Cyngor Tref Trallwng Welshpool Town Council

Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
Tel: 01938 553142 Email: office@welshpooltowncouncil.gov.uk

Agenda & Summons
Operations & Development Committee - 09/09/2026 6:30pm

3rd September 2026

To: Chris Davies, David France, Estelle Bleivas, Kelly Meredith, Nick Howells (Vice Chair), Phil Owen, Phil Pritchard (Chair), Revd William Rowell

Dear Councillor,

You are hereby summoned to attend a meeting of the Operations & Development Committee of Welshpool Town Council which will be held on Wednesday 9th September 2026 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 & Responsible Finance 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/82614803276?pwd=E30Gf0vhiIGCRgkbDaGdTzzrfja0xs.1 to join online or use Zoom Meeting ID 826 1480 3276 and passcode 582431.

Agenda

1. WELCOME, CODE OF CONDUCT AND APOLOGIES FOR ABSENCE

To welcome Councillors and members of the public, to remind attendees to show respect for all throughout the meeting in line with the obligations of the Code of Conduct, and to receive and, if appropriate, approve apologies for absence. [Section 4(b), Code of Conduct; Section 85(1), Local Government Act 1972]

2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

To receive declarations of interest and, if appropriate, consider any 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 of 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 Operations & Development Committee on 08/07/2026. [Para. 35(1), Sch 12, Local Government Act 1972]

[Appendix B]

4.2. Matters Arising

To report for information purposes only matters arising from the Operations & Development Committee on 08/07/2026.

5. LAND AND BUILDINGS

5.1. General Update

To receive, and resolve if desired, an update from the Operations Manager in respect of Council land and buildings.

5.2. Scansis Pitch

To consider improvements to the Scansis Pitch (Cllr Kelly Meredith) (26/27 Budget: £9,000 for all playground repairs/upgrades).

[Appendix C]

5.3. Play Area Fencing

To consider the quotations for the replacement of the end of life fencing at Little Henfaes (26/27 Budget: £10,000).

[Appendix D]

5.4. Town Hall Rear Lift - Oil Replacement

To consider the quotations for works to the rear goods lift as attached. (Budget 26/27: Repairs & Maintenance fully subscribed due to other works, would require a virement from General Reserve however members need to mindful of general reserve limitations).

[Appendix E]
[Appendix F]

6. SERVICES

6.1. Markets

To receive an update in respect of the indoor and outdoor market from the Events and Market Manager.

[Appendix G]

6.2. The Hub - July & August 2026

To receive an update from the Community Services Manager in respect of the Hub.

[Appendix H]

6.3. Allotments

To receive an update from the Community Services Manager in respect of allotments.

6.4. Community Fridge

To receive an update from the Community Services Manager in respect of the Community Fridge and to consider the email from the Trussell Trust in relation to the closure of the Welshpool & District Foodbank.

[Appendix I]

7. BUSINESS PLANNING & FINANCIAL MATTERS

7.1. Interim Strategic Plan Action Plan

To consider the approved committee Interim Strategic Plan action plan.

[Appendix J]

7.2. Budget and Committee Finance (Month 4 & 5)

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

[Appendix K]
[Appendix L]

8. PROJECTS & NEW DEVELOPMENTS

8.1. Town Hall Transformation

To receive an update in respect of the Town Hall Transformation project (if any).

8.2. Welshpool Town Centre Improvement

To consider the recommendations from the Project Board and to recommend to Council accordingly.

[Appendix M]
[Appendix N]
[Appendix O]
[Appendix P]
[Appendix Q]
[Appendix R]
[Appendix S]
[Appendix T]
[Appendix U]
[Appendix V]

8.3. Changing Places

To receive a verbal update in respect of the changing places project.

8.4. Maes y Dre Alternative Premises

To receive an update on the Maes y Dre Alternative Premises project and to consider quotations for works to be carried out (26/27 Budget: £9,000).

[Appendix W]

8.5. Oldford Estate - Play Provision

To receive a verbal update in respect of play provision at Oldford Estate.

8.6. Car Parking at Maes y Dre

To consider the report from the Town Clerk in respect of car parking at Maes y Dre.

[Appendix X]

8.7. Shopfront Scheme

To consider the report from the Town Clerk in respect of the proposed shopfront scheme.

[Appendix Y]

9. ITEMS FOR FUTURE AGENDA & DATE OF NEXT MEETING

To receive items for consideration by the Town Clerk for future agendas and to note that the next meeting of Operations & Development Committee will be held on 14th October 2026 at 6:30pm.

10. CONFIDENTIAL SESSION - EXCLUSION

To resolve, if required, that members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted. [Section 1(2), Public Bodies (Admission to Meetings) Act 1960]

11. LEASES

11.1. Welshpool Town Football Club [CONFIDENTIAL]

To consider the report from the Town Clerk in respect of the current pitch licence for Welshpool Town Football Club. [Confidential - information related to the financial or business affairs of a person and/or the authority.]

Confidential Document [Appendix Z]

11.2. Welshpool Town Bowling Club [CONFIDENTIAL]

To consider the report from the Town Clerk in respect of negotiations with Welshpool Town Bowling Club on lease renewal. [Confidential - information related to the financial or business affairs of a person and/or the authority.]

Confidential Document [Appendix AA]
Confidential Document [Appendix AB]