
1510 Income -Direct Sales	322	4,476	13,500	9,024			33.2%	
Tourist Information :- Income	760	36,466	61,500	25,034			59.3%	0
4000 Salary	5,079	24,668	63,145	38,478		38,478	39.1%	
4005 HMRC	1,573	7,485	4,325	(3,160)		(3,160)	173.1%	
4010 Pension Payments	1,371	3,566	7,552	3,986		3,986	47.2%	
4055 Rates	0	4,828	4,700	(128)		(128)	102.7%	
4060 Services	187	1,356	10,000	8,644		8,644	13.6%	
4085 Repairs & Maintenance	0	288	2,000	1,712		1,712	14.4%	
4100 Cleaning & Materials	18	367	1,000	633		633	36.7%	
4660 Direct Stock	0	880	15,000	14,120		14,120	5.9%	
4661 Commission Costs	13,475	22,988	35,000	12,012		12,012	65.7%	
4662 Train ticket costs	0	0	5,000	5,000		5,000	0.0%	
4866 IT Costs	0	49	200	151		151	24.3%	
4875 Health & Safety	0	117	200	83		83	58.3%	
4900 Miscellaneous Costs	0	421	500	79		79	84.3%	
Tourist Information :- Indirect Expenditure	21,703	67,011	148,622	81,611	0	81,611	45.1%	0
Net Income over Expenditure	(20,943)	(30,545)	(87,122)	(56,577)				
230 Events								
1365 Income -Other	0	6	0	(6)			0.0%	
1850 Income -Carnival	0	706	1,000	294			70.6%	
1860 Income -Flicks in the Sticks	0	262	1,200	938			21.8%	
1870 Income Fireworks Display	40	109	2,000	1,891			5.5%	
1880 Income -Winter Festival	180	450	700	250			64.3%	
1895 Income-Other Events	0	931	1,500	569			62.1%	
Events :- Income	220	2,464	6,400	3,936			38.5%	0
4065 Mobile Phones	16	78	250	172		172	31.3%	
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 27/08/2025

Month No: 5

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	550	2,912	3,000	88		88	97.1%	
5192 Carnival	0	3,221	2,500	(721)		(721)	128.8%	
Events :- Indirect Expenditure	566	8,256	14,750	6,494	0	6,494	56.0%	0
Net Income over Expenditure	(346)	(5,792)	(8,350)	(2,558)				
Events & Planning :- Income	980	38,929	67,900	28,971			57.3%	
Expenditure	22,269	75,267	163,372	88,105	0	88,105	46.1%	
Movement to/(from) Gen Reserve	(21,289)	(36,338)	(95,472)	(59,134)				
Grand Totals:- Income	980	38,929	67,900	28,971			57.3%	
Expenditure	22,269	75,267	163,372	88,105	0	88,105	46.1%	
Net Income over Expenditure	(21,289)	(36,338)	(95,472)	(59,134)				
Movement to/(from) Gen Reserve	(21,289)	(36,338)	(95,472)	(59,134)				

Appendix F

Borderland theatre

- Non-profit group.
- Award-winning pantomime production team.
- Drama/singing workshops.
- Four members are professionally trained.

Borderland Theatre have been let down by their chosen venue, and are now looking for a new suitable venue to host their pantomime for 2025.

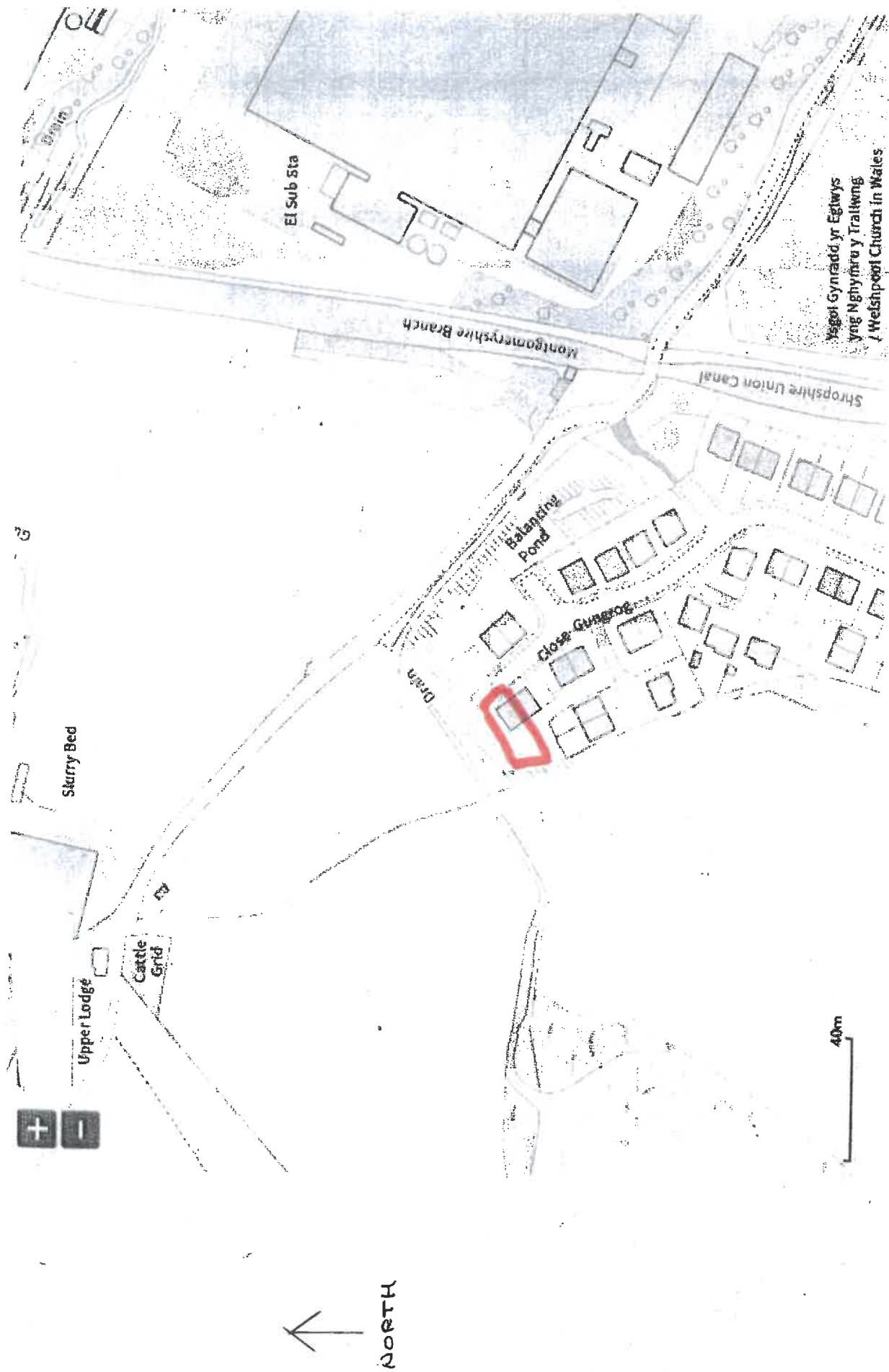
They would like the use of the Assembly Room on the following dates;

- 1 evening w/c 24th November Rehearsals.
- 1 evening w/c 1st December 2025 – Rehearsals.
- 1 full day Sunday 14th December 2025 – two performances of the pantomime.

Ticket sales £12 adult, £10 children, Community group – 1 free ticket on a ratio basis.

Over 150 people have attended previous shows.

Appendix G



1:1250



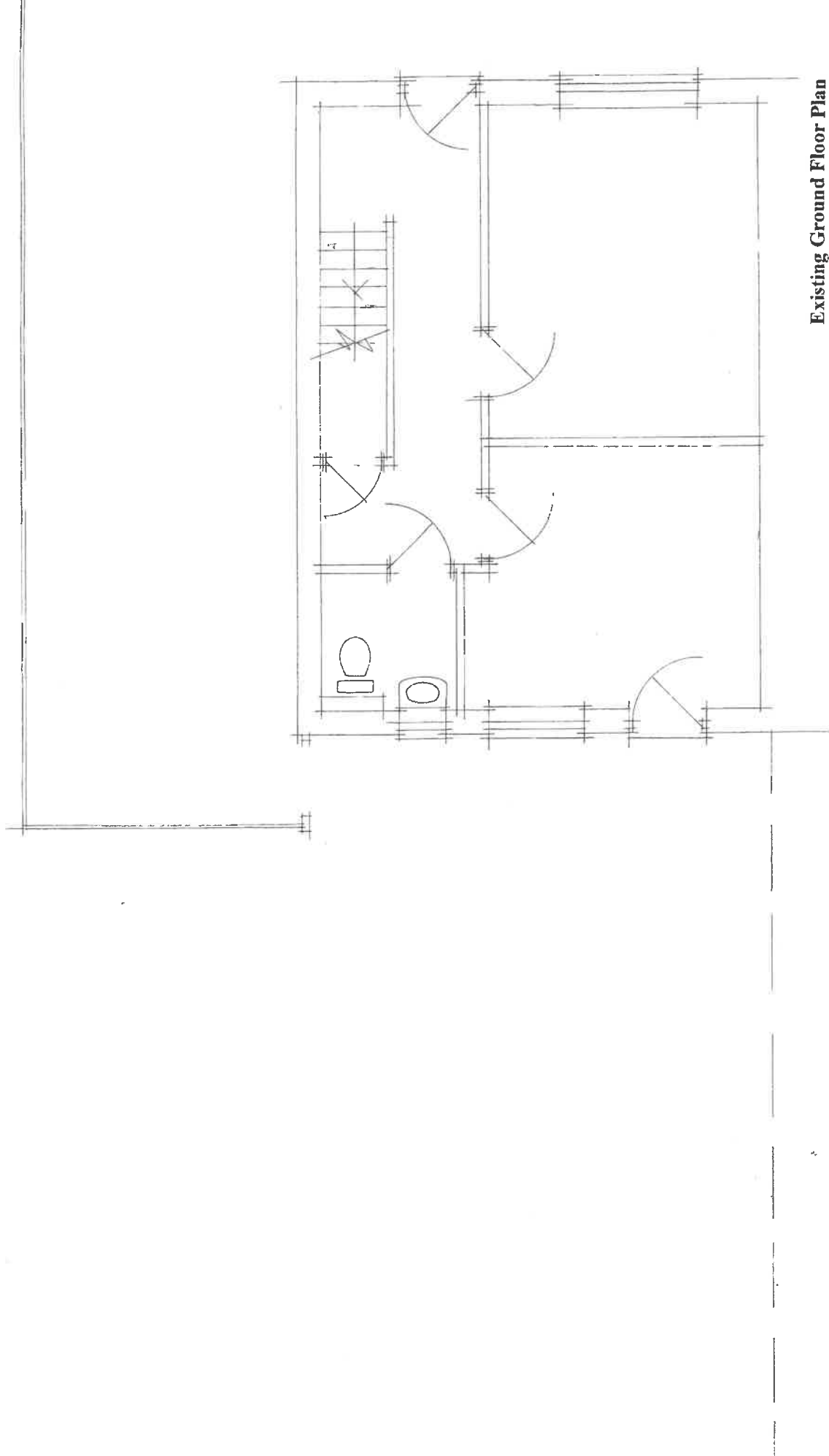
Proposed Site Plan

14 Clos Gungrog, Welshpool

Scale 1:500 @ A3 June 2025 Plan No 5562.08

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 Fedyw, Abermale, Montgomery SY15 6JW * 07971 224953 * 07971 224953

Drawn by: J. D. Jones Checked by: J. D. Jones Date: 06/06/2025



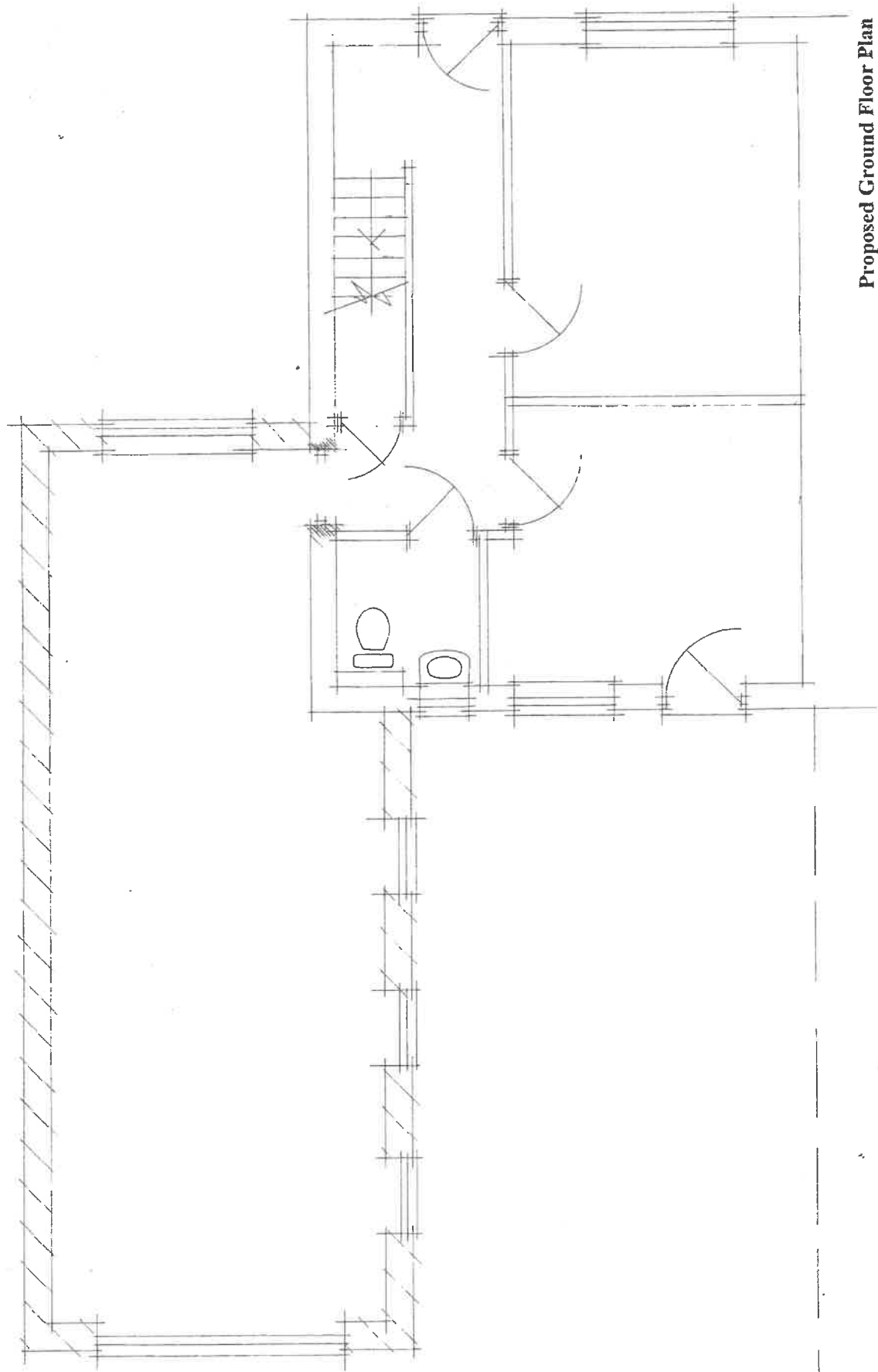
Existing Ground Floor Plan

14 Clos Gungrog, Welshpool

Scale 1:50 @ A3 June 2025 Plan No 5562.01

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 Fediw, Abernethy, Montgomery SY15 6NW * info@tyfediw.com * 07971 224953

Gwynfor Humphreys & Co. Chartered Building Surveyors



Proposed Ground Floor Plan

14 Clos Gungrog, Welshpool

Scale 1:50 @ A3 June 2025 Plan No 5562.04

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.

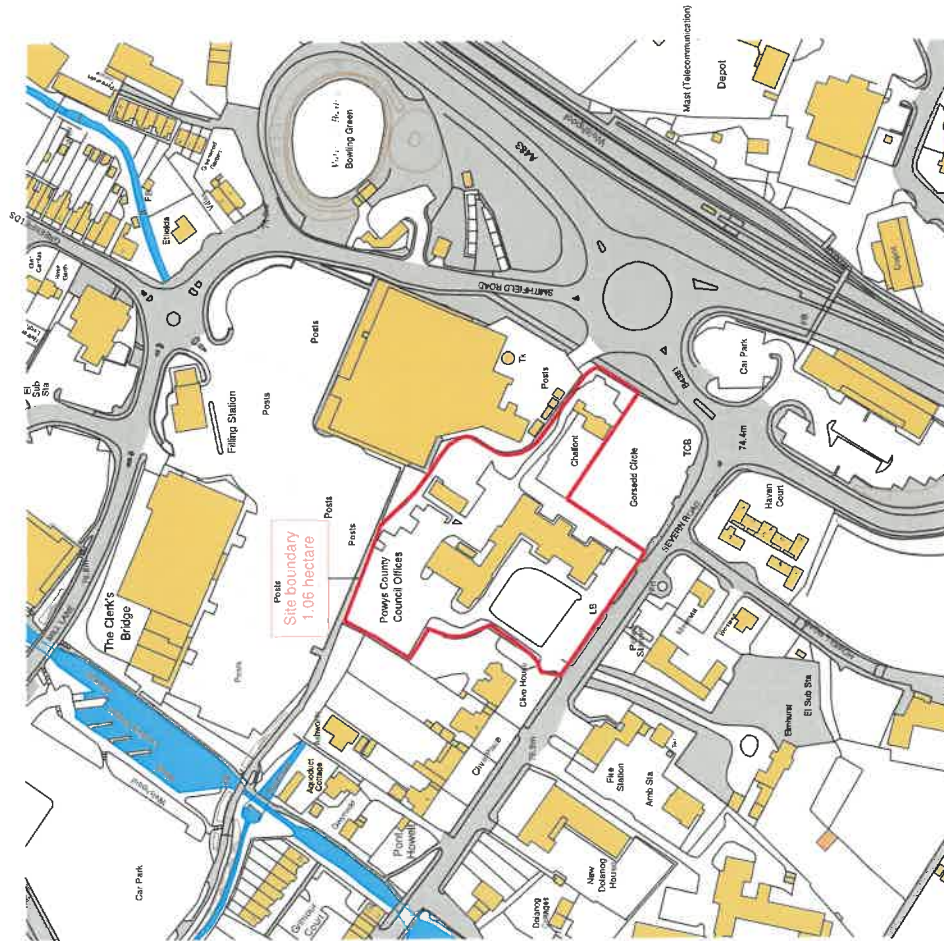
City Feltw, Abernethy, Montgomery SY15 6JW enquiries@rhymney.co.uk 07971 224955

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Appendix H

Notes

Figured dimensions are to be used in all cases • Dimensions should not be rounded off unless the drawing is to be made to scale • All corners should be rounded off unless otherwise specified • Dimensions should be checked before commencing the work • A discrepancy in dimensions should be clarified with the Architect prior to commencement of the work • No deviation from this drawing will be permitted without the prior written consent of the Architect • This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings • This drawing is to be read in conjunction with the relevant Structural Engineer's drawings, structural calculations and recommendations • This drawing is to be read in conjunction with the relevant Fire Safety drawings • This drawing is copyright and is to be returned to the architect on completion of the contract.



Location Plan

Scale: 1 : 2500



VISUAL SCALE 1:2500 @ A3

P4	Issued for Planning and Listed Building Consent Applications	ST	NM	23.04.20
P3	Issued for Pre-Application Consultation (PAC)	BP	NM	20.03.20
P2	Drawings updated following DTM	ST	NM	05.03.20
P1	First Issue of Drawing	ST	NM	19.02.20
Rev.	Revision description	D'n	Ch'd	Date



Lovelock Mitchell Architects
3 Stanley Street, Chester, CH1 2LS
Tel +44 (0) 1244 404321

e-mail: admin@lovelackmitchell.com
web: www.lovelackmitchell.com

Project
Ciwyd Alyn Housing - Neuadd Maldwyn
Severn Road, Welsphool

Title	Site_LocationPlan

LMA Ref.	Drawing number	Rev.
1573	CAW-LMA-00-XX-DR-A-1000	P4

Jessica Bywater

From: Kate Bowen
Sent: 17 July 2025 15:16
To: Planning Consultations
Subject: FW: Section 99 application to vary conditions 2 and 11 of planning permission of 25/0909/REM at Neuadd Maldwyn Severn Road Welshpool SY21 7AS

Kate Bowen

Uwch Swyddog Cynllunio / Senior Planning Officer
Rheoli Datblygu / Development Control
Cyngor Sir Powys / Powys County Council
T: 01938 551268
E: kate.bowen@powys.gov.uk

*Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi.
You are welcome to contact us in Welsh. We will respond in Welsh, without delay.*

*Pa mor dda ydyn ni'n neud? Rydym yn croesawu eich adborth, defnyddiwch y [ddolen yma](#)
How are we doing? We welcome your feedback, please use the following [link](#).*



Data Protection and Privacy: In order to deliver the Planning Service (applications, complaints and appeals etc.) it is necessary for the council to process personal data, in accordance with relevant planning legislation, as listed on the Welsh Governments planning website (<https://gov.wales/topics/planning/?lang=en>). Information held by the Planning Service 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: <https://en.powys.gov.uk/privacy>.

Diogelu Data a Chyfrinachedd: Er mwyn cyflawni ceisiadau, cwynion ac apeliadau'r Gwasanaeth Cynllunio mae angen i'r cyngor brosesu data personol yn unol â'r ddeddfwriaeth gynllunio berthnasol, sydd i'w weld ar wefan gynllunio Llywodraeth Cymru (<https://gov.wales/topics/planning/?skip=1&lang=cy>). Bydd y Gwasanaeth Cynllunio'n cadw Gwybodaeth yn unol â'r ddeddfwriaeth ac amserlen cadw'r Cyngor. Os oes gennych bryderon am sut rydym yn defnyddio'ch data personol cysylltwch â'r Swyddog Diogelu Data trwy e-bost Information.Compliance@powys.gov.uk. Cofiwch y gallwch gael hyd i fwy o wybodaeth am Ddiogelu Data a Chyfrinachedd trwy fynd i: <https://cy.powys.gov.uk/article/653/Defnyddio-Cwcis>.

From: Carwyn Jones <carwyn.jones@powys.gov.uk>
Sent: 17 July 2025 14:21
To: Kate Bowen <kate.bowen@powys.gov.uk>
Subject: Section 99 application to vary conditions 2 and 11 of planning permission of 25/0909/REM at Neuadd Maldwyn Severn Road Welshpool SY21 7AS

Kate

Thank you for the consultation, Environmental Protection does not have any 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.

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)



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.



Follow us on Twitter @PowysEnvHealth

Ffurflen Adborth Cwsmer - [Ffurflen Adborth Cwsmer \(office.com\)](https://office.com)
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 unol 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



Glandŵr Cymru
Canal & River Trust in Wales

Powys County Council
The Gwalia
Ithon Road
Llandrindod Wells
Powys
LD1 6AA

Your Ref 25/0909/REM

Our Ref CRTR-PLAN-2025-44657

Monday 21 July 2025

Dear Kate Bowen,

Proposal: Application to vary conditions 2 and 11 of planning permission 22/0285/REM in relation to changes to approved plans

Location: Neuadd Maldwyn, Severn Road, Welshpool

Waterway: Montgomery Canal

Thank you for your consultation.

We are the charity who look after and bring to life 76 miles of canals in Wales. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of Wales. The Trust is known as Glandŵr Cymru, the Canal & River Trust in Wales and we are a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)) is that the Trust has no comment to make on the proposal to vary condition 2 and 11.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

Tim Bettany-Simmons MRTPI
Senior Planner – Major Projects & Infrastructure

Tim.Bettany-Simmons@canalrivertrust.org.uk
07342 057926

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

Canal & River Trust Spatial Planning Team

E: planning@canalrivertrust.org.uk W: canalrivertrust.org.uk T: 0303 040 4040

Patron: King Charles III. Canal & River Trust, a charitable company limited by guarantee registered in England and Wales with company number 7807276 and registered charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW

Appendix I



Application Site Boundary
Adjacent Land Ownership

1:1000

0 25m 50m 75m 100m 125

Project: Whitwood High School - New External Range Stairs

Drawing Status: Stage 2a

Drawing Title: Location Plan

Scale: 1:1000 @ A1

Date: 18.07.25

Drawn: AD046/12.01

Checked: RL

Rev A: Scale issued as per planning documents 18.07.25

Any use of this drawing is subject to the terms and conditions of the contract between the client and the architect.

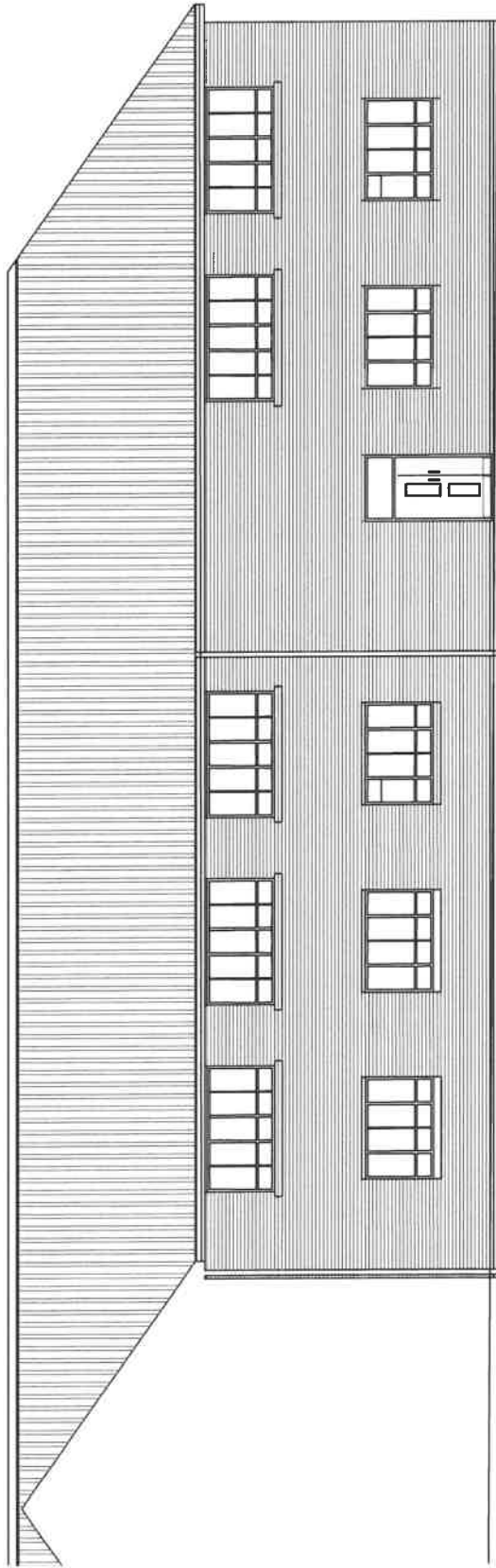
Any use of this drawing for a purpose other than that for which it was prepared is at the user's risk.

Any use of this drawing for a purpose other than that for which it was prepared is at the user's risk.

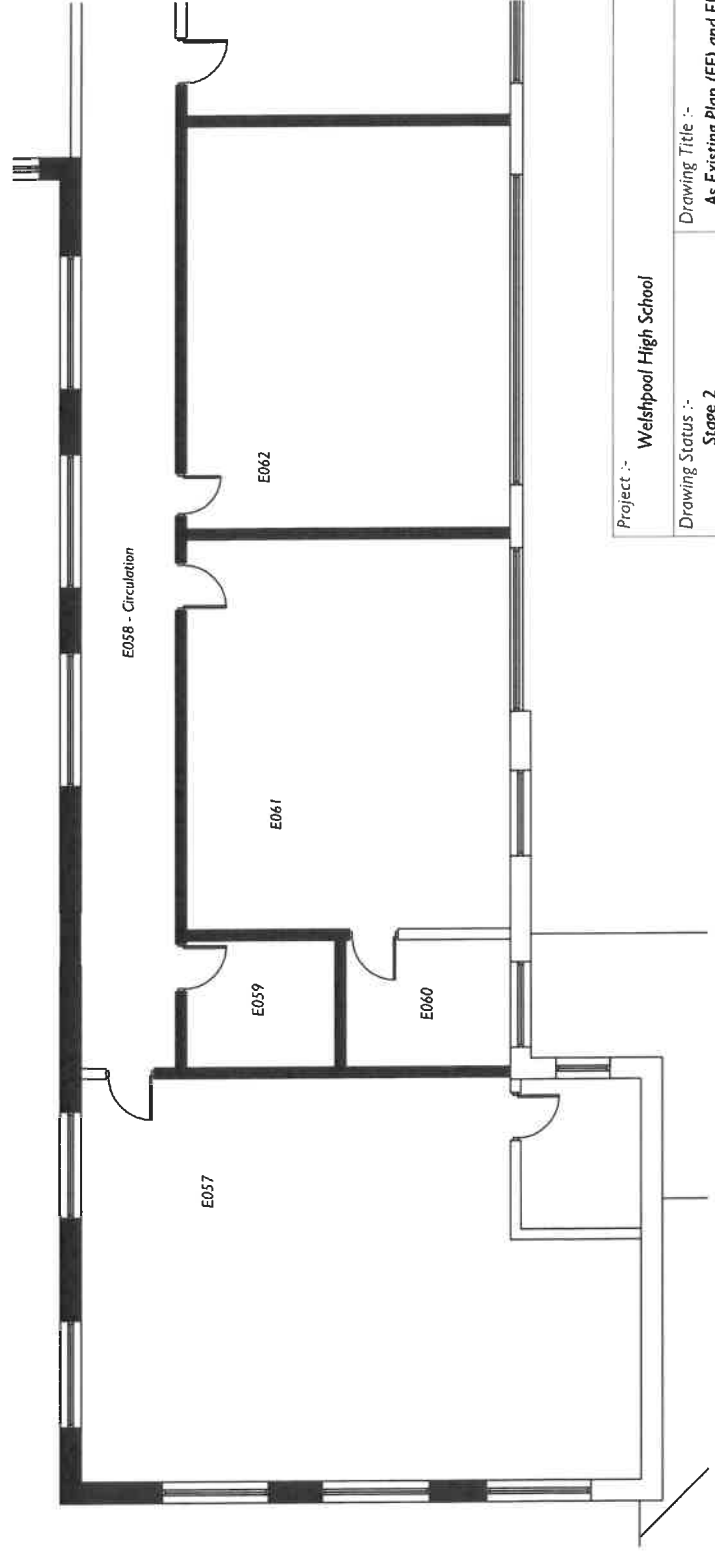
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Elevation



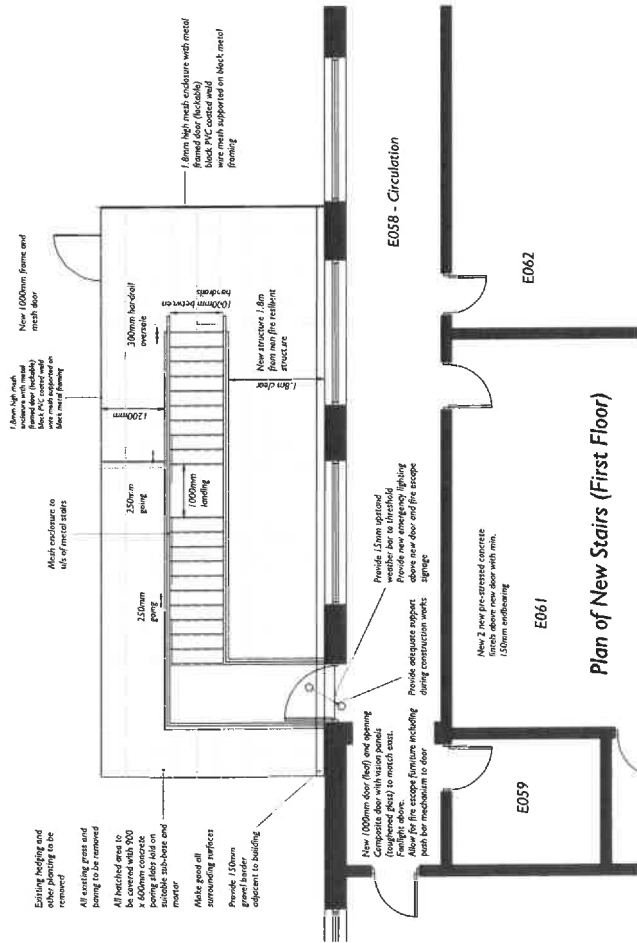
First Floor Plan

Head Office
29 Brand Street
Newtown
Powys
SY16 2BQ
t - 01686 610311

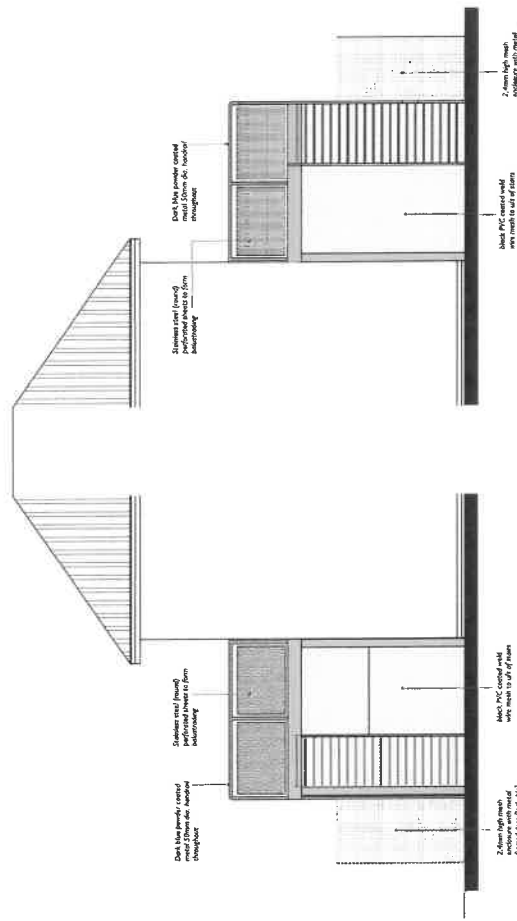
HU
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ARCHITECTS

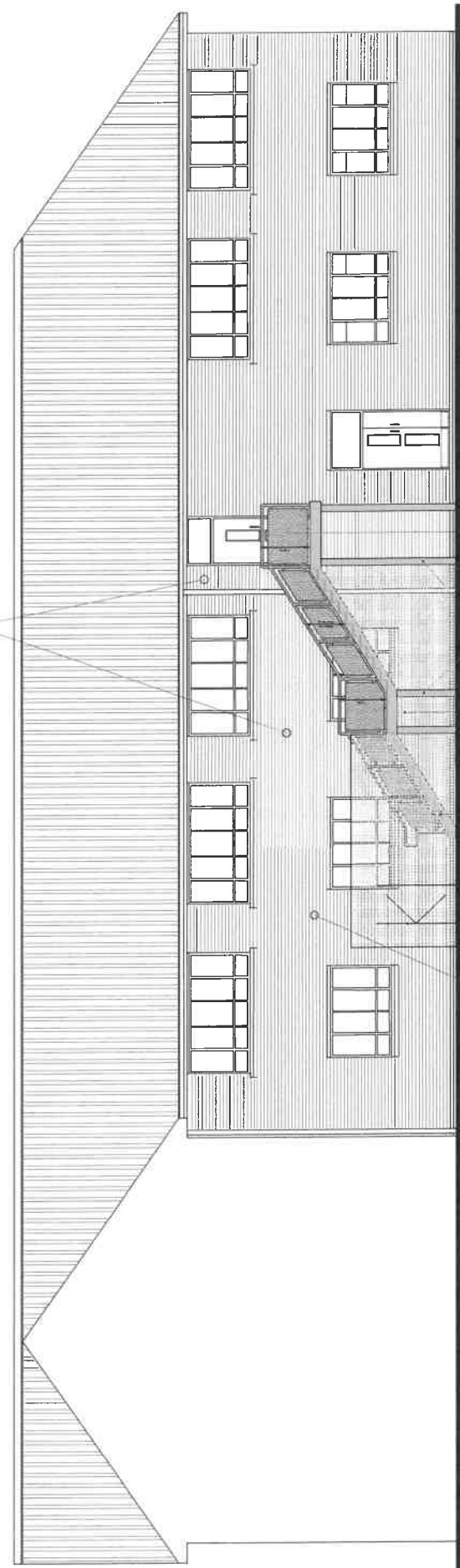
Project :- Welshpool High School		Drawing Title :- As Existing Plan (FF) and Elevation	Rev :-
Drawing Status :- Stage 2		Drawing No :-	
Scale 1/100@A3	Date 16.05.25		



Plan of New Stairs (First Floor)



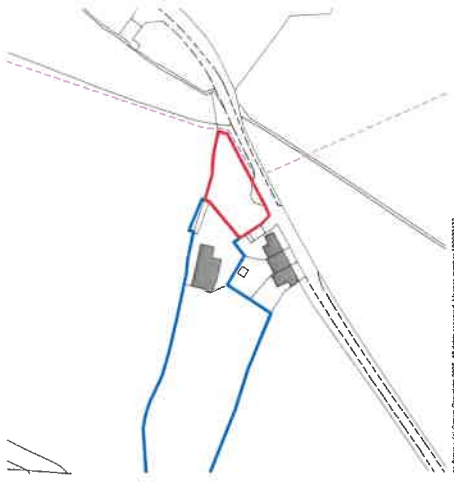
Side Elevation of New Stairs



Front Elevation of New Stairs

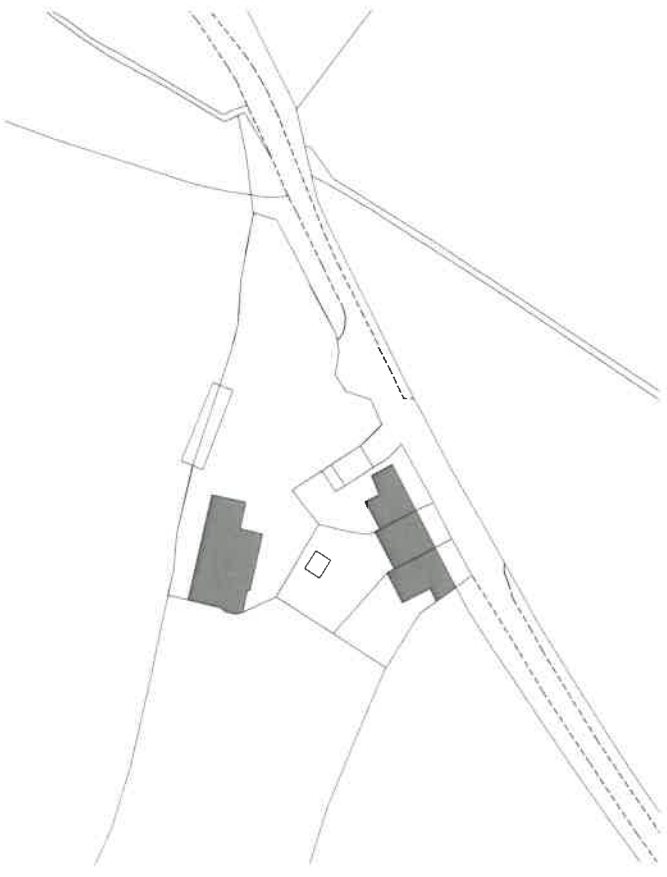
250mm (width) x 150mm (height) test box is included on test of participant	Adults are shown a list of musical items	125 x 125 mm portrait card (dark blue) read aloud on screen (P150-155mm)	Stimulus time (seconds) preferred sheets to form questionnaire	Participants are asked to complete a VAS (visual analogue scale) average of 100 responses to create a stimulus	205
		read aloud on screen (P150-155mm)		Estimated 10 min. listening to the presented stimuli (light) 1 error of each side defined by two anchors	
		read aloud on screen (P150-155mm)		Repeating test material (10) is the primary factor for any results reported	
				All test items to be presented together	
				The results of the test are presented in a table of 10 items x 10 responses	
				Results to be presented in a table of 10 items x 10 responses	

Appendix J



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Location Plan
1:1500



Block Plan
1:500



Application Site Boundary
Adjacent land in ownership
of the Applicant



Rev A - RDMV added - 02/03/21 - RL

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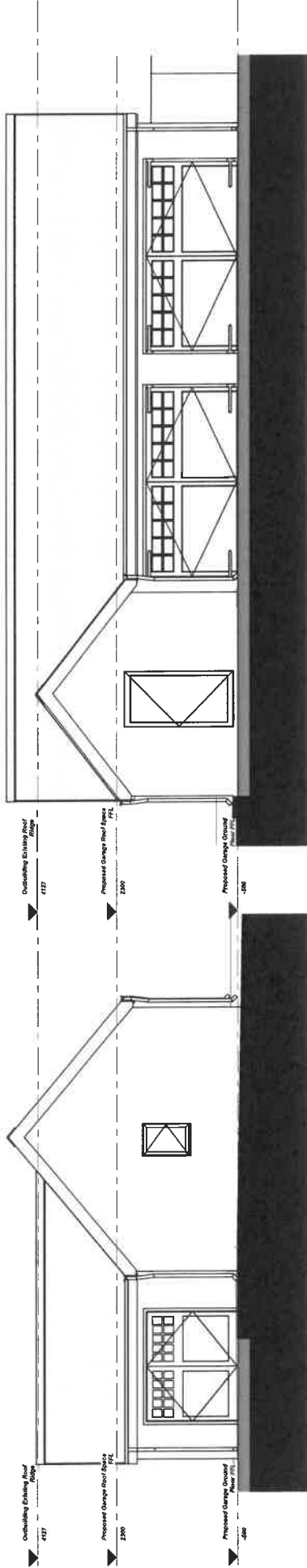
HUSHE
ARCHITECTS

Project:
 Extensions and alterations to the existing building
 100023432
 Lane, Walsby

Drawing Title:
 Location and Block Plan
Project:
 100023432
 100023432
 100023432
 100023432

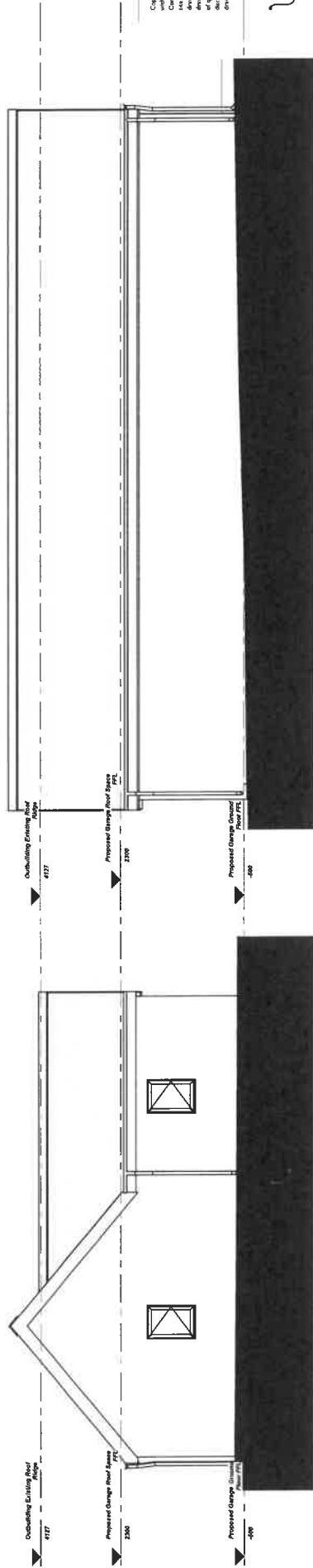
Scale & A1:
 As indicated
Date:
 30/03/21
Drawn by:
 TM
Checked by:
 RL

Drawing No.: A00034.120
Rev: A



Proposed Garage South Elevation
1:50

Proposed Garage West Elevation
1:50



Proposed Garage North Elevation
1:50

Proposed Garage East Elevation
1:50

A. 714 - Revision A1 Per Client Comment - 23.07.23

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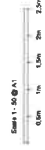
Project:
Architectural drawings
at 10014 - House, Westbury
Lans, Westbury

ARCHITECTS

Drawing Title: Head Office
27 Bond Street
Newbury
Reading
RG16 1JQ
01494 403111
www.hughesarchitects.co.uk

Scale: 1:50
Date: 23.07.23
Drawn by: YH
Checked: AL

Drawing No.: A0003.1.019
Rev: A



Appendix K

Application for approval of details reserved by condition

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

This form is specifically designed to be printed and completed offline.

Please complete this form in block capitals using black ink to facilitate scanning.

You are advised to read the accompanying guidance notes and per-question help text.

If you would rather make this application online, you can do so on our website: <https://planningportal.wales>

Privacy Notice

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Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it.

Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application.

Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information.

If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	<input type="text" value="MR"/>	First name:	<input type="text" value="DEAN"/>
Last name:	<input type="text" value="HAMMOND"/>		
Company (optional):	<input type="text" value="BOYS ANDBODEN LTD"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text" value="BRITISH SAWMILLS"/>		
Address 2:	<input type="text" value="MILL LANE"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text" value="WELSHPOOL"/>		
County:	<input type="text" value="POWYS"/>		
Country:	<input type="text" value="WALES"/>		
Postcode:	<input type="text" value="SY21 7BL"/>		

2. Agent Name and Address

Title:	<input type="text"/>	First name:	<input type="text"/>
Last name:	<input type="text"/>		
Company (optional):	<input type="text"/>		
Unit:	<input type="text"/>	House number:	<input type="text"/>
		House suffix:	<input type="text"/>
House name:	<input type="text"/>		
Address 1:	<input type="text"/>		
Address 2:	<input type="text"/>		
Address 3:	<input type="text"/>		
Town:	<input type="text"/>		
County:	<input type="text"/>		
Country:	<input type="text"/>		
Postcode:	<input type="text"/>		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		House number:		House suffix:	
House name:	FORMER WYNNSTAY STORE				
Address 1:	STATION YARD				
Address 2:	SEVERN ROAD				
Town:	WELSHPOOL				
County:	POWYS				
Postcode (optional):	SY21 7AZ				
If you cannot provide a postcode, the description of the site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".					
Easting:		Northings:			
Description:					

4. Pre-application Advice

Has pre-application advice been sought from the local 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:	
Reference:	
Date (DD/MM/YYYY):	
(must be pre-application submission)	
Details of pre-application advice received?	

5. Description Of Your Proposal

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision in the sections below:

DEMOLITION OF BUILDING AND ERECTION OF 33 LOCK UP SELF-STORAGE UNITS AND 36 CAR PARKING SPACES AT FORMER WYNNSTAY STORE, STATION YARD, SEVERN ROAD WELSHPOOL	
Reference number:	P/2017/1158
Date of decision:	14/12/2017
(Date must be pre-application submission) (DD/MM/YYYY)	

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

1.	6 - DRAINAGE	6.	
2.	7 - MATERIALS	7.	
3.		8.	
4.		9.	
5.		10.	

Has the development already started?

☒ Yes ☐ No

If Yes, please state when the development started (DD/MM/YYYY):

(date must be pre-application submission)

Has the development been completed?

☐ Yes ☒ No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Discharge Of Condition

Please provide a full description and/or list of the materials/details that are being submitted for approval:

CONDITION 6 → DRAINAGE PLANS FOR DISPOSAL OF FOUL AND SURFACE WATER. - SEE ATTACHED PLAN.
CONDITION 7 → MATERIALS TO BE USED - SEE ATTACHED LIST

CONDITION 7.

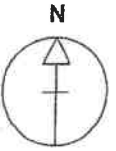
Element	Material	Colour
Walls	Concrete Insulated 100mm Wide Block	Grey
Roof	Steel Roof Composite Insulated Panel	Goosewing Grey
Windows	n/a	
Doors	Steel Roller Shutter Doors	Grey
Yard	Tarmac	Black

Appendix L

LR

TITLE NUMBER
CYM143112

POWYS

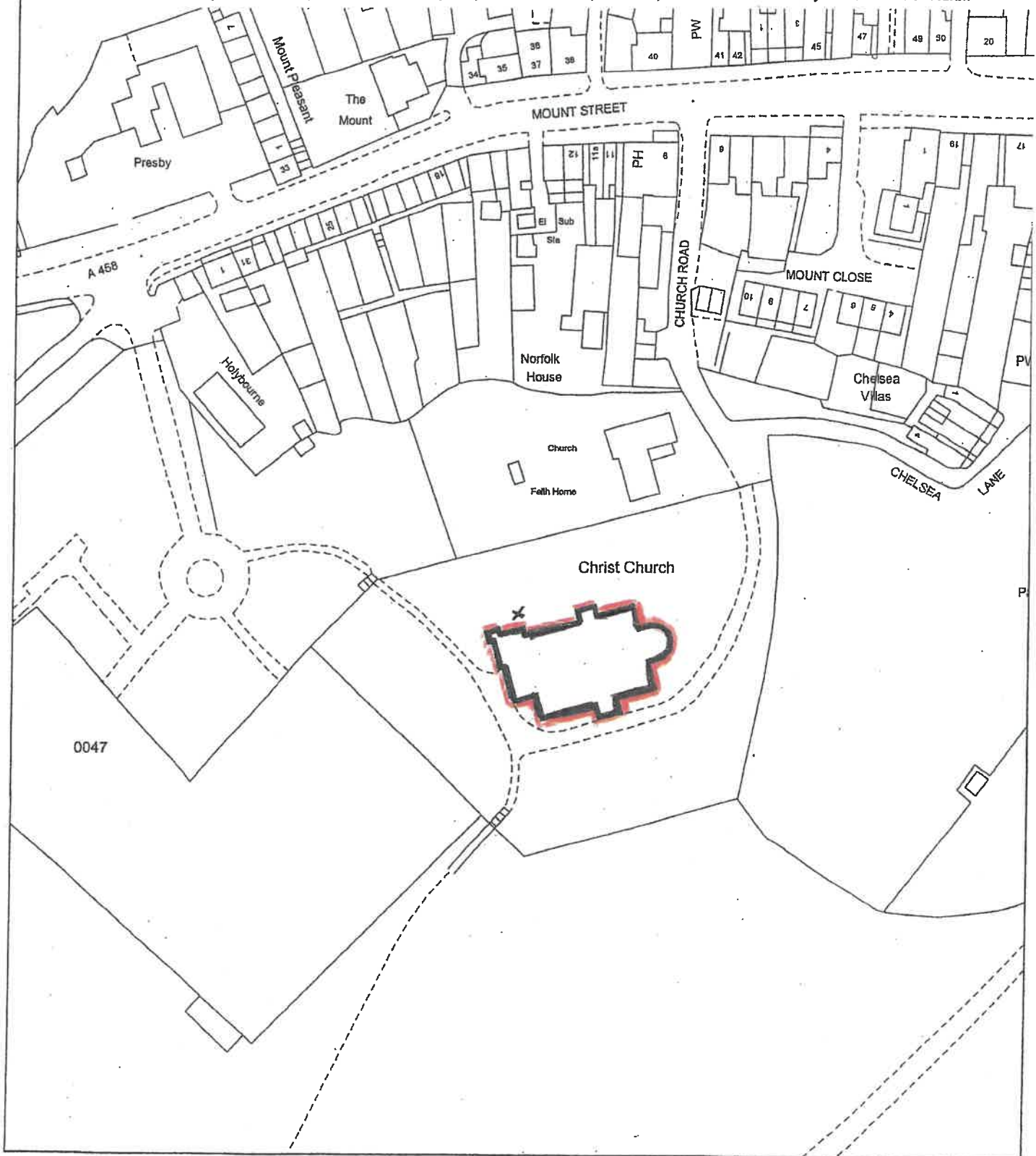


ORDNANCE SURVEY MAP REFERENCE:

SJ2207NW

SCALE 1:1250 Enlarged from 1/2500

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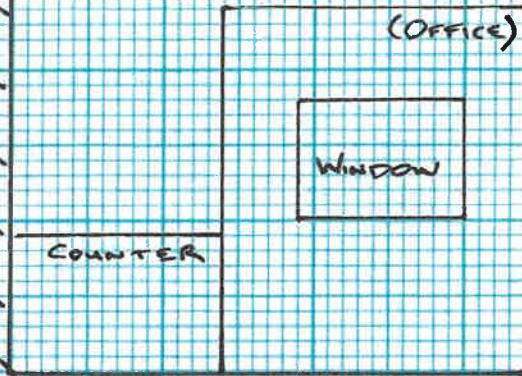
This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on 14 October 2003 at 12:07:46. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 14 October 2003.

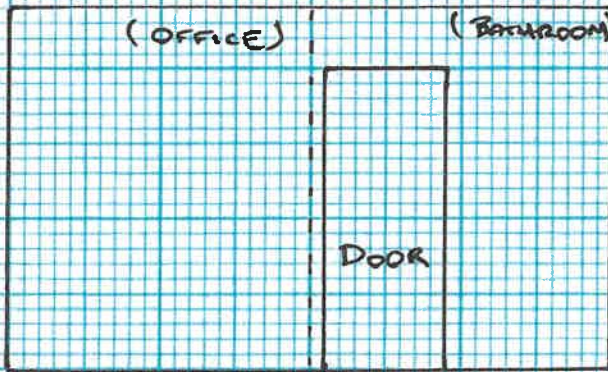
This title is dealt with by the District Land Registry for Wales.



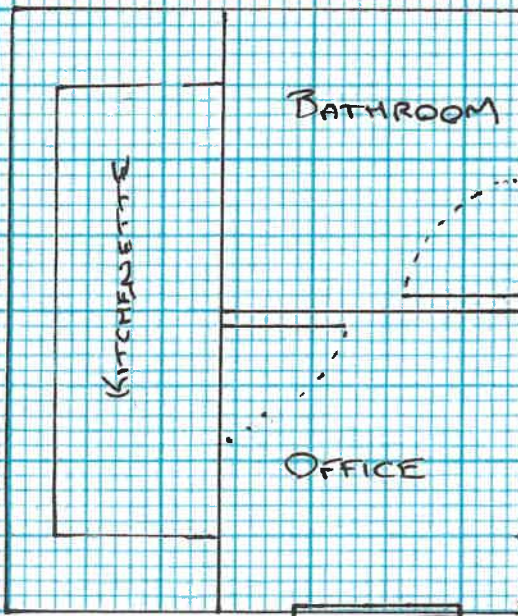
EXISTING CHURCH WALL



~~WEST~~ EAST
FACING ELEVATION

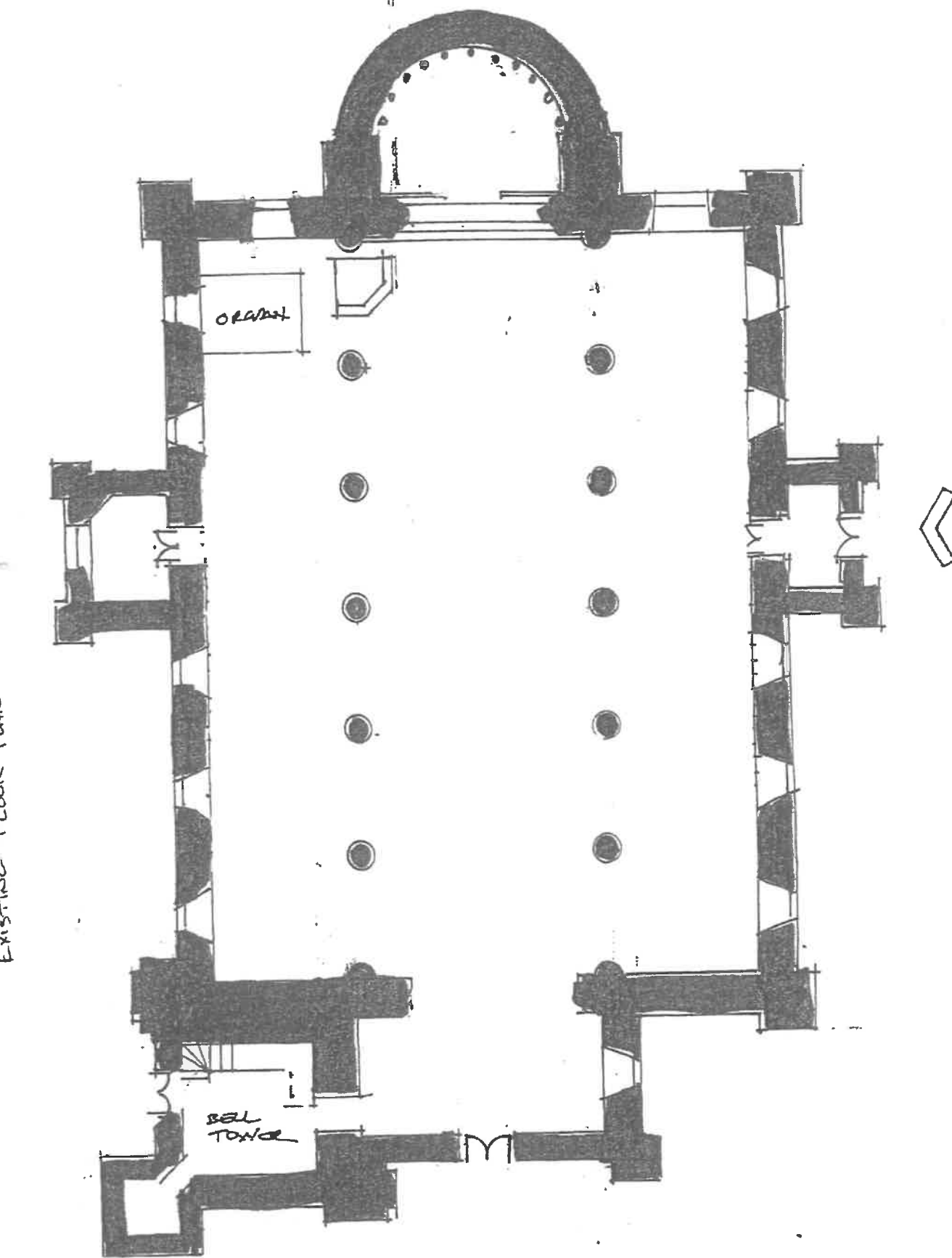


~~SOUTH~~ NORTH
FACING ELEVATION



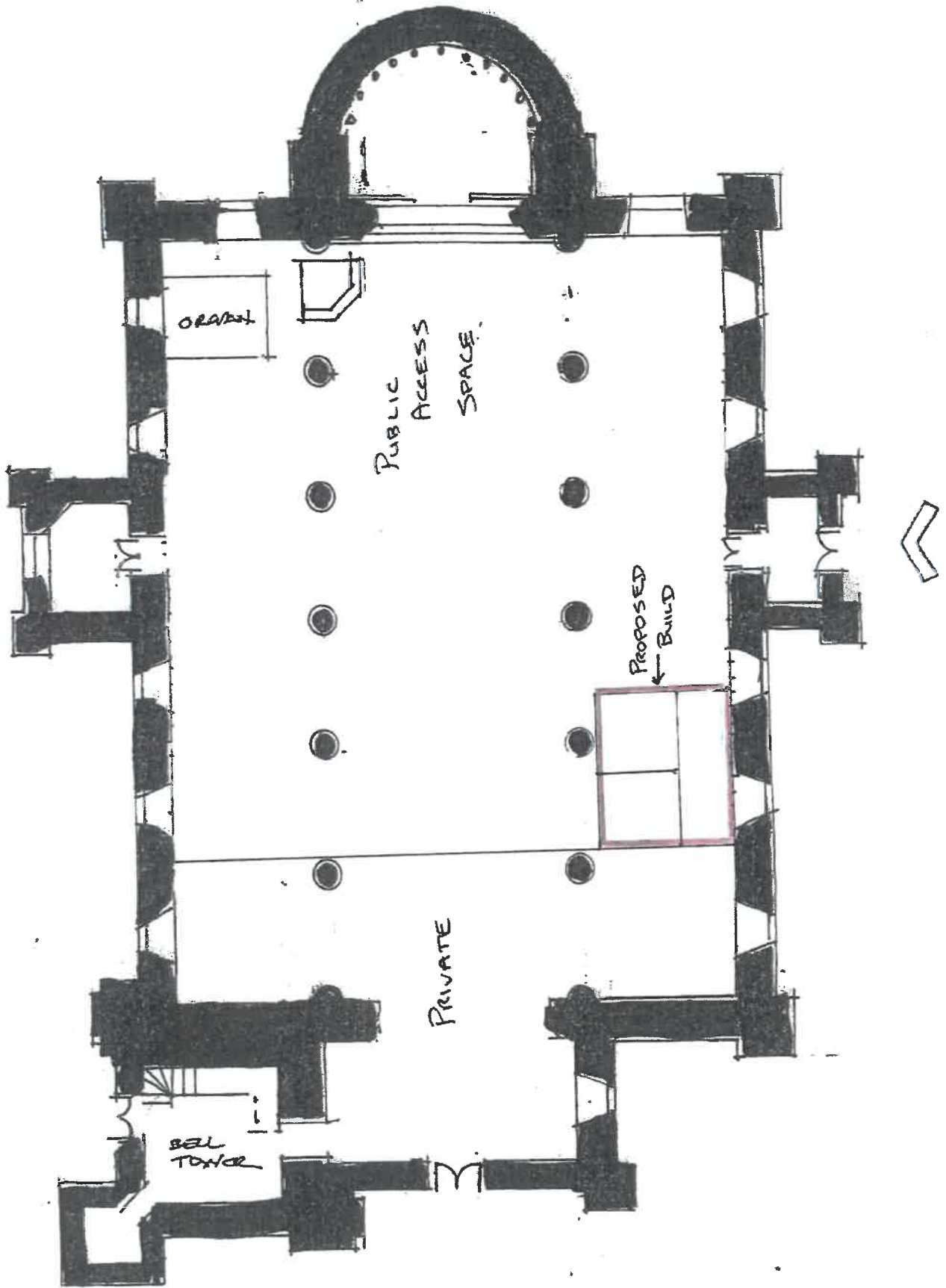
SCALE 1:50

EXISTING Floor Plan





SCALE
1:100







Picture current situation facing West



Picture current situation facing South



9th March 2025

To whom it may concern,

I am writing on behalf of Guilsfield Singers to support Christ Church Welshpool's project of installing an accessible toilet, kitchen facility and an access ramp.

Our community choir meets to provide an opportunity for local people to sing, socialise and support each other. We are a choir that has been together for over 45 years. We sing a wide range of choral music in four parts and have recently attracted an internationally renowned Musical Director to lead us. Each term we hold rehearsals and workshops together to prepare for a wonderful concert at the end of the term.

We would utilise the venue at Christ Church Welshpool to hold regular rehearsals, workshops and concerts. The acoustics in the Church are magnificent and would really enable us to maximise the sound of our choral singing, especially the sacred pieces. There is also a wonderful church organ at Christ Church that is being sympathetically renovated. We would love to be able to use the organ to accompany our rehearsals and workshops. Such a historical and beautiful venue would inspire our talented singers.

Christ Church Welshpool provides a unique venue where our choir can meet and sing together due to its central location and historic setting.

We are currently unable to use Christ Church Welshpool because of a lack of toilet and kitchen facilities and the premises doesn't have disabled access.

We would welcome these facilities to enable us to utilise Christ Church Welshpool to enhance our choir's activities.

If you would like to discuss our choir's activities in relation to this project, you can contact me

[REDACTED]

Yours faithfully,

Teresa Jones
Chairman of Guilsfield Singers

[REDACTED]



cyswllt celf
arts connection

Y Dolydd | Llanfyllin | Powys | SY22 5LD

Pfôn | Phone 01691 648 929

Pfôn Symudol | Mobile Phone 07814 523 521

E-bost | E-mail

kate | kerala | sian

@artsconnection.org.uk

<https://artsconnection.org.uk>

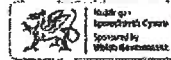
Registered Charity | Elusen Gofrestredig 1135041

Limited Company Registered in England and Wales | Cwmni Cofrestredig yn Lloegr a Chymru 02911716



Cymgor Celfyddydau Cymru
Arts Council of Wales

ARHENIRGAN
YLOTERI
LOTTERY FUNDED



Registered with Cofrestrwyd yr Ydyl

FR FUNDRAISING
REGULATOR

05/12/2024

To whom it may concern,

I am writing on behalf of Arts Connection – Cyswllt Celf to support Christ Church Welshpool's project of installing an accessible toilet, kitchen facility and an access ramp.

Arts Connection - Cyswllt Celf is an Arts Council of Wales revenue funded participatory arts organisation with a remit to provide access to participatory arts activities for people of all ages and abilities in all art forms across North Powys, Wrexham and the borders.

We run several activities annually in Welshpool and would utilise the venue at Christ Church deliver some of our projects due to its central location, location of the main road and lovely grounds. We have an annual project that runs in the Summer for adults with learning disabilities and this would make for an excellent venue once it's been made accessible.

We are currently unable to use Christ Church Welshpool because of a lack of toilet and kitchen facilities and the premises doesn't have disabled access.

We would welcome these facilities to enable us to utilise Christ Church Welshpool to enhance our group's activities.

Please don't hesitate to contact me if I can be of any further assistance.

Kind Regards,

Siân Walters
Arts Manager

Appendix M



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	Papers to Follow
Date	9th April 2025

Papers to Follow