Welshpool Town Council, The Vicarage Gardens, Welshpool, Powys, SY21 7DD
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DRAFT

Minutes of the Events & Planning Committee held on 06/05/2026 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor Chris Davies (Chair)
Councillor Jackson Quarrell
Councillor Morag Bailey
Councillor Phil Owen
Councillor Revd William Rowell

Apologies for absence:

Councillor Nick Howells

Absent:

Councillor Sally Fitzgerald

Also in attendance:

Councillor Phil Pritchard
Kimberly Wright - Events & Markets Manager
Wendy Lewis - Community Services Manager
5 member(s) of the public / press

EP060526/1. WELCOME, CODE OF CONDUCT AND APOLOGIES FOR ABSENCE

The Chairman welcomed Councillors and residents to the meeting. Apologies for absence were received from Cllr Nick Howells.

EP060526/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP060526/3. PUBLIC PARTICIPATION

Four members of the public addressed the council on agenda item 8.1 P/26/0012/FUL - construction of a slurry store and all associated works - Pool Quay, Welshpool, SY21 9JS.
The members of the public strongly objected to the planning application on the following grounds;
1) Access, visibility and highway safety - Road rises towards the North, from northern access, it is not possible to see an average car about half of the required distance and the largest HGV beyond about three quarters. The tracks ate at the bottom of a 'hidden dip', on the A483 trunk road, a well-known accident black spot. Speed limit of 50mph is often exceeded.
2) size, location and use - Huge structure, around 39m /128ft in diameter and 6m/20ft to eaves level. A flat roof is not available for a tank of this size. Spreading by ambilocal drip across the river bridge on the applicants 100+ acres of land on the East side of the river. 7000 tonnes - no evidence provided that the ground conditions could support the weight.

3) Flooding & pollution - Flood water increasingly spreads onto the A483 from the southern access. The 1,194m2 (0.3 acres) footprint of the slurry store is likely to increase flood water spreading onto the trunk road. Inadequate or no mitigation measures are suggested to minimise contamination by slurry run-off from spills or leaks either directly into the river or into flood water; or pollution by ariel emissions, especially from an open topped tank, potentially affecting residents, wildlife, plants and buildings.

EP060526/4. MINUTES AND MATTERS ARISING

EP060526/4.1 Previous Minutes

Councillors approved the minutes from the previous meeting.

EP060526/4.2 Matters Arising

No comments received.

EP060526/5. TOURISM & ECONOMIC DEVELOPMENT

EP060526/5.1 Tourist Information Centre

The Community Services Manager produced a report for Councillors, regarding the footfall, train tickets, holidays and other matters related to the Tourist Information Centre and explained that whilst April was not the busiest, but May is off to a good start and more stock has been ordered.

EP060526/5.2 Tourism Branding Project - Welshpool Voucher

Councillors received the report from the Town Clerk and agreed it is a good idea and a great opportunity for Welshpool. Lots of schemes are currently around the country however businesses must be on board before launching.

RESOLVED
To agree the voucher scheme in principle and to ask officers to determine demand and other specifics prior to launch.

WTCM656 - Proposed by Cllr Morag Bailey, seconded by Cllr Jackson Quarrell

EP060526/5.3 Pay What You Can Parking - May

The Community Services Manager explained that free car parking has been received extremely well, raising £21 in donations in April. Signs around the car park and next to the ticket machine are on display to inform visitors of the free parking with more signage planned.

EP060526/6. BUSINESS PLANNING & FINANCIAL MATTERS

EP060526/6.1 Interim Strategic Plan Action Plan

Cllr Phil Owen reminded councillors that what Welshpool Town Council do with our Local Place Plan depends on what Powys County Council's Local Development Plan is, which is yet to be confirmed.

EP060526/6.2 Budget and Committee Finance (Month 1)

Need to consider a budget for the Tour De France 2027.

EP060526/7. EVENTS

EP060526/7.1 Welshpool Fair Trade

Cllr Bill Rowell explained that he has attended meetings with other towns such as Ludlow and a public meeting has been scheduled for Thursday, 18th June in the the Town Hall. A market stall is still a possibility - working towards Welshpool becoming a Fair Trade Town.

EP060526/7.2 Farmers market update

The Events and Market Manager updated Councillors on the possibility of holding a Farmers' Market in the Town Hall and explained that we are struggling to get any response from farming organisations.

Cllr Phil Owen suggested a more direct approach, and he has contacts who are already involved in farmers' markets. Cllr Bill Rowell suggested contacting businesses already selling directly, such as dairy farms, etc.

The Events and Market Manager let the Committee know that the organisers of the Continental Market were happy to allow a farmers' market to be organised alongside the Continental Market.

EP060526/7.3 Flicks in the Sticks

The next showing will take place on Monday, 11th May 2026, and then Flicks will break for the Summer. The next showing after the Summer break will take place on Monday, 7th September 2026.

EP060526/7.4 Walking Festival

Cllr Bill Rowell has walked most of the main route and taken pictures of areas needing improvements and will be working on it for the next month or so.

EP060526/7.5 Dance Festival

A talk on the History of Ballet took place in the Town Hall on Tuesday, 5th May 2026. The event was well attended and the audience was enthusiastic about the idea of organising a dance festival, but venue options need to be considered.

EP060526/7.6 Carnival update

Councillors discussed the Carnival report and agreed with the recommendations from the Carnival Working Group.

RESOLVED
To approve the booking of Barmouth Drummers at a cost of £700.

WTCM657 - Proposed by Cllr Revd William Rowell, seconded by Cllr Phil Owen

RESOLVED
To adopt the recommendations from the Carnival Working Group as follows:
- To book the headline act as Vintage Strongmen for £950 + VAT.
- to book a PA/Sound contractor as Ian Tulloch for £300.
- To charge £5 for all-day use of the inflatables. Adults to be charges separately, with officers determining the appropriate charge.
- To determine the participant best dressed categories as Mobility Scooter/Wheelchair, Vehicle, Lottery, Tractor, Walker, Adult and Child.
- To approve holding a coffee morning or bingo afternoon to help raise funds for Carnival

and to display old memorabilia/photographs.

WTCM658 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

EP060526/7.7 Christmas Lights

Councillors discussed the Christmas lights options as set out in the report and recommended to Council that Option A be approved.

RECOMMENDED
To approve Option A - 1 year extension of existing scheme which would include hire, carriage and storage at £2840.27.

WTCM659 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell

EP060526/7.8 1940's Weekend

Councillors agreed that giving direct financial support is not possible, due to there being no budget for it but that a reduced room rate could be considered.

RECOMMENDED
To support the 1940s Weekend by allowing free use of the Town Hall, subject to other bookings and terms of agreement.

WTCM660 - Proposed by Cllr Phil Owen, seconded by Cllr Revd William Rowell

EP060526/7.9 Upcoming Events

To add - Halloween parade and party, White Ribbon Day, and to confirm the Memorial garden service.

EP060526/8. PLANNING - NEW APPLICATIONS

EP060526/8.1 P/26/0012/FUL

Members considered the planning application and provided the following response:

Response: Object
Comments:
1. Access, visibility, and highway safety.
The proposal raises significant highway safety concerns due to constrained access arrangements onto the A483 within a known collision hotspot, where slow-moving agricultural vehicles would enter and cross a high-speed trunk road with limited forward visibility, contrary to Policy T1.
The application is unsupported by any detailed transport assessment, speed survey, collision analysis, or swept-path modelling despite the acknowledged use of large agricultural machinery and slurry transport operations associated with a 2,500-acre farming enterprise.
2. Size, location, and use.
The proposed slurry store constitutes a substantial industrial-scale structure measuring approximately 39m in diameter and 11.354m in height with a fixed GRP roof, resulting in significant visual prominence within the open River Severn landscape, contrary to Policies DM4 and DM13.
The Planning Statement materially understates the visual scale of the development by initially describing the structure as 6.06m high whilst the submitted ammonia report confirms a total roof height of 11.354m.
The applicant's assertion that the development "will not stand out in the surrounding landscape" is unsupported by any formal Landscape and Visual Impact Assessment despite the scale, height, and

exposed rural location adjacent to the A483 and River Severn corridor.
3. Flooding & Pollution.
The site lies within Flood Zone 3 adjacent to the River Severn, and the applicant expressly acknowledges the flood risk, yet insufficient evidence has been provided to demonstrate that the development would remain structurally resilient and environmentally secure during flood events, contrary to Policies DM5 and DM6.
The proposal is located approximately 145m from the Montgomery Canal SAC and SSSI, yet insufficient evidence has been provided to conclusively demonstrate no adverse impacts from ammonia emissions, nutrient pollution, accidental release, or wider ecological disturbance, contrary to Policy DM2.
The ammonia assessment acknowledges that ammonia-sensitive receptors exist in close proximity to the site and relies upon future mitigation measures and planning conditions rather than demonstrating that impacts can be fully avoided at application stage.
The statement that mitigation measures “can reduce emissions by up to 100%” is generic and theoretical and does not constitute evidence that emissions from this specific development would have no adverse environmental impact.
The Council remains concerned that inadequate evidence has been submitted regarding slurry containment, overflow protection, groundwater protection, and pollution control measures in the event of flood inundation, structural failure, or operational malfunction, contrary to Policies DM2, DM5 and DM13.

RESOLVED
To respond to the planning authority in respect of P/26/0012/FUL with the above response and comments.

WTCM661 - Proposed by Cllr Phil Owen, seconded by Cllr Revd William Rowell

EP060526/8.2 P/26/0050/FUL

Members considered the planning application and provided the following response:

Response: Support
Comments:
No comment

RESOLVED
To respond to the planning authority in respect of P/26/0050/FUL with the above response and comments.

WTCM662 - Proposed by Cllr Revd William Rowell, seconded by Cllr Phil Owen

EP060526/8.3 Planning decisions

To find out why applications 26/0144/FUL & 26/0145/ADV were refused. Circulate response to Councillors.

EP060526/9. ANNUAL COMMITTEE REPORT

Councillors noted the Annual report.

EP060526/10. ITEMS FOR FUTURE AGENDA & DATE OF NEXT MEETING

Councillors noted that the next meeting of the Events & Planning Committee will be held on Wednesday, 3rd June 2026 at 6:30 pm

The meeting finished at 20:30.

Signed: Dated:

Councillor Chris Davies (Chair)

Decision/Action Log

ID		Assigned
WTCM655	**RESOLUTION** **EP060526/4 MINUTES AND MATTERS ARISING** To approve the minutes from the meeting of the Events & Planning Committee on 01/04/2026.	Events & Markets Manager
WTCM656	**RESOLUTION** **EP060526/5.2 Tourism Branding Project - Welshpool Voucher** To agree the voucher scheme in principle and to ask officers to determine demand and other specifics prior to launch.	Town Clerk & Responsible Finance Officer
WTCM657	**RESOLUTION** **EP060526/7.6 Carnival update** To approve the booking of Barmouth Drummers at a cost of £700.	Events & Markets Manager
WTCM658	**RESOLUTION** **EP060526/7.6 Carnival update** To adopt the recommendations from the Carnival Working Group as follows: - To book the headline act as Vintage Strongmen for £950 + VAT. - to book a PA/Sound contractor as Ian Tulloch for £300. - To charge £5 for all-day use of the inflatables. Adults to be charges separately, with officers determining the appropriate charge. - To determine the participant best dressed categories as Mobility Scooter/Wheelchair, Vehicle, Lottery, Tractor, Walker, Adult and Child. - To approve holding a coffee morning or bingo afternoon to help raise funds for Carnival and to display old memorabilia/photographs.	Events & Markets Manager
WTCM659	**RECOMMENDATION** **EP060526/7.7 Christmas Lights** To approve Option A - 1 year extension of existing scheme which would include hire, carriage and storage at £2840.27.	Town Clerk & Responsible Finance Officer
WTCM660	**RECOMMENDATION** **EP060526/7.8 1940's Weekend** To support the 1940s Weekend by allowing free use of the Town Hall, subject to other bookings and terms of agreement.	Town Clerk & Responsible Finance Officer
WTCM661	**RESOLUTION** **EP060526/8.1 P/26/0012/FUL** To respond to the planning authority in respect of P/26/0012/FUL with the above response and comments.	Events & Markets Manager

ID		Assigned
WTCM662	**RESOLUTION** **EP060526/8.2 P/26/0050/FUL** To respond to the planning authority in respect of P/26/0050/FUL with the above response and comments.	Events & Markets Manager