



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 - 13/08/2025 6:30pm

7th 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 13th August 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/81208826704?pwd=qmPfiYhgdTkW2ib87TigdrtZNOKq1S.1> to join online or use Zoom Meeting ID 812 0882 6704 and passcode 580462, or via telephone by ringing 44 203 481 5240.

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. PLANNING

To consider the following planning applications.

4.1. 25/1042/FUL

25/1042/FUL - Demolition of part of existing building and extension to existing commercial unit to offer further car servicing and MOT facilities Mechanicare Henfaes Lane Welshpool SY21 7BE

[Appendix B]

4.2. Pre-application for residential development

To consider the pre-planning application for residential development at Former Quarry Service Station, Brook Street, Welshpool. [Article 2D, Town and Country Planning (Development Management Procedure) (Wales) Order 2012]

[Appendix C]

5. PLANNING DECISIONS

To note the following planning decisions.

5.1. APPROVED

5.2. 24/1696/LBC

24/1696/LBC - Replacement of unauthorised UPVC windows to the front and south elevation with timber framed mullions having iron opening lights and to the north and east elevations with flush painted timber casement windows, replacement of unauthorised UPVC doors with painted timber doors alongside also the reinstatement on the side door of an open-fronted clap-boarded porch with dual-pitch Welsh slate roof. Llwynderw Villa Llwynderw Welshpool Powys SY21 8SE

5.3. 25/0575/FUL

25/0575/FUL - Construction of an agricultural building (Retrospective) - Wernllwyd Berriew Welshpool SY21 8AA

6. REFUSED

6.1. 25/0847/HH

25/0847/HH - Demolition of existing conservatory and erection of extension - Dingle Frochas Welshpool SY21 9JD

7. 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]	

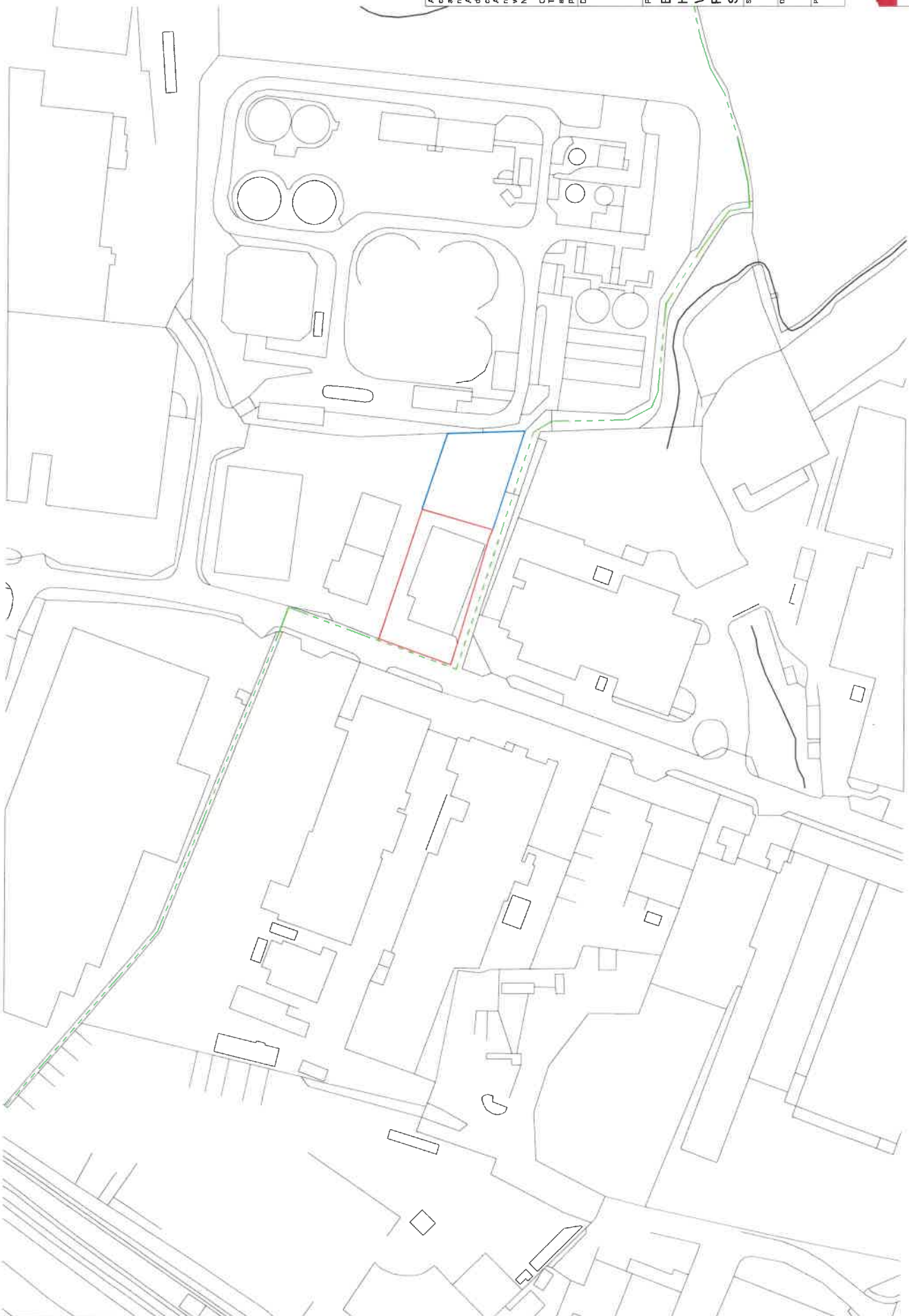
7. DATE AND SIGNATURE:

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



All dimensions on site to be checked prior to commencement of works or ordering of materials and components. Any discrepancies should be reported immediately.
Any survey information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.
All materials and workmanship to comply with relevant British Standards and Codes of Practice and conform to Building Regulations and NHBC Standards (where applicable)

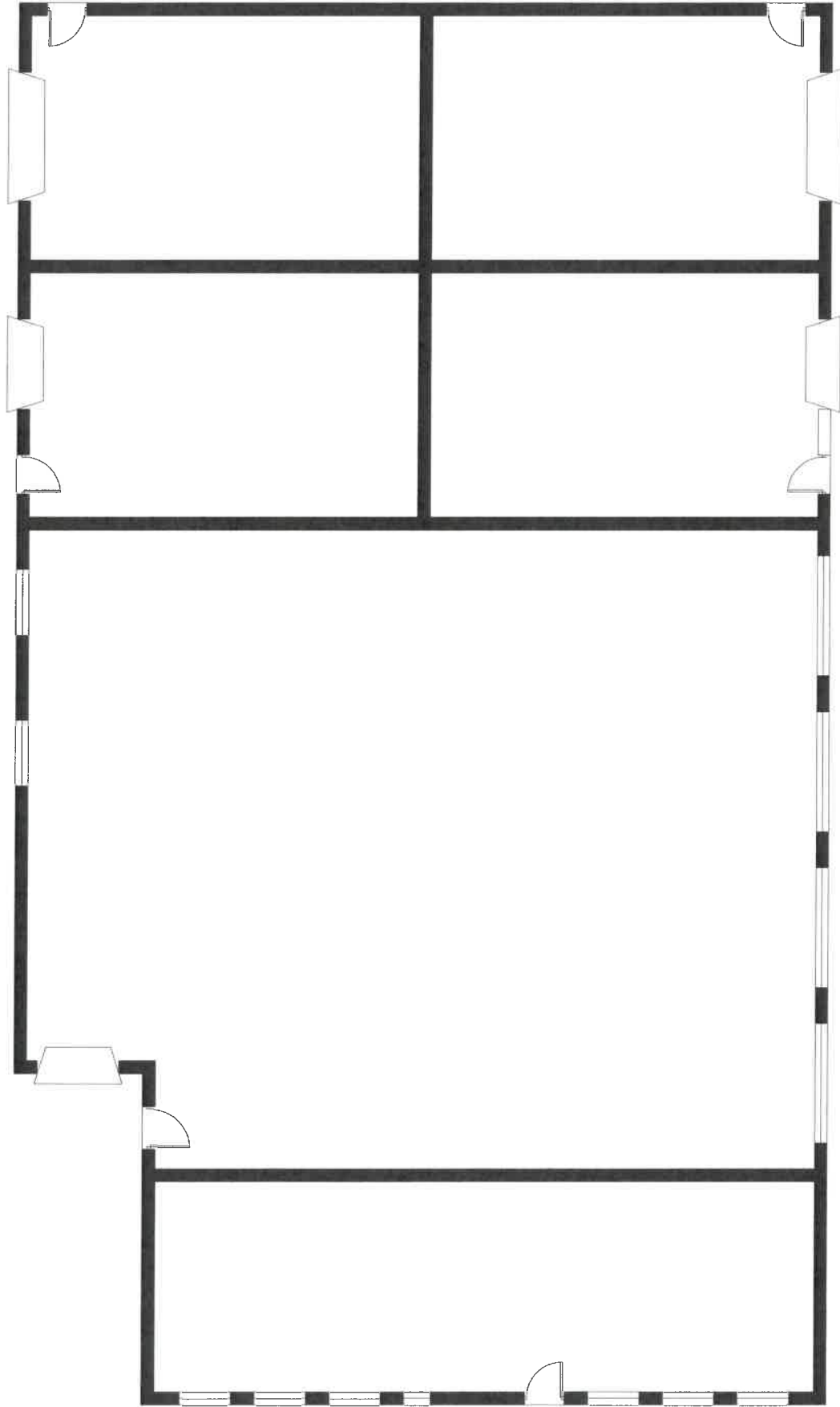
COPYRIGHT
This drawing and any design hereon is copyright and it must not be reproduced or disclosed to third parties without our prior permission.

Date	Ref	Reason

Project
Bennett unit Rentals
Henfaes Lane
Weshpool
Powys
SY21 7BE

Subject	Client		
Location Plan	Bennett		
Date	Drawn	Scale	
July 25	OE	1:1250 @ A3	
Project Number	Drawing Number	Amendment	
///	SK12	A	

MORRIS MARSHALL POOLE
10 Broad Street, Newtown,
Powys.SY16 2LZ
Tel: 01686 626160



Ground Floor Plan

All dimensions on site to be checked prior to commencement of works or ordering of materials and components. Any discrepancies should be reported immediately.
This drawing is to be incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.
All materials and workmanship to comply with relevant British Standards and Codes of Practice with all work to conform to Building Regulations and NBS Standards (where applicable)

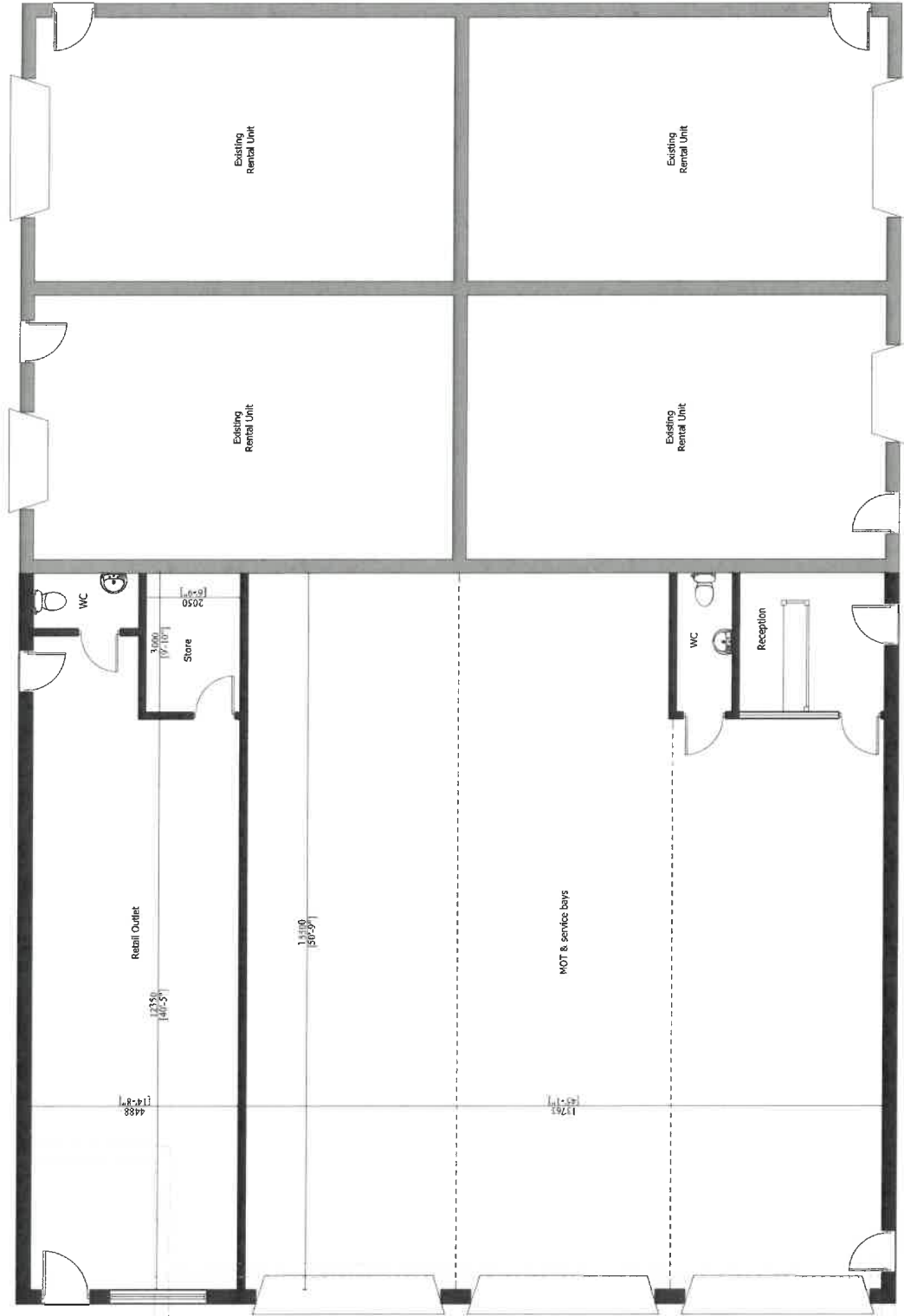
COPYRIGHT
This drawing and any design thereon is copyright and it must not be reproduced or disclosed to third parties without our prior permission.

Date	Ref	Reason
------	-----	--------

Project		Client	
Bennett unit Rentals		Bennett	
Henfaes Lane			
Welsphool			
Powys			
SY21 7BE			
Subject	Existing Plan	Scale	1:100 @ A3
Date	July 25	Drawn	OE
Project Number	///	Drawing Number	SK01
		Awardment	-

MORRIS MARSHALL POOLE

10 Broad Street, Newtown,
Powys.SY16 2LZ
Tel: 01686 626160



Ground Floor Plan

All dimensions on site to be checked prior to commencement of works or ordering of materials and confirmed. Any discrepancies should be reported immediately.
Any survey information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.
All materials and workmanship to comply with relevant British Standards and Codes of Practice and all work to comply with Building Regulations and NHBC Standards (where applicable).

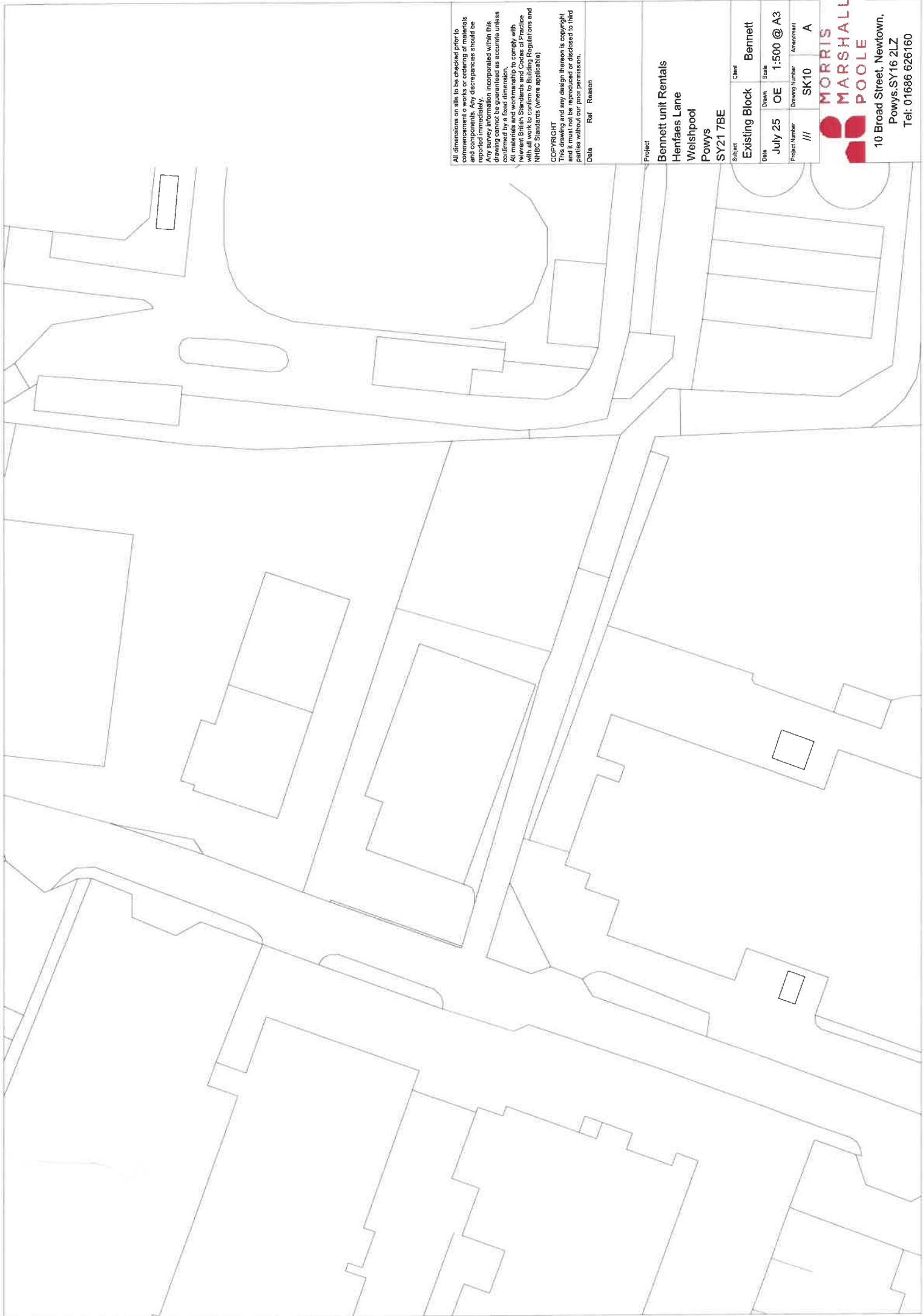
COPYRIGHT
This drawing and any design thereon is copyright and it must not be reproduced or disclosed to third parties without our prior permission.

Date: Ref: Reason

Project
Bennett unit Rentals
Henfaes Lane
Welsphool
Powys
SY21 7BE

Proposed Plan		Client
Date	Drawn	Scale
July 25	OE	1:100 @ A3
Project Number	Drawing Number	Amendment
///	SK05	A

MORRIS MARSHALL POOLE
10 Broad Street, Newtown,
Powys.SY16 2LZ
Tel: 01686 626160



All dimensions on site to be checked prior to commencement of works or ordering of materials and any discrepancies or discrepancies should be reported immediately.
Any survey information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.
All materials and workmanship to comply with relevant British Standards and Codes of Practice and all relevant local planning regulations and NHBC Standards (where applicable).

COPYRIGHT
This drawing and any design thereon is copyright and it must not be reproduced or disclosed to third parties without our prior permission.

Date	Ref	Reason
------	-----	--------

Project
Bennett unit Rentals
Hentfaes Lane
Welshpool
Powys
SY21 7BE

Subject		Client	
Existing Block		Bennett	
Date	Drawn	Scale	
July 25	OE	1:500 @ A3	
Project Number	Drawn Number	Amendment	
///	SK10	A	

MORRIS MARSHALL POOLE
10 Broad Street, Newtown,
Powys.SY16 2LZ
Tel: 01686 626160

Lighting
Upward lighting, lighting below, external lighting will be minimised throughout the site. Where required, lighting will be reduced to its most practical level and located in the least ecologically sensitive areas.
All external lighting will be shielded with opaque, black, conical or semi conical downward directed shields. All lighting will be low intensity with narrow or UV reduced spectrum (below 150nm, high or low pressure sodium types or LEDs). LED lighting, which has a long life span, will be used wherever possible. All lighting will be installed in a way that it does not shine directly onto the building or onto the ground.
Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Bat Relocation
If any bats are found on the site, they will be relocated to a suitable site. Bats will be relocated to a suitable site. Bats will be relocated to a suitable site.

Bird Migration
Position two single hole bird boxes on the building and trees. Boxes positioned with the access point facing East & West.
The bird boxes should be removed out of the bird nesting season (Sept-Oct).

General
The building will be enhanced with opaque, black, conical or semi conical downward directed shields. All lighting will be low intensity with narrow or UV reduced spectrum (below 150nm, high or low pressure sodium types or LEDs). LED lighting, which has a long life span, will be used wherever possible. All lighting will be installed in a way that it does not shine directly onto the building or onto the ground.
Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

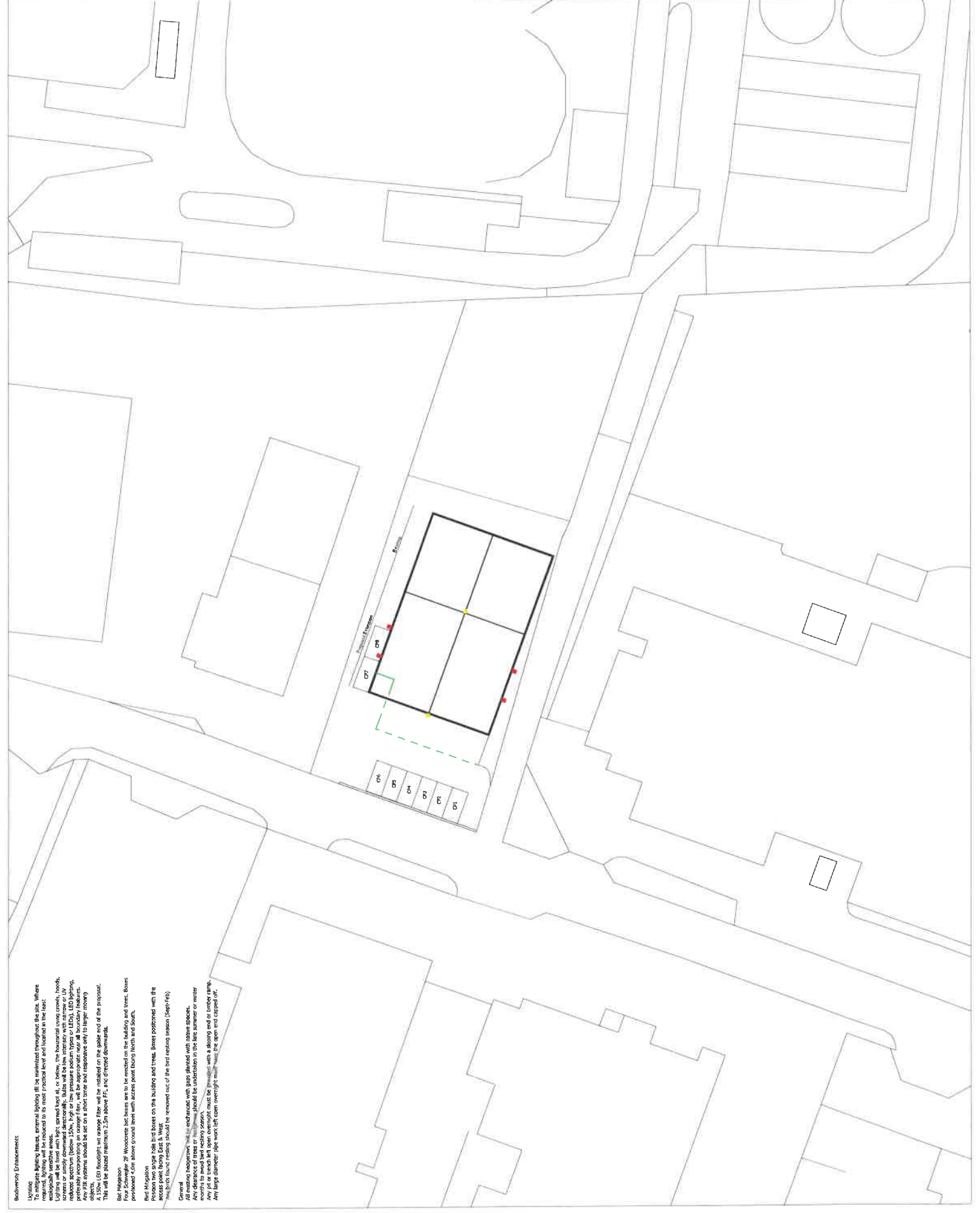
Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.

Any life systems should be set on a timer and respond only to larger moving objects.
The LED lighting will be set up with the shielded on the gable end of the proposal.



All dimensions on site to be checked prior to construction and any errors or omissions reported immediately.
Any survey information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a third dimension.
All work must be carried out in accordance with the relevant British Standards and Codes of Practice with all work to conform to Building Regulations and N-BC Standards (where applicable)

COPYRIGHT
This drawing and any design thereon is copyright of the author and shall not be reproduced or disclosed to third parties without the prior permission.

Date Ref Reason

Project
Bennett unit Rentals
Henfaes Lane
Walspool
Powys
SY21 7BE

Subject	Client
Proposed Block	Bennett
Date	Drawn
July 25	OE
Project Number	Scale
///	1:500 @ A3
Drawing Number	Amendment
SK11	A

MORRIS MARSHALL POOLE
10 Broad Street, Newtown,
Powys.SY16 2LZ
Tel: 01686 626160

Appendix C



Plans



DAS

SCHEDULE 1C

Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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 Country 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 Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at (a) ...Former Quarry Service Station, Brook Street Welshpool...

I give notice that (b)Wyro Developments Ltd..... is intending to apply for

planning permission to (c): ...**Erect a residential development of 10 Apartment Dwellings**

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at (d)

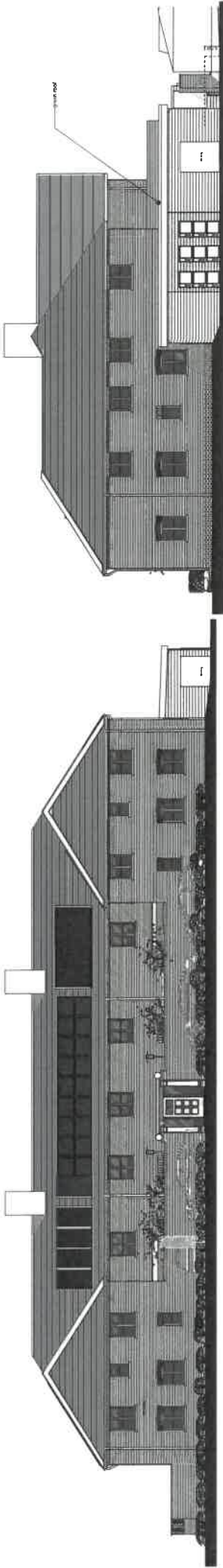
<https://fredcarter.co.uk/wp-content/uploads/2025/07/Proposed-development-Brook-street-Garage-site-A.pdf>
<https://fredcarter.co.uk/wp-content/uploads/2025/07/Proposed-Development-100.pdf>

(QR Links above)

.....
In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to fred@fredcarter.co.uk by 28/8/2025

Signed:Fred Carter MCIAT.....

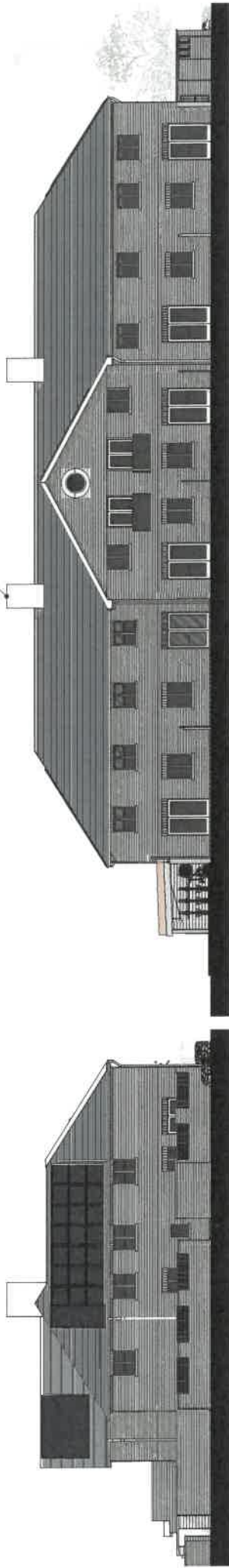
Date:31/07/2025.....



Southeast Elevation

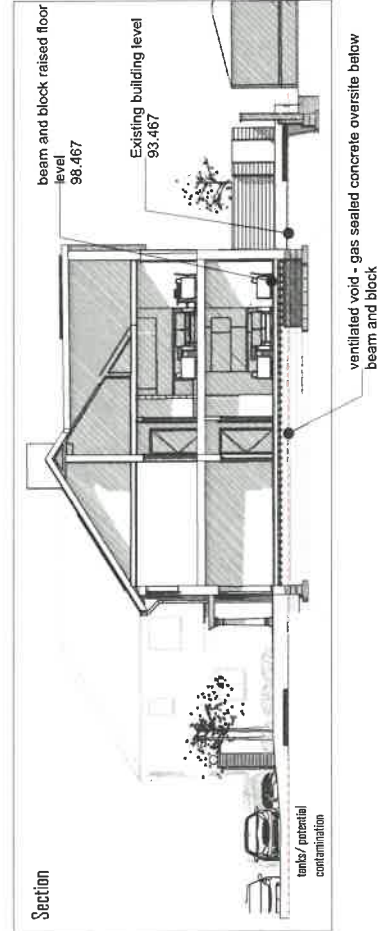
Northeast Elevation

GRP brick effect passive stack



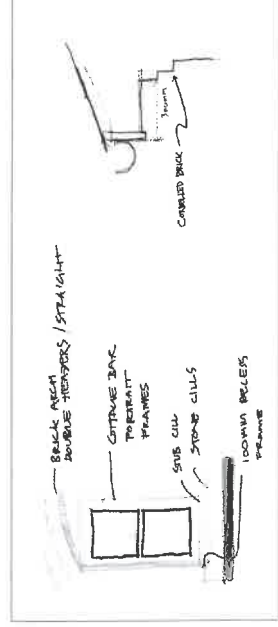
Southwest Elevation

Northwest Elevation



Section

Contamination Mitigation:
To ensure the proposed excavations will be limited to removal of surface concrete macadam layer as required for new build and excavations for foundations and services following the appropriate guidance identified in Geo water report.
Imported soils used for building up planting areas with membranes to prevent contaminants from moving potential contamination feed into surface water drainage system.
Geo water report extract:
3.12 Risks to site workers from inorganic/organic contaminants may be satisfactorily mitigated by ensuring them of the presence and nature of contaminants in the ground and by ensuring that appropriate measures are taken during groundworks and PPE (protective equipment) to minimise direct contact.
3.13 All materials removed from site will require Duty of Care documentation in compliance with waste legislation and remedial works including imported soils will require validation.
Where possible, workers will be low if Pb, PAK and TPH contaminated materials are removed. Hoppers at TP1 and TP4 should be avoided by water pipes. Regardless of any mitigation, contamination results should be made available to water supply undertakers to confirm suitable specification of water supply. Remediation works should be carried out in accordance with the Remediation Statement detailing remediation objectives and criteria and works to be carried out including validation procedures.





Ground Floor



First Floor



ACCESS PLAN

22m min sightlines (manual for streets 20mph)
to side streets

Line marking
to improve visibility exiting
stone masons

Adoptable standard surface
taken 20 m from carriageway

Bin store collection point

2 m wide pavement

Blister paving and reduced access
in accordance with DE 604

Existing Highways access (exit)

Raised Level access pavement
(+100mm) shared surface

Existing pavement

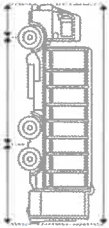
DE604

Side road entry treatment



Existing Highways access
Improvements in line with DE604 where
possible (subject to single dwelling access restriction)
Construction details provided subject to conditional approval

9.90 m



1.53 m

4.77 m

2.55 m

10.25 m

Roundabout

Overall Width

Outer Turning Radius

Former Garage Brook Street, Walspool.

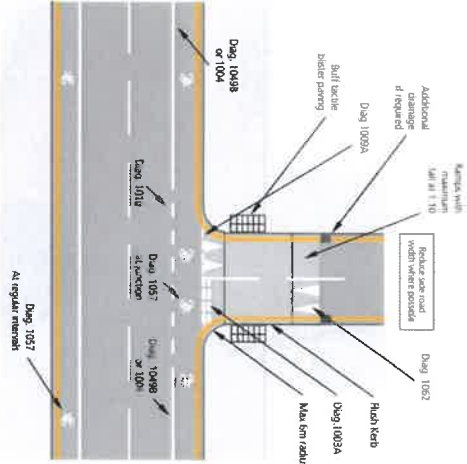
Frederick Carter Architectural
Services

Date

Drawing Scale
1:200

Revision

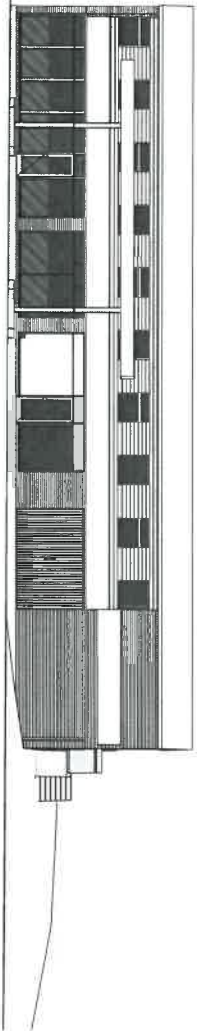
Layer ID
HD.2025.100.01





Engine Works - Brook Street Walspool

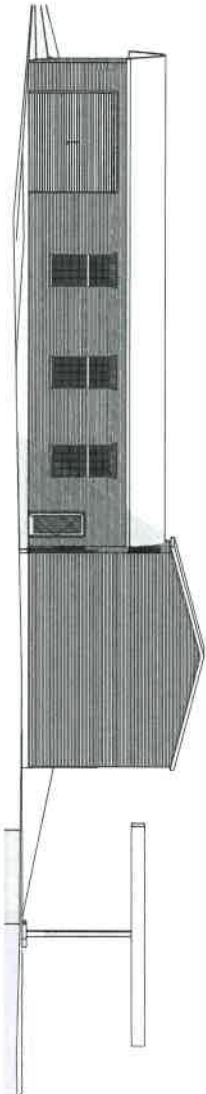
retaining wall
Green roof



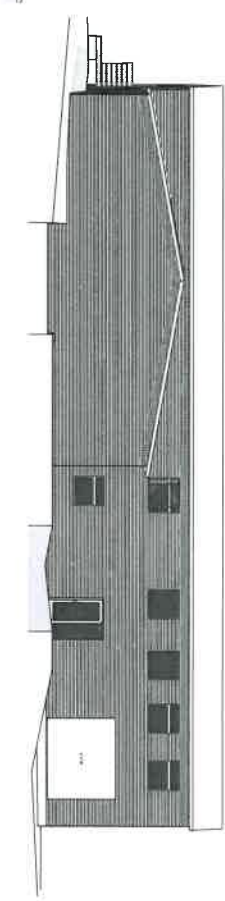
Front Elevation - Southwest



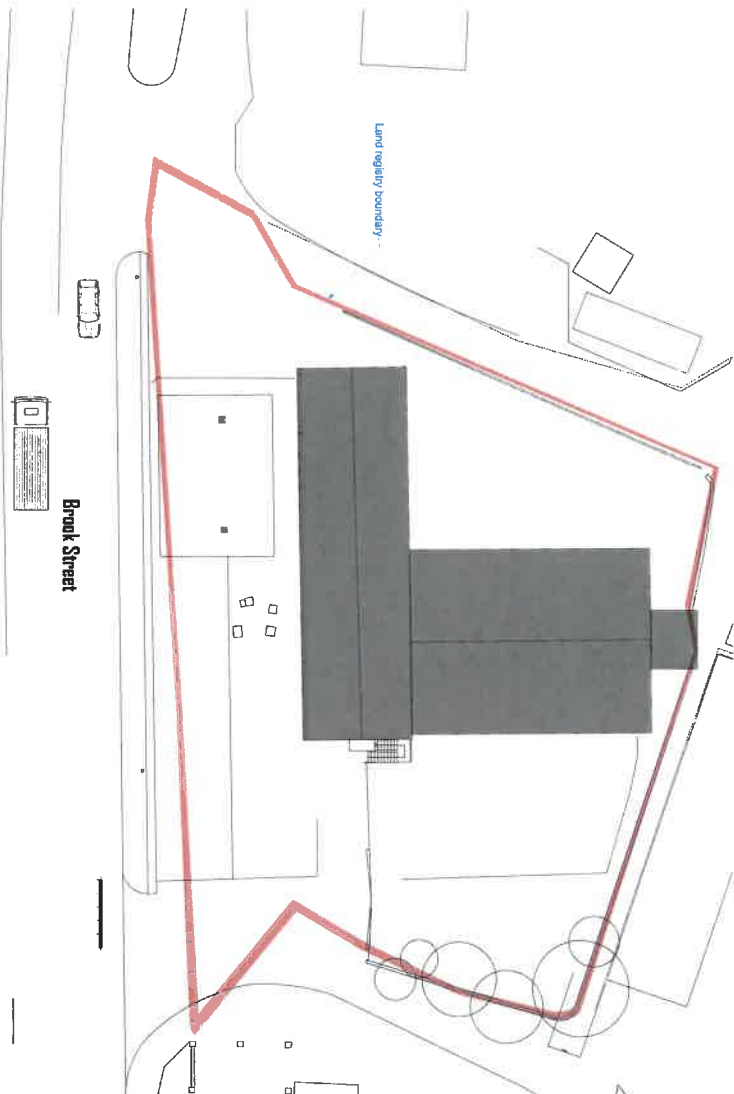
Side Elevation - Northwest



Front Elevation - Southeast



Rear Elevation - Northeast



Block Plan



Survey as Existing
Former Beverage Brook Street, Walspool.

Frederick Carter Architectural
Services
CAI

Block

Drawing Scale
1:100, 1:200, 1:250
Layout ID
S.2025.100.01
Revision