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
Events & Planning Committee - 12/08/2026 6:30pm

6th August 2026

To: Dr Ben Gwalchmai, Chris Davies (Chair), Estelle Bleivas, Jackson Quarrell, Kelly Meredith, Morag Bailey, Nick Howells, Phil Owen (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 12th August 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/87557271058?pwd=ymUbqibT2kGZRmi2CWCr0hFIl2Ycb4.1 to join online or use Zoom Meeting ID 875 5727 1058 and passcode 155536.

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. PLACE PLAN

To consider the recommendations made by the Place Plan Working Group, following the initial meeting, held on Friday 31st July 2026.

[Appendix B]

5. PLANNING - NEW APPLICATIONS

To consider and comment on the following planning applications. [Town and Country Planning (Development Management Procedure) (Wales) Order 2012]

5.1. P/26/0555/FUL

Proposed change of use of building and car parking from Class A1 (retail) to Class D2 (gym) together with the erection of 2 x illuminated fascia signs and associated works
4 Berriew Street, Welshpool, Sy21 7sq

[Appendix C]

5.2. P/26/0711/ADV

Erection of 2 x internally illuminated fascia signs
4 Berriew Street, Welshpool, Sy21 7sq

[Appendix D]

5.3. P/26/0645/LBC

Conversion of buildings into 4no. apartments
Welshpool Business Centre, 42 Broad Street, Welshpool, Sy21 7rr

[Appendix E]

5.4. Pre-Application Consultation - Slurry Store and Associated Works

Erection of slurry store and all associated works
Land to the East of Pool Quay, Pool Quay, Welshpool, Powys SY21 9JS

[Appendix F]

6. DATE OF NEXT MEETING

To note that the next meeting of the Events & Planning Committee will be held on Wednesday, 2nd September 2026 at 6.30 pm.

Appendix A

Cyngor Tref y Trallwng | Welshpool Town Council
Declaration of Interests Flowchart

What matters are being discussed at the meeting?

Personal Interest

Do any relate to my interests?

A Does it affect my entries in the Register of Interests?

OR

B Does if 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 → **You can participate in the meeting and vote**

YES

You may have a personal interest in the matter

→ **Disclose the existence & nature of your interest**

Prejudicial Interest

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

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 → **You can participate in the meeting and vote**

NO → **Also, withdraw from the meeting by leaving the room or chamber. Do not try to improperly influence the decision**

……..TOWN/COMMUNITY COUNCIL

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. PREJUDICAL 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.

Appendix B

Cyngor Tref Trallwng Welshpool Town Council

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

Document / Report #867

Author	Kimberly Wright Events & Markets Manager
Title	Place Plan Working Group meeting report - 31st July 2026
Date	4th August 2026

OFFICERS RECOMMENDATION

1. **To approve the Working Group to undertake site visits, covering all areas of Welshpool and to collect photographic evidence and observations during each site visit;**
2. **To approve the first evidence-gathering site visit, scheduled for Pool Quay on Friday, 14th August 2026, at 2.00pm;**
3. **To approve the publication of an update in the Town Council Newsletter; and**
4. **To approve officers to prepare and issue a press release following the initial site visit.**

1. Purpose

1. The Working Group met to discuss the development of a Place Plan for Welshpool.

2. Advice

1. Members noted that progress is currently dependent on the publication of Powys County Council's Replacement Local Development Plan. In preparation for its publication, the Working Group discussed the initial stages of developing a Place Plan and identified actions that can be progressed in the meantime.
2. The Group reviewed notes from Newtown's Place Plan and considered guidance produced by Planning Aid Wales, which provided a useful overview of the Place Plan process, community engagement and best practice.
3. Councillor Bill Rowell shared feedback from the recent Planning Aid Wales training he attended. The training provided valuable insight into the purpose of Place Plans, evidence gathering, community involvement and the key stages in producing a successful community-led plan.
4. Members agreed that the Place Plan should consider Welshpool as a whole, ensuring that all areas of the town are assessed and represented.

3. Next Steps

1. A programme of site visits will be undertaken to build a comprehensive evidence base. During each visit, members will assess locations, make observations and take photographs to support future discussions and recommendations.
2. The Working Group agreed that each site visit should consider the following themes:
    1. Economic Development
    2. Design
    3. Environment
    4. Transport and Parking
    5. Regeneration
    6. Retail
    7. Community Facilities
    8. Heritage
3. Members agreed that community engagement will be fundamental to the success of the Place Plan. Residents must understand the purpose of the Place Plan and the scope of planning matters that it can influence.
4. The Working Group agreed that clear information should be provided throughout the process to explain what a Place Plan can and cannot achieve, helping to manage expectations and encourage meaningful participation. To assist with this, both satellite mapping and Ordnance Survey mapping will be used.
5. A range of engagement methods will be explored to ensure that as many people as possible have the opportunity to contribute their ideas. Particular emphasis will be placed on engaging younger residents through visits to local schools and educational settings.
6. The Place Plan project will also be promoted through the Town Council Newsletter to keep residents informed of progress and opportunities to become involved.
7. Following the initial site visit, a press release will be prepared and distributed to explain the purpose of the Place Plan, outline the progress made and encourage residents to participate in future engagement activities.

4. Recommendations

1. To approve the first evidence-gathering site visit, scheduled for Pool Quay on Friday, 14 August 2026 at 2.00 pm. The visit will mark the beginning of the evidence-gathering phase and will be used to trial the agreed assessment process before organising visits across the remainder of Welshpool.
2. To continue monitoring the progress of Powys County Council's Replacement Local Development Plan.
3. To review examples of Place Plans and relevant guidance to inform best practice.
4. To undertake site visits covering all areas of Welshpool.
5. To collect photographic evidence and observations during each site visit.
6. To assess each area against the agreed themes.
7. To publish an update in the Town Council Newsletter.
8. To prepare and issue a press release following the initial site visit.

9. To ensure that all communications clearly explain the purpose of the Place Plan and the planning matters it can influence.

5. Decision

1. To resolve to adopt the recommendations set out above.

Appendix C

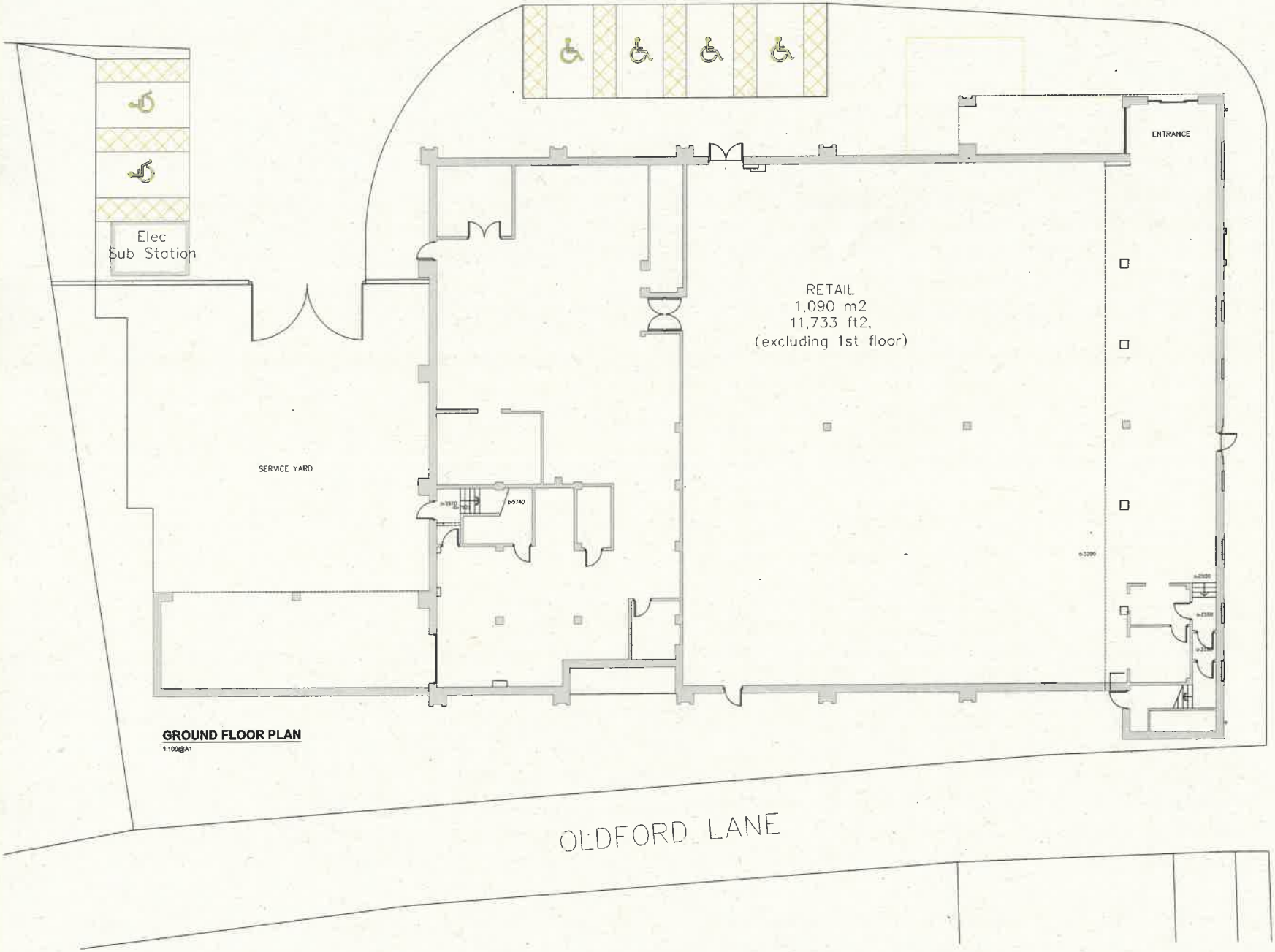
Berriew Street, Welshpool



created on edozo

Plotted Scale - 1:1,250

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract



GROUND FLOOR PLAN
1:100@A1

GROUND FLOOR PLAN AS EXISTING

DO NOT SCALE THIS DRAWING

IMPORTANT
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependent on where existing measurements are taken.

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Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety.
CDM - for the avoidance of doubt the Principal Contractor is instructed that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY

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1:100

Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

rev	description	date	by	check'd

SURVEY

client
GLENBROOK TRIANGLE LTD

project
POUNDLAND, BERRIEW STREET, WELSHPOOL

drawing
GROUND FLOOR PLAN AS EXISTING

project no	date	scale
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	drawn LS	

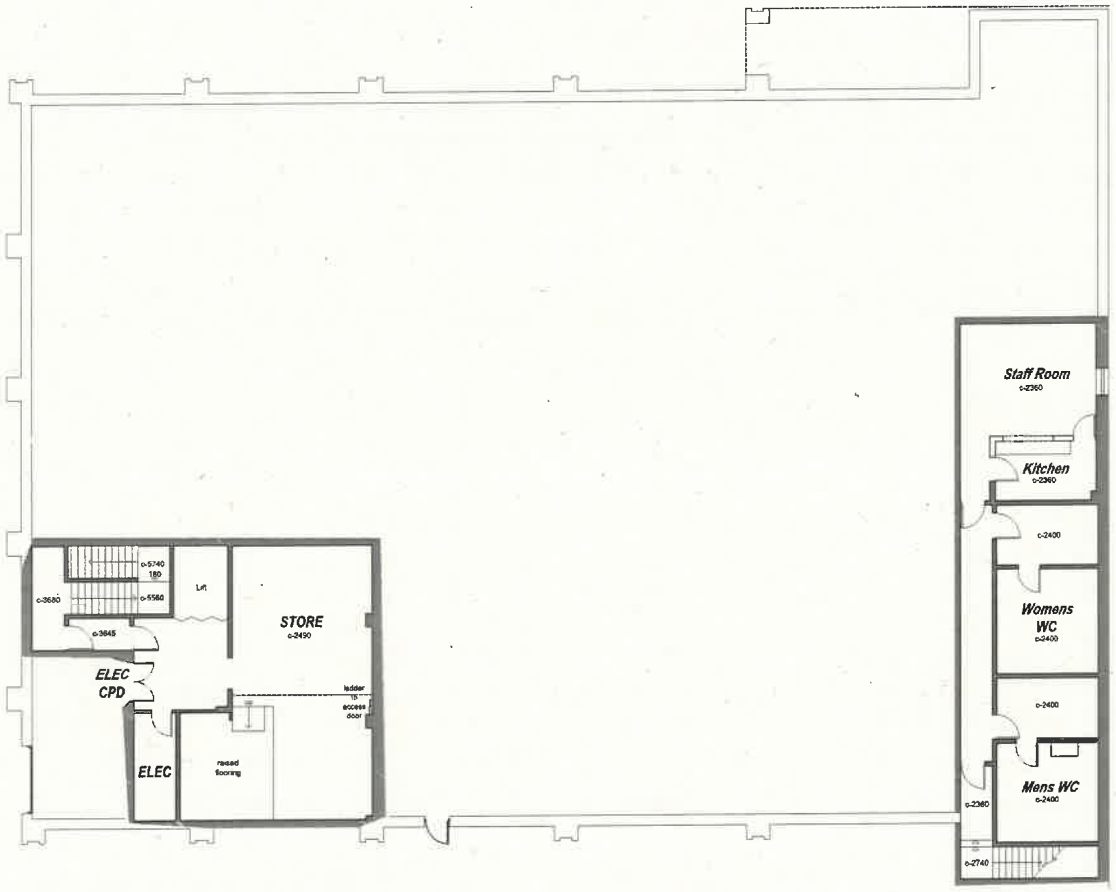
dpa

drawing no.
S-10

revision
-

Design and Planning Associates Ltd,
Sidney House
12 Vicar Street,
Cowbridge,
Bridgend
CF71 7AE
Tel: 01446 679 595
E: info@dpadesign.co.uk

S=SURVEY
A=ARCHITECTS ASSEMBLY
P=PLANNING
E=TENDER
B=BUILDING REGULATION



FIRST FLOOR PLAN
1:100@A1

FIRST FLOOR PLAN AS EXISTING

DO NOT SCALE THIS DRAWING

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DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to varying skirting/floors, door heights may differ dependent on where existing measurements are taken.

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1:100

Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

no	description	by	date

SURVEY

client
GLENBROOK TRIANGLE LTD

project
POUNDLAND, BERRIEW STREET, WELSHPOOL

drawing
FIRST FLOOR PLAN AS EXISTING

project no	date	scale
26018	05/26	1/100 @ A1 1/200 @ A3
	drawn LS	

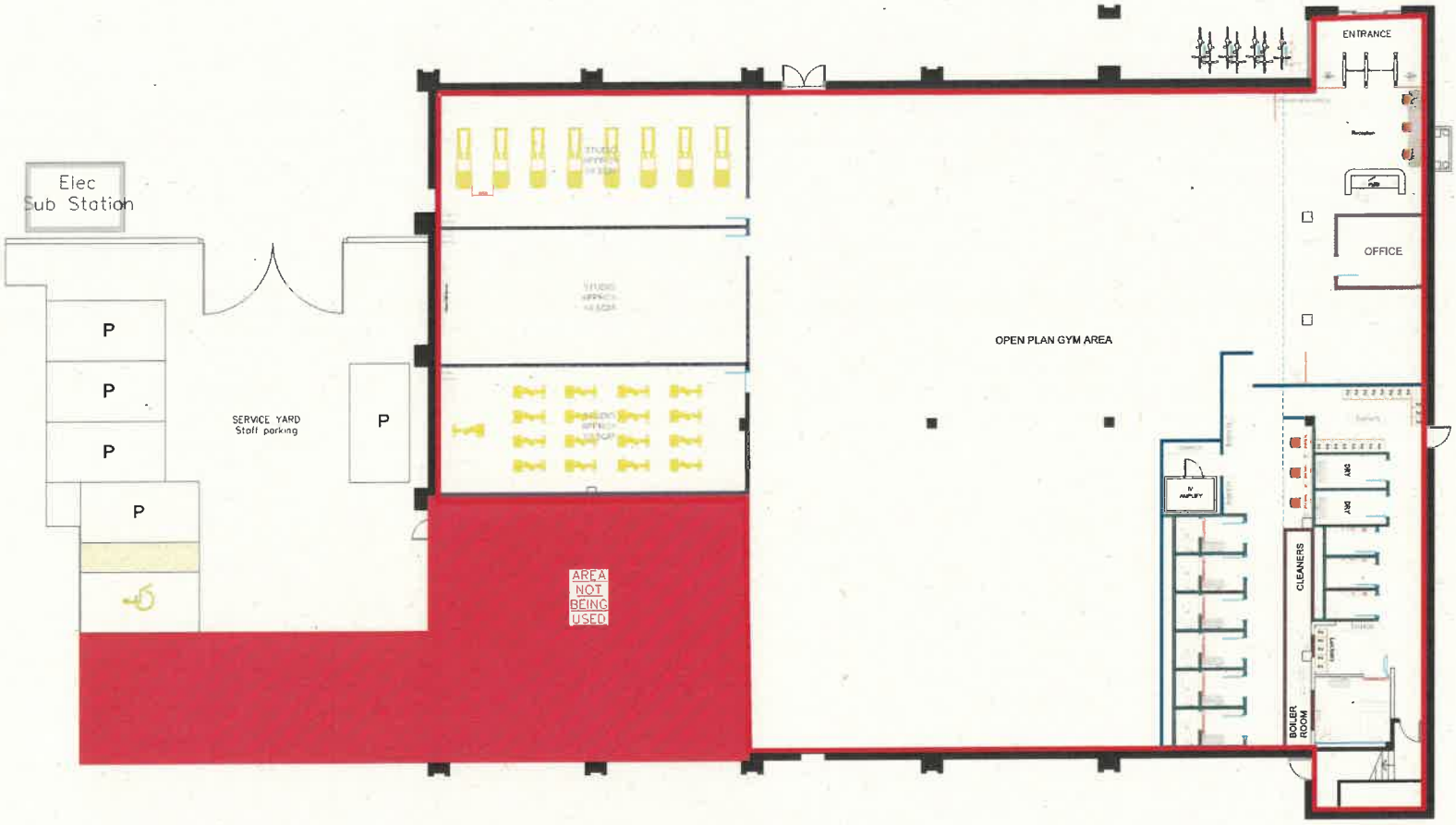
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Design and Planning Associates Ltd
Registered in
11 Hope Street
Oswestry
Shropshire
SY11 2HP
tel 01691 659 895
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drawing no
S-11

revision
-

S=SURVEY
SS=SITE/FEASIBILITY
P=PLANNING
T=TENDER
BR=BUILDING REGULATION



GROUND FLOOR

PROPOSED FLOOR PLAN
1:200@A3

N

GROUND FLOOR SPACE
960 SQM OR
10333 SQFT

REV	AMENDMENT	DATE	CHKD

snap fitness 24/7

PROJECT
SNAP FITNESS
4 BERRIEW STREET
WELSHPOOL
POWYS
SY21 7SQ

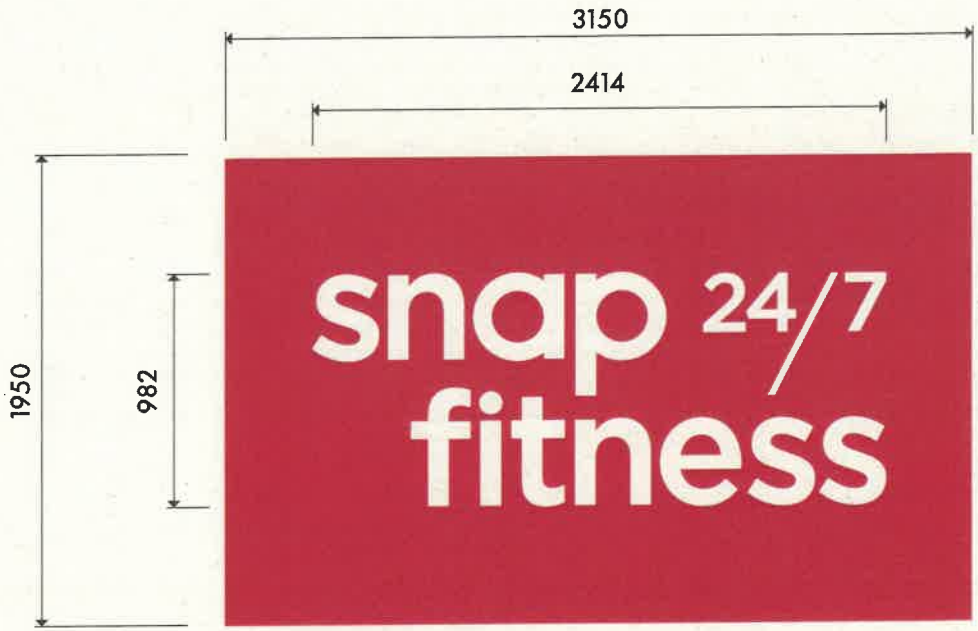
DRAWING TITLE
PROPOSED FLOOR PLAN

SCALE	DRAWN BY	CHECKED	DATE
1:200@A3	DH	-	2026

DRAWING NUMBER	REVISION
0323-05	-

Appendix D

Front Elevation - Low Level
New flexface sign to replace existing. O/a size being Approx 3150mm x 1950mm.
Text to read Snap Fitness 24/7 on 2 lines.
Box to be fabricated from std 200mm deep aluminium flexface extrusion complete with suitable internal strengthening and acm back panel. Box to be finished Red.
Skin to printed to leave text and numerals only to illuminate - Red to be full block out. Skin to be complete with Black clips to suit box.
Area behind text and logo only to be further fitted with new white Leds and power supplies.



EXISTING



PROPOSED

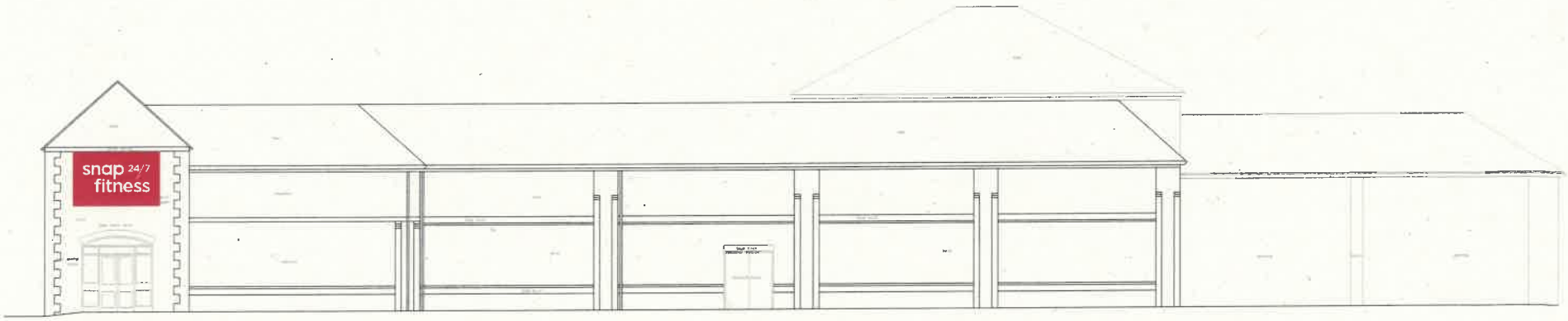


Revisions	Date
-	-

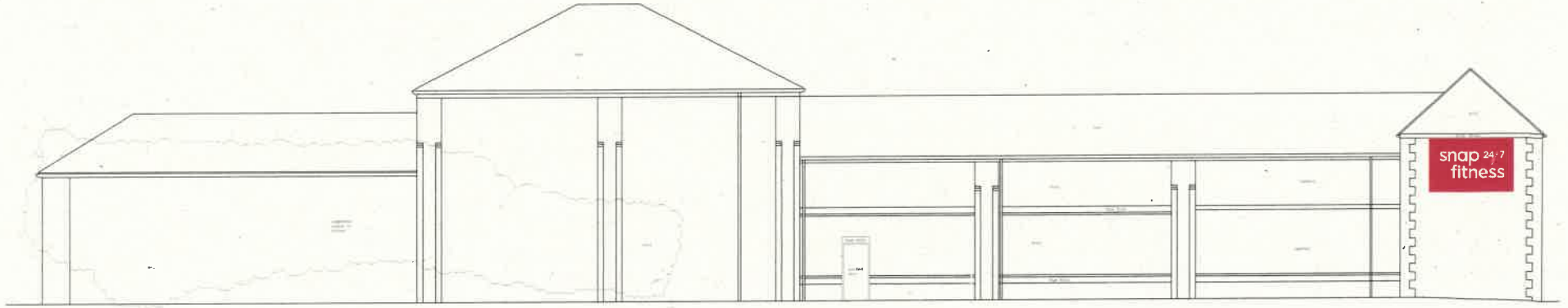
Holden Signs Ltd
your signage solution

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Works Ref	HS3526
Client	Snap - Welshpool
Description	
Issue Date	22/05/26
Drawn By	



SIDE ELEVATION



SIDE ELEVATION

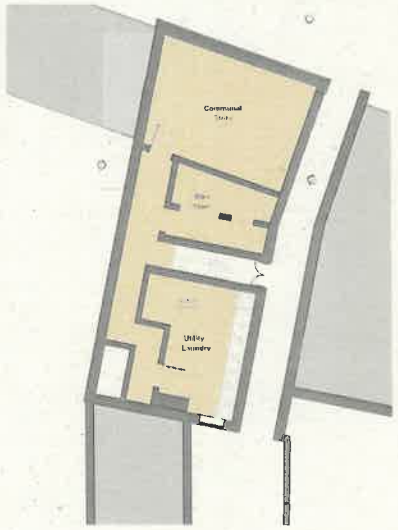
Revisions	Date
-	-

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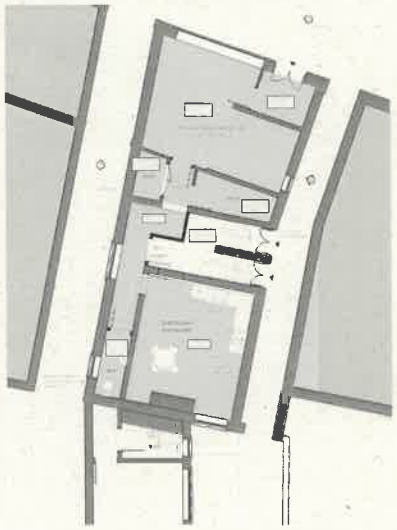
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Works Ref	
Client	Snap - Redditch
Description	
Issue Date	08/02/26
Drawn By	

Appendix E



1:100 **Proposed Cellar**



1:100 **Proposed Ground Floor**



1:100 **Proposed First Floor**



1:100 **Proposed Second Floor**

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KEY

Commercial Unit	- 58.2 m²
Apartment 1 - 1B1P	- 41.0 m²
Apartment 2 - 1B1P	- 38.9 m²
Apartment 3 - 1B1P	- 41.0 m²
Apartment 4 - 1B1P	- 38.5 m²
Cellar	- 64.5 m²

Areas of new coving
(see drawing PL-006)

SPRINKLERS

Sprinkler Run

Sprinkler Head

Method Statement

All horizontal pipework to be located under floor level.

For pipes routed through walls, ensure appropriate sleeves are in place. Fittings for changes of direction or elevations to be selected and installed as per specification.

Clean thoroughly the pipes so that dust is removed. Fix bracket support to pipe, ensuring correct elevation of support bracket.

Install bedded sprinklers in areas identified on drawings as per manufacturer recommendations.

Install Sprinkler Zone Control Valves, test assemblies and drain risers as per specifications and approved shop drawings.

Ensure pressure gauges are installed on our approved shop drawings.

NOTES

All brass key furniture, gas cocks and points which relate to indoor gas lighting to be retained.
All door signage to be retained.

Existing Timber Floor Joists and Floorboards
All new work to be carried out in good condition, see structural engineer's survey report. See drawing PL-006 for replacement detail.

Existing Plasterwork to Walls and Ceilings
All plasterwork to walls and ceiling to be removed due to poor condition - either cementitious or affected by fungal growth. See drawing PL-006 for replacement detail.

All existing coving and mouldings to be removed due to poor condition - either cementitious or affected by fungal growth. See drawing PL-006 for replacement detail.

Central Heating
Apartments 1-3 to have individual gas boilers (tbc - indicated on elevations) to provide hot water and central heating. Central heating pipework already present.

Above Ground Drainage
All new above ground drainage and plumbing to comply with BS EN 12056-2 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti-vac bottle traps and bedding rest to be provided at changes of direction.
Size of wastes pipes and max length of branch connections of max length is exceeded then anti-vacuum traps to be used:
Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe
Shower - 3m for 40mm pipe 4m for 50mm pipe
WC - 6m for 100mm pipe for single WC
All branch pipes to connect to existing 110mm soil and vent / waste pipes. SVP to be extended up in 110mm dia UPVC and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.
Internal soil vent pipes to be wrapped in 25mm unfaced mineral fibre and enclosed in minimum two layers of 12.5mm plasterboard (150m/m mass per unit area) to provide adequate sound proofing. All ducts to be fire stopped at floor levels using mineral wool draft proofing.

Fire Detection
Automatic fire detection installed to BS5839 PART 6 to Flats and Part 1 commercial areas (Ground Floor).

Water Supply
Water supply will comply with AD G1, G2, G3, G4 and G5 and Regulation 36.

Glazing
All glazing to be to Approved Document N.

Rev.	Date	Revision Description.	By	Chk.

CREATIVE PLANNING

www.creative-planning.co.uk | T: 07791 587404

Scale.	Date.
1:100 @ A1	13.02.24

Project Title
42 Broad Street

Client
Mr Dean Hammond

Drawing Title
Proposed Floor Plans

Project No.	Drawing No.	Rev.
CP0007	PL-003	

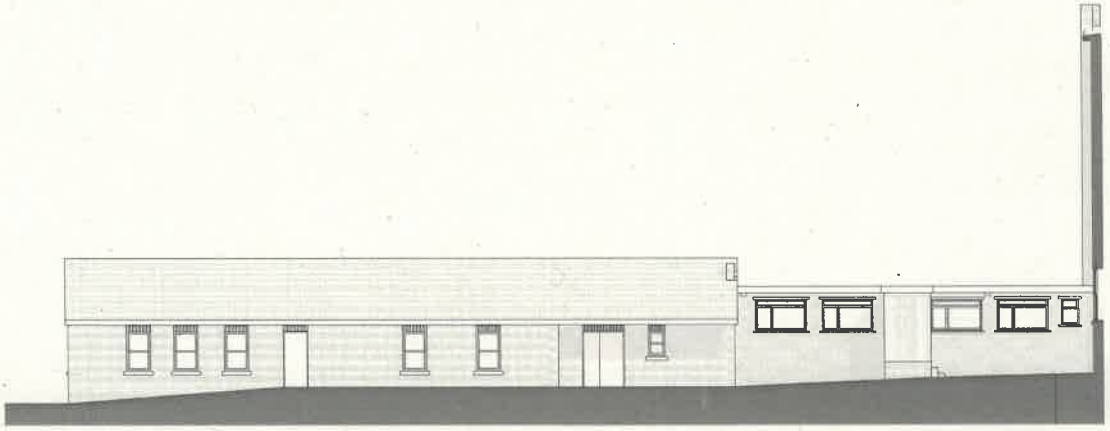
RTPI Chartered Town Planner | RIBA

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Extract Vent



1:100 **E1 Front Elevation**



1:100 **E3 Side Elevation**



1:100 **E2 Side Elevation**

SCALE BAR 1:100

Rev.	Date	Revision Description	By	Chk

CREATIVE PLANNING

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Scale. 1:100 @ A1

Date. 13.02.24

Project Title
42 Broad Street

Client
Mr Dean Hammond

Drawing Title
Proposed Elevations 1 of 2

Project No.	Drawing No.	Rev.
CP0007	PL-004	

RTPI Chartered Town Planner

RIBA

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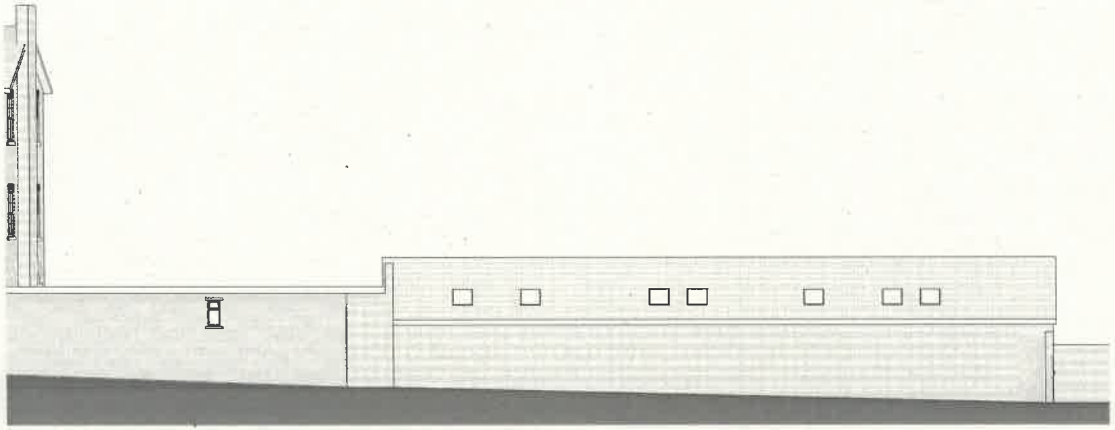
Boiler Flue

Extract Vent

Extract Vent



1:100 E6 Side Elevation



1:100 E5 Side Elevation



1:100 E4 Rear Elevation

SCALE BAR 1:100

Rev.	Date.	Revision Description.	By.	Chk.

CREATIVE PLANNING

www.creative-planning.co.uk | T: 07791 587404

Scale.	Date.
1:100 @ A1	13.02.24

Project Title
42 Broad Street

Client
Mr Dean Hammond

Drawing Title
Proposed Elevations 2 of 2

Project No.	Drawing No.	Rev.
CP0007	PL-005	

RTPI Chartered Town Planner

RIBA

With regards to the potential for the commercial unit at ground floor to negatively impact the residents of the apartment in the flat roof extension we have reviewed the existing use class of the ground floor of the commercial unit and it is currently restricted to a use class of E(c)(i) which is financial services as its previous use was a bank.

As the building is listed, this use cannot be changed to another commercial use without planning permission. This means that there is already a very robust restriction in terms of managing the use class and therefore controlling nuisance through noise and odours. The operations associated with financial services are clerical, do not involve any industrial process and are undertaken within normal working hours.

On this basis, a noise assessment is not required as there are no concerns of adverse impact to dwellings above in terms of noise and odour. It is therefore not a currently permitted use which could cause acoustic concerns and that there is a suitable restriction in place to safeguard this use.

Typical acoustic floor details have been provided in drawing PL-006 which would show the extent of the work necessary to acoustically upgrade the floors to comply with building regulations. Other matters relating to Building Control are detailed below:

Fire Escape
Fire escape from the ground floor will be through the existing entrances to the front and side.
Fire escape from all upper floors will be from a protected stairwell.
The existing floors between basement and ground floor are concrete and supported by steel beams
Any door off the protected stairwell to be a 60min fire door, which will create compartmentation.

Natural Light / Ventilation
The habitable rooms of the proposals are already served by opening windows which provide the necessary levels of ventilation. The bathrooms will be mechanically extracted, which is compliant with current building regulations.

General Compliance
As the building has already been substantially modernised and there are no structural changes required. We are not proposing to replace any of the existing external windows / doors or materially change any of the exterior fabric of the building to facilitate building regulations compliance.

Changes to Previous Approval
The application runs alongside a variation / removal of condition application that seeks the following:

Condition 2 – Approved Plans – To be Varied
Condition 5 – New Plasterwork – to be Removed
Condition 7 – Internal Door Schedule – To be Removed (information supplied in new Approved Plans)
Condition 8 – Retention of existing doors – To be Removed (existing doors are finished in asbestos)

Condition 11 – External Penetrations - To be Removed (information supplied in new Approved Plans)
Condition 12 – Bat and Bird Boxes - To be Removed (information supplied in new Approved Plans)

The new drawings submitted as part of the removal/variation of condition application are identical to the drawings submitted as part of this application.

Details of the new internal doors, external penetrations, and bat and bird boxes are supplied within the new drawings.

The design changes are summarised below:

Internal Doors
Following an asbestos survey, the existing internal doors were found to be finished in asbestos paint. As the existing doors have to be 30min protected fire doors, it is not practical or safe to retain these existing doors as they are beyond repair and refurbishment. The seven internal doors (referenced from W-01 to W-07) are to be replaced with timber doors as per drawing PL-007.

Coving, Walls and Casements
The existing floor plans have noted the areas where coving is present. The existing coving is inconsistent in both location and profile. It is proposed that the existing coving is replaced with the profile shown in drawing PL-006 and in the areas shown on drawing PL-003.

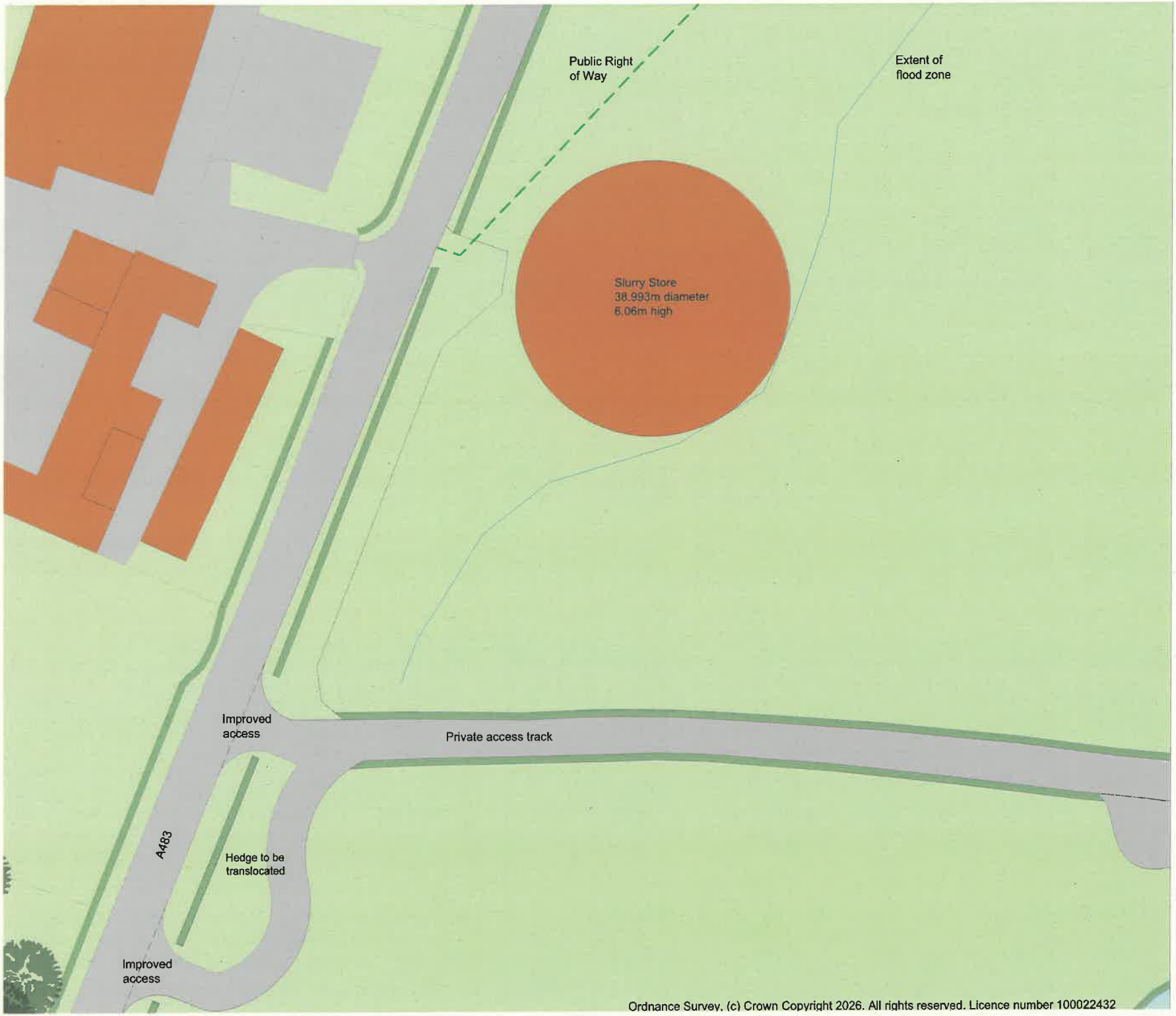
The external walls are proposed to be thermally upgraded with 50mm battened and filled stud, a 25mm thermal plasterboard, and then a 12.5mm foil-faced plasterboard and skim. This is proposed to meet current building regulations. This increase in the depth of the wall build-up requires the existing window casements to be replaced as per drawing PL-006, which will match the existing profile.

Floor Joists and Ceilings
The existing floor joists have rotted and are in poor condition. The structural survey, which accompanies this application, confirms that they need to be replaced, like-for-like. The floor boards will be retained where possible, and a new ceiling is proposed as per drawing PL-006.

Structural
A structural report accompanies this application, which outlines the structural interventions that are necessary to secure the long-term use of the building. The recommendations of the structural report form part of this application.

Windows
Secondary glazing is proposed to all existing windows as per drawing PL-006. This is to improve the thermal performance of the windows.

Appendix F



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Rev	Description	Date	By
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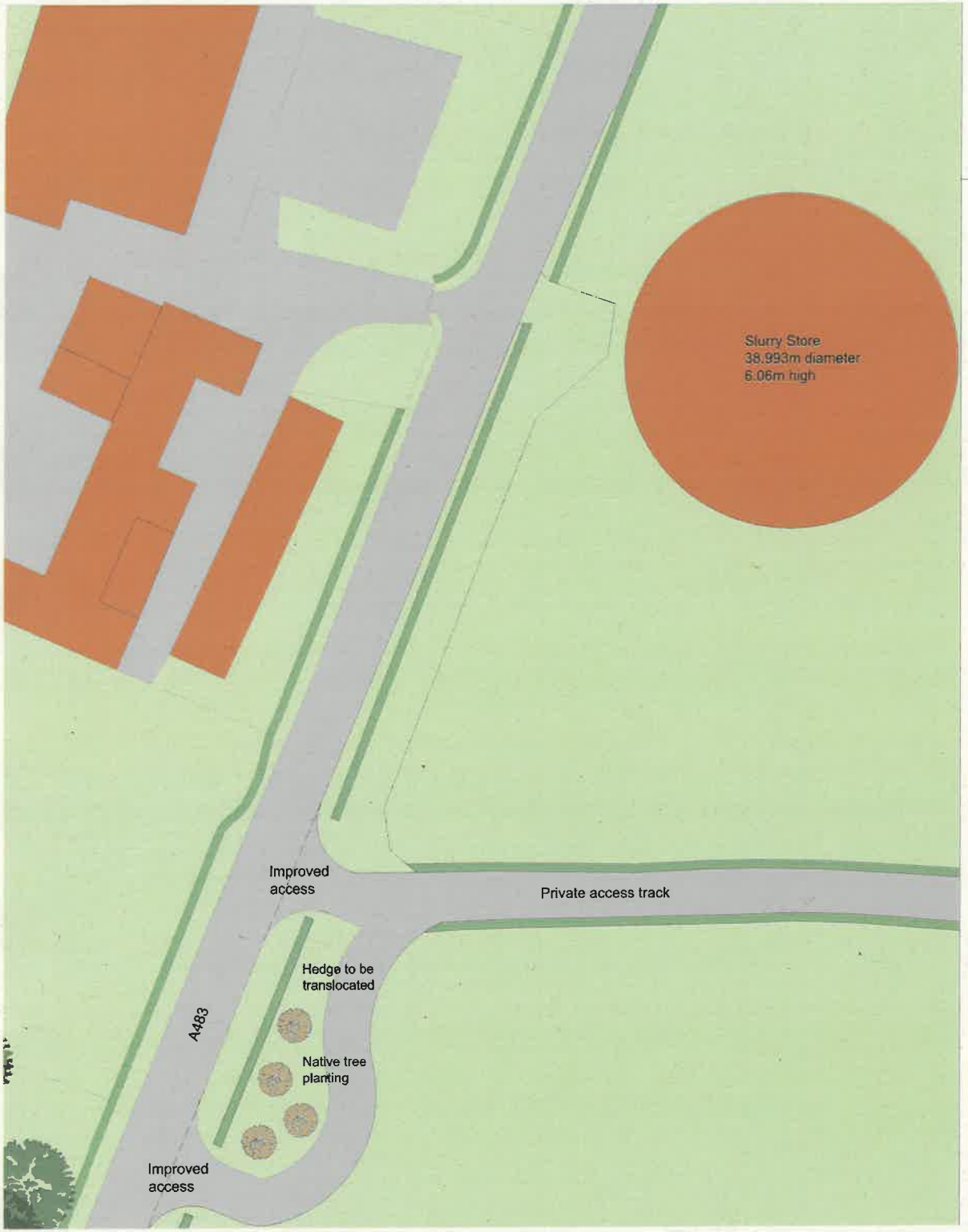
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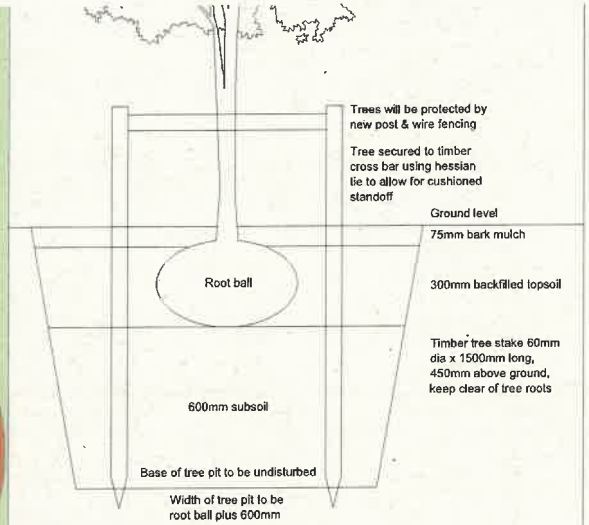
Residential - Agricultural - Commerical

Project	Proposed slurry store and access improvements		
Drawing Title	Proposed Block Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	Fraser Jones		
Scale	1:500 @ A3		
Drawing No	82846 / RJC / 003	Rev	-
Drawn By	NB	Date	2026/07/20

MERCIAN HOUSE, 9 & 10 DARWIN COURT, OXON BUSINESS PARK, SHREWSBURY, SY3 5AL
Tel: 01743 791338
E-mail: mail@rogerparry.net
Web address: www.rogerparry.net
Roger Parry & Partners LLP partnership no.OC312280
Registered Office: 9 & 10 Darwin Court, Oxon Business Park, Shrewsbury SY3 5AL
Registered in England and Wales.
A list of members of the LLP is available at the above address.

RICS





TREE PIT DETAIL 1:20

Native Tree Planting

New native trees to be planted as shown.

Tree Species	No	Stock	Girth	Height (cm)	Root Type	Protection
Betula Pendula (Silver Birch)	1	Feathered	2x	125-150	Bare root	Cane & growth tube
Malus Sylvestris (Crab Apple)	1	Feathered	2x	125-150	Bare root	Cane & growth tube
Corylus avellana (Hazel)	1	Feathered	2x	125-150	Bare root	Cane & growth tube
Sorbus aucuparia (Rowan)	1	Feathered	2x	125-150	Bare root	Cane & growth tube

Trees to be planted at 4m centres.

Planting Specification

Topsoil – all planting is to take place in the existing soil on site.
Planting and Plants – all planting and plants shall be healthy in appearance and comply with the requirements of all current British Standards including BS3936 and BS4428. All planting to be carried out within the recognised planting season of November to March. All plants to be British grown stock and fully hardened off. All native species to be of local origin.
Root Dip – proprietary root dip to be applied to all bare rooted stock at the time of lifting at the nursery and prior to planting.
Watering – thoroughly water all new plants immediately after planting.

Maintenance of New Trees

The trees will be well maintained by ensuring regular weeding takes place, and any natural losses will be replaced within the first five years. The protective sundries will be checked twice a year to ensure they are securely fitted and will be replaced where necessary for at least five years.

Protection For New Trees

All trees will be protected with spirals and canes or tubex tree tubes and stakes. Bare rooted stock will be planted by inserting the supporting cane approximately 25cm into the ground alongside the plant, and wrap the clear spiral guard around both the plant and cane. The new trees will be protected by a new stock proof fence.

Planting Management

Any plants effected by frost heave shall be replaced. Protective fencing and stakes with ties and guards are to be inspected and maintained on a regular basis over a number of visits to site over the first five years following planting. Any damage is to be repaired or replaced as necessary. Further standard maintenance shall include watering, pest control and disease control. Any plant losses to be replaced annually in Years 1 to 5. Regular visits shall be made to the planting to ensure the newly planted stock is in weed free condition.

Weed Control

Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in Years 1 to 3 to ensure healthy plant growth and weed free areas.

Plant Protection

All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden stake. Guards will be 750mm high. All planting is to be fenced out to exclude stock.

Tree Stakes and Ties

All stakes are to be treated, round, smooth and not less than 100mm in diameter. Use proprietary root ties which are to be applied in accordance with the recommendations of the manufacturer.

Tree Protection

All planting to be fenced with stock proof post and wire fencing until established. All newly planted stock to be fully protected from rabbit damage through use of proprietary treeshrub guards applied in accordance with the recommendations of the manufacturer. All newly planted stock to be fully protected at all times from grazing livestock.

Timetable

The planting shall be completed within 12 months of completion of the approved development.

Existing Hedgerow Translocation

Translocation work shall be undertaken no earlier than 1st October and all felling and coppicing works should commence no more than 3 weeks earlier. All felling and coppicing work should be undertaken in the dormant season and outside of the bird breeding season. Translocation works should be completed by mid January before any risk of the dormant period ending. Works should not be undertaken in freezing or excessively wet conditions. The existing hedge to be translocated will be coppiced, leaving 300-500mm stools. Any existing fencing will be removed prior to translocation of the hedge. Translocation will be undertaken using a tracked excavator with a low ground pressure and only in dry conditions. A receiving trench will be excavated approximately 100mm wide x 900mm deep. The bottom of the receiving trench will be worked by hand to an additional depth of 150mm. The profile of the receiving trench will attempt to replicate the size and shape of the rootball excavated when removing the hedge from its original position. 900mm deep preparatory trenches shall be dug on both sides of the section of hedge to be moved immediately prior to translocation. On no account should this operation be applied to extended sections of hedge where there is an opportunity for the rootballs to dry out. On no account should preparatory trenches be left open overnight or on any other occasion when the works are not in progress. On placement, the height and line of each plant shall be maintained. The trench is to be backfilled with topsoil from the original site position and soil firmed. This will be done approximately after 4-5 stems are in place.

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Rev	Description	Date	By
-	-		

Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed slurry store and access improvements		
Drawing Title	Biodiversity Enhancement Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	Fraser Jones		
Scale	1:500 @ A3		
Drawing No	82846 / RJC / 004	Rev	-
Drawn By	NB	Date	2026/07/20

MERCIAN HOUSE, 9 & 10 DARWIN COURT, OXON BUSINESS PARK, SHREWSBURY, SY3 5AL
Tel: 01743 791336
E-mail: mail@rogerparry.net
Web address: www.rogerparry.net
Roger Parry & Partners LLP partnership no.OC312280
Registered Office: 9 & 10 Darwin Court, Oxon Business Park, Shrewsbury SY3 5AL
Registered in England and Wales.
A list of members of the LLP is available at the above address.

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Rev	Description	Date	By
-	-	-	-

Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed slurry store and access improvements		
Drawing Title	Location Plan		
Location	Land East of Swan Bank, Pool Quay, Welshpool, Powys, SY21 9JS		
Client	Fraser Jones		
Scale	1:1250 @ A3		
Drawing No	82846 / RJC / 001	Rev	-
Drawn By	NB	Date	2026/07/20

MERCIAN HOUSE, 9 & 10 DARWIN COURT, OXON BUSINESS PARK, SHREWSBURY, SY3 5AL
Tel: 01743 791336
E-mail: mail@rogerparry.net
Web address: www.rogerparry.net
Roger Parry & Partners LLP partnership no.OC312303
Registered Office: 9 & 10 Darwin Court, Oxon Business Park, Shrewsbury, SY3 5AL
Registered in England and Wales.
A list of members of the LLP is available at the above address.

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