



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

DRAFT

Minutes of the Operations & Development Committee held on 08/04/2026 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor David France
Councillor Nick Howells
Councillor Phil Owen
Councillor Phil Pritchard (Chair)

Apologies for absence:

Councillor Dr Ben Gwalchmai
Councillor Sally Fitzgerald

Absent:

Councillor Estelle Bleivas

Also in attendance:

Councillor Revd William Rowell
Richard Williams - Town Clerk & Responsible Finance Officer
2 member(s) of the public / press

OD080426/1. WELCOME, CODE OF CONDUCT AND APOLOGIES FOR ABSENCE

The Chair welcomed all to the meeting. Apologies for absence were received from Cllr Sally Fitzgerald and Cllr Ben Gwalchmai.

OD080426/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

OD080426/3. PUBLIC PARTICIPATION

None.

OD080426/4. MINUTES AND MATTERS ARISING

OD080426/4.1 Previous Minutes

The Chair raised a query regarding OD110326/8.4 and proposed an amendment to change out the minute wording however this was not seconded.

RESOLVED

To approve the minutes from the meeting of the Operations & Development Committee on 11/03/2026.

WTCM617 - Proposed by Cllr Phil Owen, seconded by Cllr Nick Howells

OD080426/4.2 Matters Arising

The Town Clerk updated that most items had been completed however some were still left to be actioned.

OD080426/5. LAND AND BUILDINGS

OD080426/5.1 General Update

The Operations Manager updated councillors on general activities, including:

- Town Hall - lots of bookings had taken place over the last month but all went well. Market Door service booked in for 15th April. Market WiFi being installed this week. Lighting protection serviced along with visit from Vodaphone scheduled for 8th April.
- Outdoor Spaces - grass cutting had now commenced and all areas had received a first cut however a lot of areas were already due another cut due to the weather - the new mower has helped tremendously.
- Day Centre - all remedial electrical work now taken place.
- Van - MoW van has been booked in for repairs.
- Maes y Dre - pot holes filled in, spraying on waste land area had been completed and STRI report completed. A new defib case is also due to be installed as the current one has cracked.
- Office - toilet works booked in.
- Changing Places - TPG due to service equipment shortly.
- WIC - sliding door control panel to be replaced.
- Fire - annual fire survey done with extinguishers replaced where required.

OD080426/5.2 Motte and Bailey (Domen Castell)

The Town Clerk gave an update and informed members that the correct insurance has now been obtained for the site and that officers were still exploring grants to complete some of the proposed works. The new budget for this year contains provision for CCTV and low level repairs.

OD080426/5.3 Litter Bins & Waste Collection

The Town Clerk summarised the report and explained the new bin locations. A discussion was had regarding dog waste in the town and the Town Clerk reaffirmed the commitment to ISP Action DO to launch a Dog Friendly campaign in Spring.

RECOMMENDED

Approve the proposed changes to bin provision, resulting in a revised total of 54 bins, together with the installation of additional dog waste bins and bag dispensers at the locations outlined in the report.

WTCM620 - Proposed by Cllr Phil Owen, seconded by Cllr Phil Pritchard

OD080426/6. SERVICES

OD080426/6.1 Markets

The Town Clerk summarised the minutes of the meeting and invited questions.

OD080426/6.2 The Hub - March 2026

The Town Clerk summarised the report and invited questions. Cllr Nick Howells reported that a medical emergency had taken place but was handled extremely well.

OD080426/7. BUSINESS PLANNING & FINANCIAL MATTERS

OD080426/7.1 Interim Strategic Plan Action Plan

The Town Clerk gave an update on progress and advised that on Action MA2 consents had now been obtained and will be progressing shortly.

OD080426/7.2 Budget and Committee Finance (Month 12)

The Town Clerk summarised the report and went through each cost centre and explained the variances and under/over spends. The finishing income vs expenditure for the committee was an overspend of £10,728.

OD080426/8. PROJECTS & NEW DEVELOPMENTS

OD080426/8.1 Community Fridge

The Town Clerk gave an update on the Community Fridge and explained that during March a total of 35kg had been saved from landfill and diverted into the fridge and that officers are progressing relationships with Aldi and Tesco. The Town Clerk reported that a £248 underspend in the project had been flagged up by Powys but they advised buying non-perishable food with the remaining monies.

OD080426/8.2 Town Hall Transformation

The Town Clerk gave an update on the Town Hall Transformation project and invited questions.

OD080426/8.3 Town Centre Transformation

The Town Clerk explained the need to establish a Welshpool Town Centre Improvement Project Board to help co-ordinate works which were to be funded under the Pride in Place Impact Fund.

RECOMMENDED

That a Project Board of Cllrs Phil Pritchard, Phil Owen, Nick Howells, Estelle Bleivas and William Rowell be established to oversee the implementation of the Welshpool Town Centre Improvement Project and give recommendations to Council as required.

WTCM619 - Proposed by Cllr Phil Pritchard, seconded by Cllr Phil Owen

OD080426/8.4 Changing Places

Cllr Nick Howells spoke about the history of the project and asked for an update on how it was progressing. The Town Clerk and the Operations Manager gave an update and explained due to lack of budget in 25/26 no works could be achieved however in 26/27 a budget of £1000 had been allocated and next steps was to install the new sink and the facility should be ready to open.

Members asked that Cllr Nick Howells and Justine Baldwin (Director of Education, Diocese of St Asaph) be involved in the opening of the facility due to his original proposal to install one.

RECOMMENDED

To organise an official opening of the Changing Places facility once completed and to invite Cllr Nick Howells and Justine Baldwin as guests of honour.

WTCM618 - Proposed by Cllr Phil Owen, seconded by Cllr Phil Pritchard

OD080426/8.5 Maes y Dre Alternative Premises

The Town Clerk gave an update and indicated that planning permission would be required.

OD080426/9. ITEMS FOR FUTURE AGENDA & DATE OF NEXT MEETING

The next meeting of Operations & Development Committee will be held on 13th May 2026 at 6:30pm

OD080426/10. CONFIDENTIAL SESSION - EXCLUSION

RESOLVED

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.

WTCM621 - Proposed by Cllr Phil Pritchard, seconded by Cllr Phil Owen

OD080426/11. BERRIEW STREET TOILETS [CONFIDENTIAL]

The Town Clerk gave an update on negotiations with Powys County Council.

The meeting finished at 19:53.

Signed:

Dated:

Councillor Phil Pritchard (Chair)

Decision/Action Log

ID		Assigned
WTCM617	RESOLUTION OD080426/4.1 Previous Minutes To approve the minutes from the meeting of the Operations & Development Committee on 11/03/2026.	Town Clerk & Responsible Finance Officer
WTCM618	RECOMMENDATION OD080426/8.4 Changing Places To organise an official opening of the Changing Places facility once completed and to invite Cllr Nick Howells and Justine Baldwin as guests of honour.	Town Clerk & Responsible Finance Officer
WTCM619	RECOMMENDATION OD080426/8.3 Town Centre Transformation That a Project Board of Cllrs Phil Pritchard, Phil Owen, Nick Howells, Estelle Bleivas and William Rowell be established to oversee the implementation of the Welshpool Town Centre Improvement Project and give recommendations to Council as required.	Town Clerk & Responsible Finance Officer

ID		Assigned
WTCM620	RECOMMENDATION OD080426/5.3 Litter Bins & Waste Collection Approve the proposed changes to bin provision, resulting in a revised total of 54 bins, together with the installation of additional dog waste bins and bag dispensers at the locations outlined in the report.	Town Clerk & Responsible Finance Officer
WTCM621	RESOLUTION OD080426/10 Confidential Session - Exclusion 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.	Town Clerk & Responsible Finance Officer