Cyngor Tref y Trallwng | Welshpool Town Council

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

Agenda & Summons
Events & Planning Committee - 04/02/2026 6:30pm

30th January 2026

To: Councillor(s) Chris Davies (Chair), Jackson Quarrell, 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 4th February 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 & 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/87537315965?pwd=FqmPR6Je9FL6a7bINHTwku0a1LMl5N.1 to join online or use Zoom Meeting ID 875 3731 5965 and passcode 815062.

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]

3.1. Guest - Borderland Theatre

To receive Danielle from Borderland Theatre to discuss the recently held pantomine.

4. MINUTES AND MATTERS ARISING

4.1. Previous Minutes

To approve and sign as a correct record, the minutes from the meeting of the Events & Planning Committee on 07/01/2026.

[Appendix B]

4.2. Matters Arising

To report for information purposes only matters arising from the Events & Planning Committee on 07/01/2026.

5. TOURISM & ECONOMIC DEVELOPMENT

5.1. Tourist Information Centre

To receive a report from the Community Services Manager on the footfall, train tickets and holidays and other matters related to the Tourist Information Centre.

5.2. Food Trail Update

To consider the report from the Town Clerk in respect of the Welshpool Food Trail.

[Appendix C]

5.3. Bunting or Flags

To consider the report from the Town Clerk in respect of bunting or flags.

[Appendix D]

5.4. Welcome to Welshpool Signs

To discuss Welcome to Welshpool signs as suggested at the last meeting.

6. BUSINESS PLANNING & FINANCIAL MATTERS

6.1. ISP Action Plan

To consider the approved committee ISP action plan.

[Appendix E]

6.2. Budget and Committee Finance (Month 10)

To consider the current spending position against the budget for the committee for January 2026 (Month 10).

[Appendix F]

7. EVENTS

7.1. Welshpool Fair Trade

To discuss a future event regarding Welshpool Fair Trade (Cllr William Rowell).

7.2. Local Produce Market

To discuss holding a Local Produce Market event (Cllr Sally Fitzgerald).

7.3. Flicks in the Sticks

To receive an update on the last screening.

7.4. Tidy Welshpool / Spring Clean Cymru

To consider the report from the Town Clerk in respect of holding a Tidy Welshpool event to celebrate Spring Clean Cymru.

[Appendix G]

7.5. Winter Festival & Santa

To consider Santa visits, letters to Santa, and a new costume for Santa (192 letter responses in 2025).

7.6. Easter Egg Hunt 2026

To consider the date and format of the Easter Egg Hunt in 2026.

7.7. Continental Market

To consider the quotations for the road closure for the Continental Market (Budget 26/27: £600).

7.8. Walking Festival

To consider any updates in respect of the proposed Walking Festival (Cllr William Rowell).

7.9. Dance Festival

To consider any updates in respect of the proposed Dance Festival (Cllr Phil Owen).

8. TRAINING - JOINT OVW & PLANNING AID WALES EVENT

To consider the upcoming One Voice Wales and Planning Aid Wales joint event.

[Appendix H]

9. PLANNING - NEW APPLICATIONS

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

9.1. 26/0024/TPO

Works to 4 x Elm & 14 x Ash trees subject of a Tree Preservation Order
Bron Y Buckley Woodland Welshpool SY21 7NQ

9.2. 26/0007/HH

Erection of Extensions
4 Windmill Cottages, Millers House Windmill Lane Trelydan Welshpool SY21 9HY

[Appendix I]

9.3. 26/0046/LBC

Installation of new timber partitions to create an accessible shower room, office and storage areas, along with associated works including new drainage and extract ventilation
Christ Church Church Road Welshpool SY21 7LN

[Appendix J]

9.4. 26/0058/TPO

Felling of four trees subject to a TPO (TPO189)
Byways , Red Bank, Welshpool SY21 7PP

[Appendix K]

10. PLANNING DECISIONS

To receive and note the attached planning decisions report.

[Appendix L]

11. DATE OF NEXT MEETING

To note that the next meeting of the Events & Planning Committee will be held on Wednesday, 4th March 2026, at 6:30pm in the Council chamber.

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 y Trallwng | Welshpool Town Council

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

DRAFT

Minutes of the Events & Planning Committee held on 07/01/2026 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor Chris Davies
Councillor Jackson Quarrell
Councillor Morag Bailey
Councillor Phil Owen
Councillor Sally Fitzgerald
Councillor Revd William Rowell

Apologies for absence:

Councillor Nick Howells

Absent:

Councillor Julie Arnold

Also in attendance:

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

EP070126/1. WELCOME AND APOLOGIES FOR ABSENCE

The Chairman welcomed Councillors and residents to the meeting, and wished everyone a happy New Year. Apologies were received from Cllr Nick Howells.

EP070126/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP070126/3. PUBLIC PARTICIPATION

No questions were raised

EP070126/4. MINUTES AND MATTERS ARISING

EP070126/4.1 Previous Minutes

The Councillors approved the minutes as an accurate record of the previous meeting.

RESOLVED
To approve as a correct record, the minutes from the meeting of the Events and Planning Committee on 5/11/2025

WTCM433 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Revd William Rowell

EP070126/4.2 Matters Arising

The Events and Markets Manager let the Committee know that the meeting to discuss the budget 2026/2027 has taken place.

EP070126/5. TOURISM

EP070126/5.1 Tourist Information Centre

The Community Services Manager updated members and explained that December was steady. January is now starting to pick up again, with people buying holidays. Handbag sales are also picking up.

A query was raised regarding more stock - the Community Services Manager agreed that more stock was needed, and has been ordered.

EP070126/6. BUSINESS PLANNING & FINANCIAL MATTERS

EP070126/6.1 Budget and Committee Finance (Month 8)

No comments were received.

RESOLVED
To note the current spending position against the budget.

WTCM434 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Jackson Quarrell

EP070126/7. BUDGET 2026/27

A request was made regarding enquiries for 'Welcome to Welshpool' signs. The committee agreed to discuss the item at the next meeting.

RECOMMENDED
That Full Council adopt the Committee Budget for 2026/2027.

WTCM435 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Phil Owen

EP070126/8. EVENTS

EP070126/8.1 Fireworks

The Committee discussed the P.A. system in more detail. Members agreed that wireless microphones would solve the P.A. issues. The Council already own wireless microphones, so these should be tested and used at the next event, where necessary.

RESOLVED
To note the report on the annual Fireworks event;
To approve:
- Increasing the number of pre-show activities, possibly including an expansion of the music provision e.g. live acts prior to the event.

- Exploring ways in which to resolve the sound issues.
- To continue strong focus on safety and accessibility and consider external first aid provision.
- To increase the budget for a better fireworks display; and
To instruct officers to use the wireless microphones at events going forward.

WTCM436 - Proposed by Cllr Revd William Rowell, seconded by Cllr Sally Fitzgerald

EP070126/8.2 Winter Festival

The Committee agreed that it was a great event, but the attendance was not as good as it could have been, if it had not been for the weather warnings put in place on the days leading up to the event.

Correspondence was received from a stall holder (Tony's Meat Wagon) that they would like to donate 10% of its profits, made at the Winter Festival, and donate it to the committee's chosen charity.

RESOLVED
To note the report on the annual Winter Festival;
To approve:
- Shortening the event, peak times were around the Christmas lights switched on, seeing numbers drop again, once the lights had been turned on.
- Allowing more time between stage performances to avoid overlapping.
- Utilising the Assembly Room for further craft stalls.
- Exploring opportunities for additional seating or sheltered areas, in case of poor weather.
- To consider who uses the Corn Exchange to sell hot drinks/sweet Christmas treats.
- Increasing marketing efforts in the weeks leading up to the event.
- Reviewing stall charges
- Maintaining the successful mix of free and paid attractions to ensure accessibility for all families; and
To approve the 10% profit share from Tony's Meat Wagon should be divided between Parkinson's UK and Parkinson's Welshpool Group.

WTCM437 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Revd William Rowell

EP070126/8.3 Flicks in the Sticks

Monday, 5th January, Flicks 'Brassed off' had to be cancelled, due to the weather. This has been postponed to Monday, 6th April.

The Events and Markets Manager also informed the Committee that the Christmas screenings for Welshpool Church in Wales School, and Ysgol Gymraeg Y Trallwng went very well - it was agreed to add this as an agenda item at the next meeting, so it can be organised again this year.

EP070126/8.4 Walking Festival

Nothing to update.

EP070126/8.5 Dance Festival

Nothing to update.

EP070126/8.5 Continental Market

Members discussed the Continental Market and agreed that they would like to see it return again this year. Councillors requested that officers find alternative providers of road closures and also explore the

licencing process to see if the Council could close the road independently.

EP070126/9. PLANNING - NEW APPLICATIONS

EP070126/9.1 25/1819/LBC

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 25/1819/LBC with the above response and comments.

WTCM438 - Proposed by Cllr Revd William Rowell, seconded by Cllr Sally Fitzgerald

EP070126/10. PLANNING DETERMINATIONS

The Committee noted the planning determinations. A query was raised regarding 25/0848/LBC. The Events and Markets Manager will enquire as to why it was refused.

EP070126/11. DATE OF NEXT MEETING

The next meeting of Events & Planning Committee will be held on 4th February 2026 at 6:30pm

The meeting finished at 19:30.

Signed: Dated:

Councillor (Chair)

Decision/Action Log

ID		Assigned
WTCM433	**RESOLUTION** **EP070126/4.1 Previous Minutes** To approve as a correct record, the minutes from the meeting of the Events and Planning Committee on 5/11/2025	Events & Markets Manager
WTCM434	**RESOLUTION** **EP070126/6.1 Budget and Committee Finance (Month 8)** To note the current spending position against the budget.	Events & Markets Manager
WTCM435	**RECOMMENDATION** **EP070126/7 Budget 2026/27** That Full Council adopt the Committee Budget for 2026/2027.	Town Clerk & Responsible Finance Officer

ID		Assigned
WTCM436	**RESOLUTION** **EP070126/8.1 Fireworks** To note the report on the annual Fireworks event; To approve: - Increasing the number of pre-show activities, possibly including an expansion of the music provision e.g. live acts prior to the event. - Exploring ways in which to resolve the sound issues. - To continue strong focus on safety and accessibility and consider external first aid provision. - To increase the budget for a better fireworks display; and To instruct officers to use the wireless microphones at events going forward.	Events & Markets Manager
WTCM437	**RESOLUTION** **EP070126/8.2 Winter Festival** To note the report on the annual Winter Festival; To approve: - Shortening the event, peak times were around the Christmas lights switched on, seeing numbers drop again, once the lights had been turned on. - Allowing more time between stage performances to avoid overlapping. - Utilising the Assembly Room for further craft stalls. - Exploring opportunities for additional seating or sheltered areas, in case of poor weather. - To consider who uses the Corn Exchange to sell hot drinks/sweet Christmas treats. - Increasing marketing efforts in the weeks leading up to the event. - Reviewing stall charges - Maintaining the successful mix of free and paid attractions to ensure accessibility for all families; and To approve the 10% profit share from Tony's Meat Wagon should be divided between Parkinson's UK and Parkinson's Welshpool Group.	Events & Markets Manager
WTCM438	**RESOLUTION** **EP070126/9.1 25/1819/LBC** To respond to the planning authority in respect of 25/1819/LBC with the above response and comments.	Events & Markets Manager

Appendix C

Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Welshpool Food Trail - Feb 26
Date	29th January 2026

1. **Purpose**
    1. To provide Members with an update on progress of the Welshpool Food Trail since it was last considered by the Events & Planning Committee on 2nd July 2025.
    2. To seek approval for the installation of an external digital touchscreen at the Tourist Information Centre to support delivery of the Food Trail and the Council's wider tourism and town promotion objectives.

2. **Background**
    1. On 2nd July 2025, the Events & Planning Committee considered a report on the proposed Welshpool Food Trail developed in line with the Brilliant Basics grant delivered through partner organisations.
    2. The Committee resolved to support the scheme in principle.
    3. The Food Trail aims to promote Welshpool's food and drink offer, support local businesses, enhance the visitor experience, and increase footfall within the town.

3. **Progress Update**
    1. Since the July meeting, the delivery partners have progressed the project.
    2. A number of eligible local food and drink businesses have now been identified as potential participants.
    3. A provisional draft trail map has been produced by the organisers, setting out the emerging Food Trail route and locations.
    4. Set out the advice of officers on the issue or topic.

4. **Digital Signage**
    1. It is proposed that an external interactive digital signage screen is installed on the wall of the Tourist Information Centre, close to the entrance and accessible to the public.
    2. The screen would be used initially to display the Welshpool Food Trail map and related promotional content.

3. In the longer term, the screen would form a permanent asset for the Town Council, enabling:
    1. Out-of-hours Tourist Information Centre information.
    2. Promotion of events, attractions and town centre activity.
    3. Flexible use for future tourism, engagement and regeneration projects.
4. A suitable unit at a cost of £1,049 excl VAT has been identified. Installation, fixings and associated works are estimated to be approximately £250, giving an overall project cost in the region of £1,299 ex VAT.

5. Funding

1. Cultivate, acting as delivery partners for Powys County Council under the Brilliant Basics grant, have confirmed that £660.00 is available to contribute towards the Welshpool display.
2. Due to Brilliant Basics funding requirements, the £660 must be paid directly by Powys County Council to the supplier via Cultivate's purchase order process.
3. The proposed arrangement is therefore:
    1. Welshpool Town Council agrees the specification and supplier.
    2. Cultivate raises a purchase order for £660 and arranges for this element to be paid directly by Powys County Council to the supplier.
    3. Welshpool Town Council pays the remaining balance and installation costs directly.
4. The project must be completed by the end of February 2026, which is achievable within normal procurement and installation timescales.

6. Links to Strategic Objectives and Interim Strategic Plan

1. TIC2 - Update offering and explore digital resourcing
2. VW1 - Develop a tourism brand to include website, mobile app and other digital channels and work with tourism operators in town e.g. Powis Castle, WLLR to co-construct

7. Resource & Legal Implications

1. Estimated net cost to Welshpool Town Council is approximately £890 ex VAT.
2. It is proposed that the Council's contribution is funded from the Train Ticket Costs budget, which is currently underspent.
3. The screen would remain the property of Welshpool Town Council and be available for ongoing tourism and information use.
4. Officer time will be required to coordinate procurement, installation and ongoing content management, which can be accommodated within existing workloads.

8. Recommendation

1. Members are recommended to:
    1. Note the progress made on the Welshpool Food Trail, including the identification of participating businesses and development of a provisional map;
    2. Approve the installation of a 27-inch high brightness external touchscreen at the Tourist Information Centre to support the Food Trail and wider tourism and information function;

3. Approve the funding arrangements and the use of the underspent Train Ticket Costs budget to fund the Council's contribution; and
4. Delegate authority to the Town Clerk to finalise procurement, installation and associated agreements to ensure completion by the end of February 2026.

9. Decision

1. To resolve to adopt the recommendations as above.

Appendix D

Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Town Centre Bunting or Flags
Date	29th January 2026

1. **Purpose**
    1. To present options to Members for the purchase and installation of either bunting or flags within the town centre, and to seek direction on the preferred approach for future events and celebrations.

2. **Background**
    1. The Council has an allocated budget of £2,000 within the 2026/27 budget for bunting or flags. This is intended to support town centre decoration for events and seasonal celebrations.
    2. The current bunting is now several years old and is damaged.
    3. Quotes have been obtained for bunting, and alternative options explored for the use of flags utilising existing flagpole bases on shops within the town centre.

3. **Option 1 - Traditional Bunting**
    1. For bunting to work effectively, the longest possible continuous lengths are required, as breaks occur where sections are tied together, affecting both appearance and resilience in wind.
    2. Operational considerations associated with bunting include:
        1. Installation and removal would require a specialist contractor, increasing overall costs beyond purchase price.
        2. Anchor points require annual testing, creating an ongoing compliance and inspection cost.
        3. Bunting typically has an estimated lifespan of around two years, meaning it is likely replacement bunting would be required in advance of the Tour de France in 2027.
    3. Two quotes have been obtained in the region of around £1,300.

4. **Option 2 - Welsh Flags**
    1. Officers have identified approximately 50 existing flagpole bases fixed to shops and buildings within the town centre.

2. Rather than installing bunting, the Council could instead purchase 50 Welsh flags and suitable flagpoles for these bases.
3. Some online testing of this option has indicated costs of around £241 for the flags with a similar price for poles.
4. Installation and removal could be carried out in-house by Council staff, with no need for specialist contractors. No overhead fixing points would be required, significantly reducing health & safety risk, inspection requirements and ongoing compliance costs.

5. Resource & Legal Implications

1. The 2026/27 budget includes £2,000 for bunting or flags.
2. It appears that both bunting and flags would fall comfortably within the approved budget provision. However, bunting creates a continuing cost liability, whereas flags represent a low-cost, reusable asset.

6. Decision

1. To consider a way forward - if bunting is the preferred choice then three formal quotes will be presented to the Committee next month for approval.

Appendix E

Cyngor Tref y Trallwng | Welshpool Town Council

Interim Strategic Plan - Action Plan - EP

The below actions form part of the adopted Interim Strategic Plan. Each committee is required each month to monitor progress against each action.

Town Centre & Regeneration

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Develop a Place Plan to be adopted by Powys County Council						
PP1	EP	Explore appetite from PCC to adopt as SPG / learn more about RLDP process	TC/EO £	Year 1	Not started	Nominal sum added to Draft 3 budget for 2627. Quotes being obtained for work.
PP2	EP	If appropriate, launch workshops with residents, businesses, and community groups	TC/EO/CM £	Year 2	Not started	
PP3	EP	Draft plan including town centre, housing, transport, parking, and open space priorities	TC/EO/CM £	Year 2-3	Not started	
PP4	EP	Submit to Powys County Council for adoption into planning framework	TC/EO/CM £	Year 3	Not started	

Events & Tourism

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Develop Welshpool as a destination						

Ref	Committee	Action	Resource	Timescale	Progress	Comments
VW1	EP	Develop a tourism brand to include website, mobile app and other digital channels and work with tourism operators in town e.g. Powis Castle, WLLR to co-construct	TC/EO/TICM/CM £250.00	Year 1	In progress	Preliminary scoping exercise undertaken to explore options. Report considered in November, further work done in January.
VW2	EP	Work with regional tourism to create packages and link to enhanced events programme	EO/CM/TICM £	Year 2	Not started	
VW3	EP	Promote unique experiences through local businesses e.g. food tours, craft workshops	EO/CM/TICM £	Year 2-3	Not started	
Enhanced events programme						
EV1	EP	Strengthen Carnival Committee/Working Group with more community and business representation	EO £0.00	Year 1	In progress	E&P approved creation of Carnival Working Group to feed into process.
EV2	EP	Develop events in partnership with local groups and organisations to share ideas, costs and resources and ensure that Council-organised community events, if possible, remain free to attend, while seeking sponsorship and grant funding to cover costs	EO £	Year 1-3	Not started	
EV3	EP	Improve event marketing with banners, signage and earlier social media promotion	EO/CM £1000.00	Year 1	Not started	Extra resource required in Year 1 budget - TC to explore underspends.
EV4	EP	Expand Winter Festival with competitions, music, family activities and more following 2025 event	EO £	Year 2	Not started	
EV5	EP	Trial new event formats (e.g. 1960s weekend, musical festival, storytelling sessions, heritage events, arts etc)	EO/CM/TICM £	Year 2-3	Not started	

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Improve the Tourist Information Centre						
TIC1	EP	Review current operations, opening hours and promotion of service	TC/TICM £	Year 1	Not started	
TIC2	EP	Update offering and explore digital resourcing	TC/TICM/CM £	Year 2	Not started	
TIC3	EP	Develop TIC into a booking and information hub for events, attractions, trails and more	TICM/CM £	Year 2-3	Not started	

Improving the Council

Ref	Committee	Action	Resource	Timescale	Progress	Comments
Improve communication, transparency and accountability						
CO1	EP	Publish details of upcoming planning applications to be discussed by the Council so that residents are better informed and able to engage in the planning process	TC/EO £	Year 1	Completed	Now complete and operational
Strengthen engagement with the community						
EN2	All	Establish regular working groups e.g. Carnival, Markets, Open Spaces	EO £	Year 2	Not started	See EV1
EN3	All	Create a volunteer strategy and explore possible coordination roles to support more structured involvement	ALL £	Year 2-3	Not started	

Appendix F

Welshpool Town Council 2025-2026

Detailed Income & Expenditure by Budget Heading 29/01/2026

Month No: 10 **Committee Report**

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Events & Planning									
180	Tourist Information								
1110	Income - Other Rooms	(347)	0	0	0			0.0%	
1370	Income - Grant	0	23,775	0	(23,775)			0.0%	11,888
1500	Income - Commission Sales	0	48,659	40,000	(8,659)			121.6%	
1505	Income - Rail Ticket	0	6,890	8,000	1,110			86.1%	
1510	Income - Direct Sales	(177)	9,273	13,500	4,227			68.7%	
	Tourist Information :- Income	**(524)**	**88,597**	**61,500**	**(27,097)**			**144.1%**	**11,888**
4000	Salary	5,216	50,115	63,145	13,030		13,030	79.4%	
4005	HMRC	681	11,522	4,325	(7,197)		(7,197)	266.4%	
4010	Pension Payments	769	7,409	7,552	143		143	98.1%	
4055	Rates	(1,736)	4,700	4,700	0		0	100.0%	
4060	Services	59	2,155	10,000	7,845		7,845	21.5%	
4085	Repairs & Maintenance	0	429	2,000	1,571		1,571	21.5%	
4100	Cleaning & Materials	0	877	1,000	123		123	87.7%	
4660	Direct Stock	175	5,042	15,000	9,958		9,958	33.6%	
4661	Commission Costs	2,805	39,852	35,000	(4,852)		(4,852)	113.9%	
4662	Train ticket costs	67	67	5,000	4,933		4,933	1.3%	
4866	IT Costs	0	78	200	122		122	39.0%	
4875	Health & Safety	280	537	200	(337)		(337)	268.3%	
4900	Miscellaneous Costs	0	786	500	(286)		(286)	157.2%	
4991	Capital Works	0	23,775	0	(23,775)		(23,775)	0.0%	
	Tourist Information :- Indirect Expenditure	**8,316**	**147,342**	**148,622**	**1,280**	**0**	**1,280**	**99.1%**	**0**
	Net Income over Expenditure	**(8,839)**	**(58,745)**	**(87,122)**	**(28,377)**				
6001	less Transfer to EMR	0	11,888	0	(11,888)				
	Movement to/(from) Gen Reserve	**(8,839)**	**(70,633)**	**(87,122)**	**(16,489)**				
230	Events								
1365	Income - Other	0	6	0	(6)			0.0%	
1850	Income - Carnival	17	694	1,000	306			69.4%	
1860	Income -Flicks in the Sticks	0	842	1,200	358			70.2%	
1870	Income - Fireworks Display	0	2,514	2,000	(514)			125.7%	
1880	Income - Winter Festival	(263)	1,083	700	(383)			154.8%	
1895	Income - Other Events	0	1,131	1,500	369			75.4%	
	Events :- Income	**(246)**	**6,270**	**6,400**	**130**			**98.0%**	**0**
4065	Mobile Phones	16	157	250	93		93	62.7%	
4900	Miscellaneous Costs	0	270	500	230		230	54.1%	

Continued over page

Welshpool Town Council 2025-2026

Detailed Income & Expenditure by Budget Heading 29/01/2026

Month No: 10 **Committee Report**

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
5100	Flicks in the Sticks	0	863	1,500	637		637	57.5%	
5105	Fireworks Display	0	2,186	2,500	314		314	87.5%	
5115	Remembrance	0	1,586	500	(1,086)		(1,086)	317.3%	
5120	Winter Festival	0	1,967	2,000	33		33	98.4%	
5121	Christmas Lights	0	12,696	2,000	(10,696)		(10,696)	634.8%	
5140	Easter Egg Hunt	0	28	0	(28)		(28)	0.0%	
5145	Community Awards	0	80	0	(80)		(80)	0.0%	
5190	Community Events	0	2,503	3,000	497		497	83.4%	
5192	Carnival	33	3,254	2,500	(754)		(754)	130.2%	
	Events :- Indirect Expenditure	**49**	**25,591**	**14,750**	**(10,841)**	**0**	**(10,841)**	**173.5%**	**0**
	Net Income over Expenditure	**(295)**	**(19,321)**	**(8,350)**	**10,971**				
	Events & Planning :- Income	**(770)**	**94,866**	**67,900**	**(26,966)**			**139.7%**	
	Expenditure	**8,365**	**172,933**	**163,372**	**(9,561)**	**0**	**(9,561)**	**105.9%**	
	Net Income over Expenditure	**(9,134)**	**(78,066)**	**(95,472)**	**(17,406)**				
	less Transfer to EMR	**0**	**11,888**	0	(11,888)				
	Movement to/(from) Gen Reserve	**(9,134)**	**(89,954)**	**(95,472)**	**(5,518)**				
	Grand Totals:- Income	**(770)**	**94,866**	**67,900**	**(26,966)**			**139.7%**	
	Expenditure	**8,365**	**172,933**	**163,372**	**(9,561)**	**0**	**(9,561)**	**105.9%**	
	Net Income over Expenditure	**(9,134)**	**(78,066)**	**(95,472)**	**(17,406)**				
	less Transfer to EMR	**0**	**11,888**	0	(11,888)				
	Movement to/(from) Gen Reserve	**(9,134)**	**(89,954)**	**(95,472)**	**(5,518)**				

Appendix G

Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Richard Williams Town Clerk & Responsible Finance Officer
Title	Tidy Welshpool 2026
Date	29th January 2026

1. **Purpose**
    1. To inform Members of Spring Clean Cymru 2026 and to seek approval to work with Powys County Council and Keep Wales Tidy to deliver a town-wide “Tidy Welshpool” week, encouraging residents, schools and community groups to take part in coordinated litter-picking and environmental improvement activities.

2. **Background**
    1. Spring Clean Cymru is the Welsh element of the Great British Spring Clean, the UK’s largest mass-action environmental campaign. The 2026 campaign will take place between 13 March and 29 March 2026.
    2. The campaign is led by Keep Wales Tidy, with local authorities across Wales supporting events through equipment loans, publicity materials, guidance and waste collection arrangements.
    3. In 2025, over 6,600 volunteers across Wales took part, collecting more than 6,600 bags of litter and recycling. The campaign is promoted as a simple, inclusive way for communities to make an immediate and visible difference to their local environment.
    4. Powys County Council and Keep Wales Tidy have indicated support for local initiatives aligned with Spring Clean Cymru, including advice, resources and coordination.

3. **Advice**
    1. It is proposed that Welshpool Town Council formally participates in Spring Clean Cymru 2026 and launches a local “Tidy Welshpool” week within the campaign period.
    2. The concept would be to designate a focused week where each day targets a different area or theme, for example:
        1. Town centre streets and gateways
        2. Parks, open spaces and play areas
        3. Canal and riverside paths
        4. Residential estates
        5. Schools and youth-led clean-ups

6. Community-nominated hotspots

3. Local schools, community groups, sports clubs, businesses and individual residents would be encouraged to take part, either by joining organised sessions or running their own registered clean-ups.
4. Activities would be supported by Powys County Council and Keep Wales Tidy through the provision of equipment (litter pickers, bags, gloves), risk assessment templates, promotional resources, and coordination of waste collection where required.
5. The Town Council's role would focus on coordination, publicity, liaison with partners, and helping to match volunteers with locations and dates.

4. Aims and Benefits

1. The proposed initiative would aim to:
    1. Improve the cleanliness and appearance of Welshpool.
    2. Encourage civic pride and community participation.
    3. Support environmental responsibility and awareness.
2. A visible programme of daily activity would also provide opportunities for positive press coverage and engagement through the Council's communication channels.

5. Delivery

1. Subject to Committee approval, officers would:
    1. Register Welshpool Town Council's interest with Keep Wales Tidy.
    2. Liaise with Powys County Council regarding equipment, waste collection and health & safety arrangements.
    3. Develop a draft programme of themed days/areas.
    4. Invite schools, community groups and councillors to lead or sponsor individual sessions.
    5. Prepare publicity materials and an online sign-up process.

6. Resource & Legal Implications

1. Keep Wales Tidy and Powys County Council typically support Spring Clean Cymru events with free resources and equipment loans.
2. Any direct cost to the Town Council is expected to be minimal and limited to publicity, printing, or small consumables if required. These could be met from the existing community event budget.
3. Activities would be carried out under Keep Wales Tidy and Powys County Council guidance, including risk assessments and safeguarding requirements where children and young people are involved. Waste handling and disposal would be coordinated with the County Council to ensure compliance with environmental regulations.

7. Recommendation

1. The Events & Planning Committee is asked to:
    1. Approve Welshpool Town Council's participation in Spring Clean Cymru 2026.
    2. Support the development of a local "Tidy Welshpool" week within the campaign period.

3. Appoint a liaison councillor for the project who can act as a source of advice for officers.
4. Authorise officers to work with Powys County Council and Keep Wales Tidy to develop and deliver the programme.

8. Decision

1. To resolve to adopt the recommendations as above.

Appendix H

Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Kimberly Wright Events & Markets Manager
Title	Joint event OVW
Date	29th January 2026

Overview

Improving our Local Places - Welsh Case Studies & Planning Updates

By **Planning Aid Wales / Cymorth Cynllunio Cymru**

Follow

Online event
Mar 19 from 10am to 1:30pm GMT
A joint network event enabling Councillors and Clerks to be at the forefront of current thinking in relation to planning challenges

**** Please note, this event will be presented on TEAMS.**

We are delighted to announce that One Voice Wales and Planning Aid Wales have again teamed up to provide Town and Community councils with a joint network event enabling councillors and Clerks to be at the forefront of current thinking in relation to the planning challenges and opportunities currently facing our communities and towns.

We are fortunate to welcome Penzance Town Council who will provide an insightful case study into their work on Neighbourhood Plans in England. We will also welcome Welsh case studies on their Place Planning approach. These case studies will improve your understanding of how the planning system can create long lasting and effective regeneration opportunities with community support.

We will also provide a range of useful planning updates including:

- Law updates (the forthcoming Planning (Wales) Bill and Infrastructure Wales Act 2024)

- Planning policy updates including advice on flooding and nutrient neutrality.

- Strategic planning updates – Strategic Development Plans in Wales and how they will impact your local area.

There will also be a session where we provide guidance to Community and Town councils when faced with a major planning application in your community and how best to respond.

This will be an interesting event for all with an interest in Planning, sustainability and addressing local issues. There will be an opportunity for open discussion between all delegates and speakers.

We hope you will be able to join us!

Who is this event for?

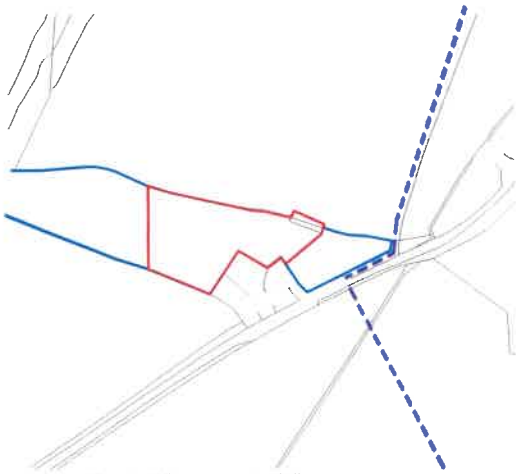
• Community and Town Councils

• Local Planning Authorities, Officers and Councillors

• Developers / Agents

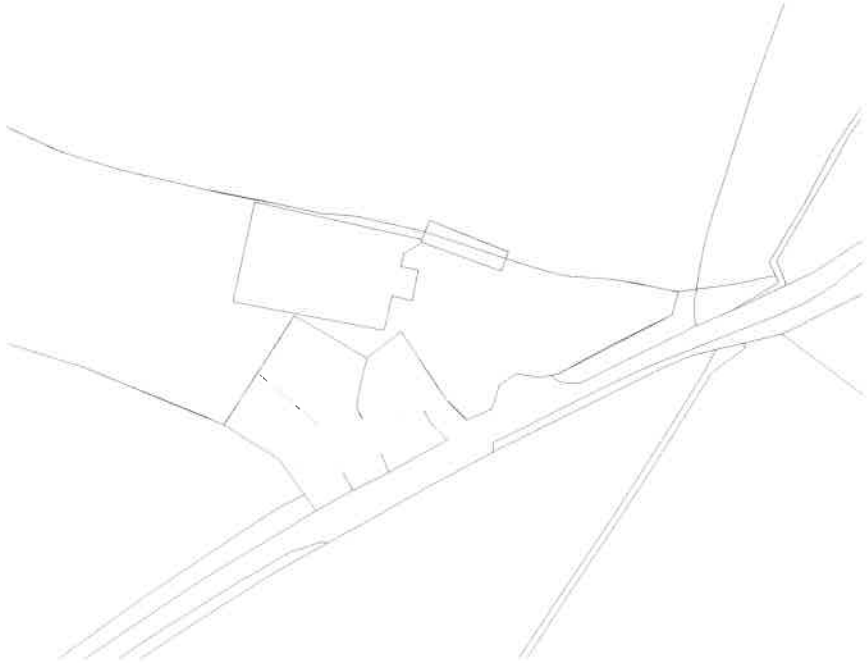
£53
Mar 19 · 10:00 GMT

Appendix I



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Location Plan
1 : 1250



Block Plan
1 : 500

Application Site Boundary

Land under ownership of applicant

Public Right of Way

Scale 1 = 1250 @ A1

0m 10m 20m 30m 40m 50m

Scale 1 = 500 @ A1

5m 10m 15m 20m 25m

A - TM - Revisions For Application Purposes - 23.12.2025

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HUGHES ARCHITECTS

Project :
Extensions and alterations at Miller Homes, Windmill Lane, Welshpool SY21 9HT

Drawing Title :
Location and Block Plan

Drawing Status :
Stage 03: Planning

Head Office
29 Broad Street
Newtown
Powys
SY16 2BQ
01686 610311
www.hughesarchitects.co.uk

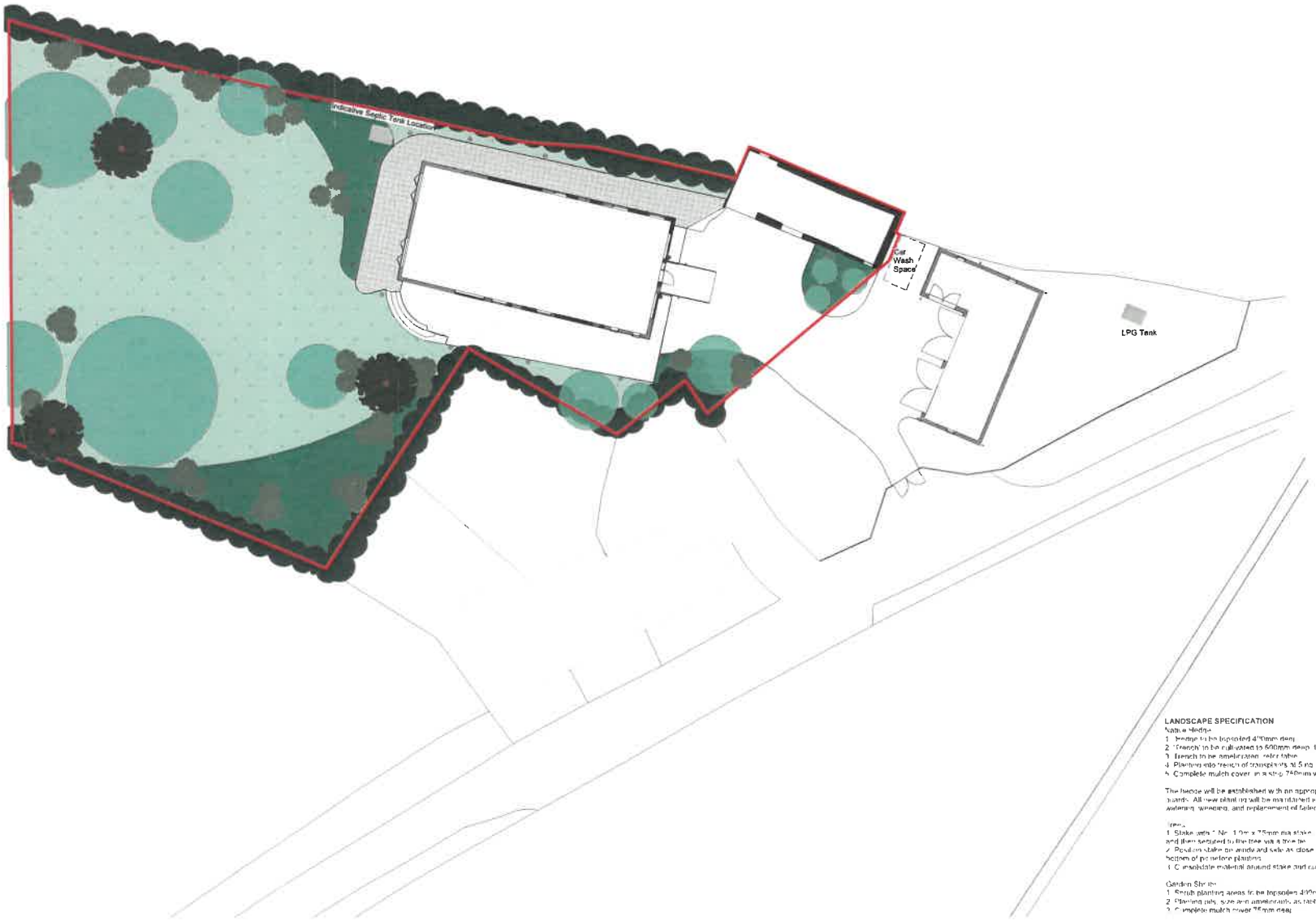
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As Indicated	10/12/25	TM	RL

Drawing No : **AA050.3a. 1.001** Rev **A**

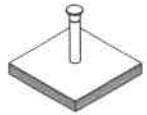
Existing Hedge Retained as
Reinforced with Additional Planting

To compensate for given ar... to removal, area... of wildlife and bird ... type mixed species shrubs, will be planted. This will offer an overall enhancement to the ecological value ...

To ensure plants... are adequately ... to be fenced and protected ... to ensure no soil shall be removed, ... and debris, shall be placed ... including soil and ... These specific requirements ... shall be acknowledged during ... and ... to ensure compliance.



Proposed Landscape Plan
1 : 200



External wall lighting

External lighting to be low and mixed intensity downlighters, dark sky compliant and 3000K or warmer with DALI dimmable control option.

Refer to Ecology report for full details of mitigation measures to be put in place.

Existing hedgerows retained

Existing trees retained

Wildflower Meadow Mix
Spotted hawkweed ... Corn marigold ... Greater bird's-foot ... Ox-eye daisy 4% ... Bristly ox-tongue 5% ... Ragged-robin ... Hoary plantain 2.5% ... Salad burnet 1% ... Cowslip 5% ... Self-heal 3% ... Meadow vetchling 12% ... Bladder campion 10% ... Red campion 4% ... Common sorrel 8% ... Red clover 4% ... Birdseye speedwell 0.5% ... Common yarrow 5%

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LANDSCAPE SPECIFICATION

Native Hedge
1 Hedge to be planted 400mm deep
2 Trench to be cultivated to 600mm deep. Turning soil and ameliorants, at base of trench
3 Trench to be ameliorated, refer table
4 Planting into trench at transplants at 5 no. per linear metre
5 Complete mulch cover in a strip 750mm wide x 75mm deep

The hedge will be established with an appropriate planting density and protected with biodegradable guards. All new planting will be maintained in accordance with the Aftercare Plan, including replacement watering, weeding, and replacement of failed specimens for a minimum of five years.

Trees
1 Stake with 1 No. 1.2m x 75mm dia stake, to be driven on at a 15 degree angle near the base of the tree and then secured to the tree via a tree tie
2 Position stake on windward side as close as possible to stem and drive vertically at least 500mm into bottom of pit before planting
3 Compactable material around stake and cut just below lowest branch

Garden Shrubs
1 Rough planting areas to be topsoiled 400mm deep
2 Planting pits, size and ameliorants, as table
3 Complete mulch cover 75mm deep

Scale 1 : 200 @ A1
1m 2m 3m 4m 5m 10m

HUGHES ARCHITECTS

Project:
Extensions and alterations at Miller House, Windmill Lane, Welshpool SY21 9HY

Drawing Title:
Proposed Landscape Plan

Drawing Status:
Stage 03: Planning

Head Office
29 Broad Street
Newtown
Powys
SY16 2BQ
01686 610311
www.hughesarchitects.co.uk

Scale @ A1 :	Date:	Drawn by:	Checked:
1 : 200	18/12/25	TM	RL

Drawing No : AA050.3a. 1.029 Rev :

Cyfoeth Naturiol Cymru
Natural Resources Wales

Ein cyf/Our ref: CAS-297233-S0D0
Eich cyf/Your ref: 26/0007/HH

Powys County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Dyddiad/Date: 21 January 2026

Annwyl Syr/Madam/Dear Sir/Madam,

BWRIAD/PROPOSAL: Erection of Extensions

LLEOLIAD/LOCATION: 4 Windmill Cottages, Trelydan, SY21 9HY

Thank you for consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 14 January 2026.

We have no objection to the proposed development as submitted and provide the following advice.

Protected Species
We note that the information submitted in support of the above application (Turnstone Ecology, Bat Report dated August 2025) has identified that bats are present at the application site. From the information submitted, we consider that the proposed development represents a lower risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to "demonstration of no detriment to the maintenance of the favourable conservation status of European protected species".

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range. We recommend that you discuss the need to secure any avoidance or mitigation measures with your internal ecological advisor.

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to

attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Other Matters
The advice in this letter relates to matters which are included on our consultation topics list. We do not rule out the potential for the proposed development to affect other environmental interests that are not included on this list.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

If you have any queries about the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully,

Cinzia Sertorio
Cynghorydd - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-mail: MidPlanning@cyfoethnaturiolcymru.gov.uk
Ffôn/Phone: 03000 654696

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Application No: 26/0007/HH

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management
From: Professional Lead - Countryside Access & Recreation
Date: 15th January 2026

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Ted Maury
Location of Development:	4 Windmill Cottages, Millers House, Trelydan, SY21 9HY
Description of Development:	Erection of Extensions.

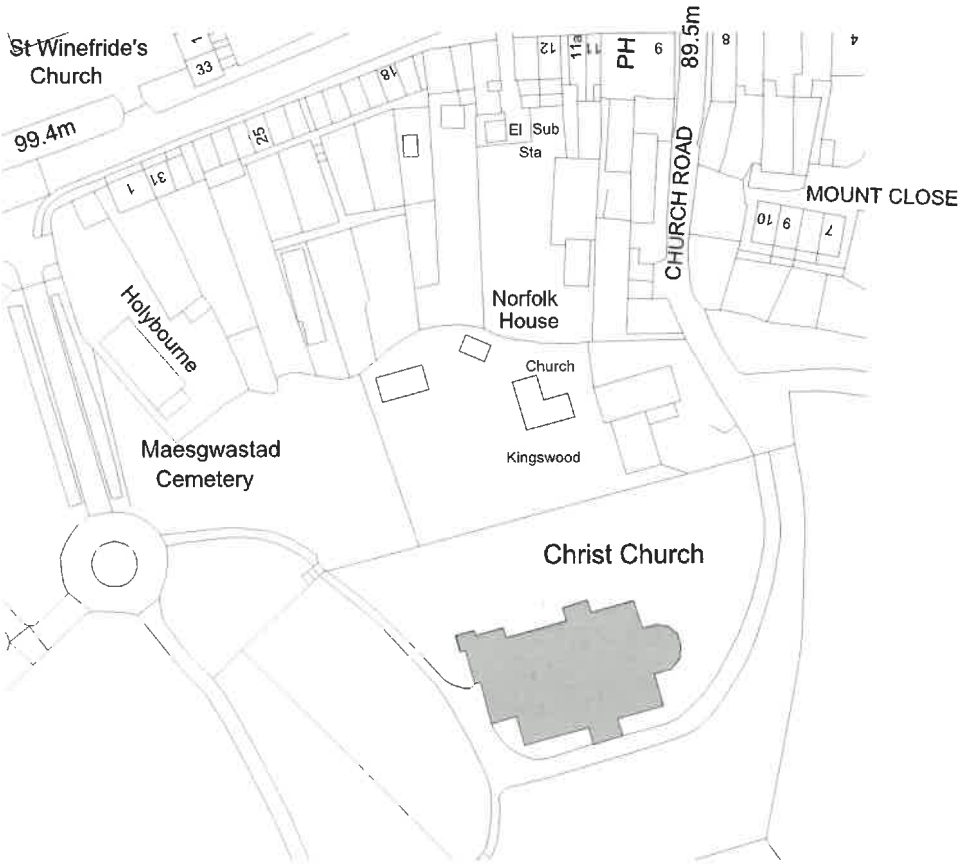
The County Council as Highway Authority for the Public Right of Way Footpath 261/G25/1

Wish the following recommendations/Observations be applied
Recommendations/Observations

Drawing Number AA050.3a.1.001 Rev A submitted in support of the application shows the Public Right of Way (PRoW) Footpath, however, the applicant has incorrectly plotted the line of the 261/G25/1. A digital interpretation of the Definitive Map showing the line of the path can be found at: https://en.powys.gov.uk/article/13184/Public-Rights-of-Way-Map, the shapefile can be downloaded by the applicant's appointed agent directly into their own software allowing the PRoW to be correctly plotted.

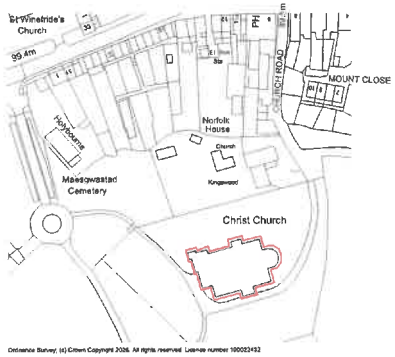
On the basis of the detail submitted with the application, we do not wish to make any further comments at this stage, however, should revised drawings be submitted our position may change.

Appendix J



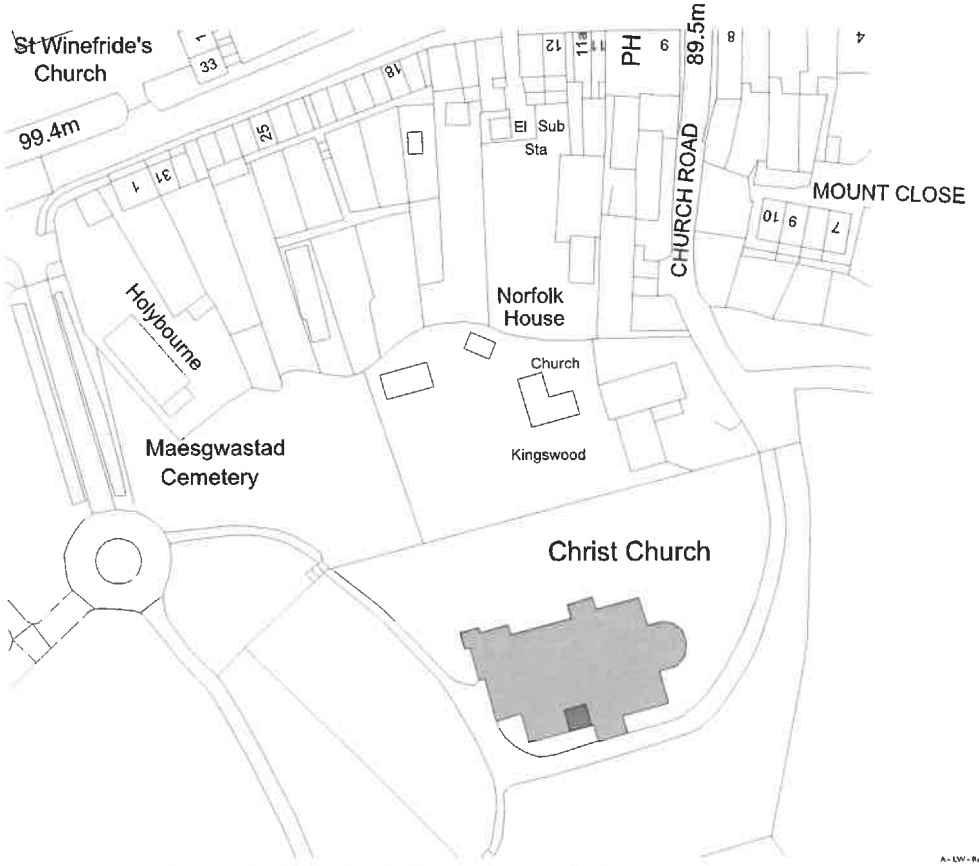
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Existing Block Plan
1 : 500



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Location Plan
1 : 1250



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Proposed Block Plan
1 : 500

A - LW - Revised as per planning comments - 16/01/26

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1:1250

1:500

HUGHES ARCHITECTS

Project :
Internal Alterations to Chalet Church, Church Road, Welshpool, SY21 7LN

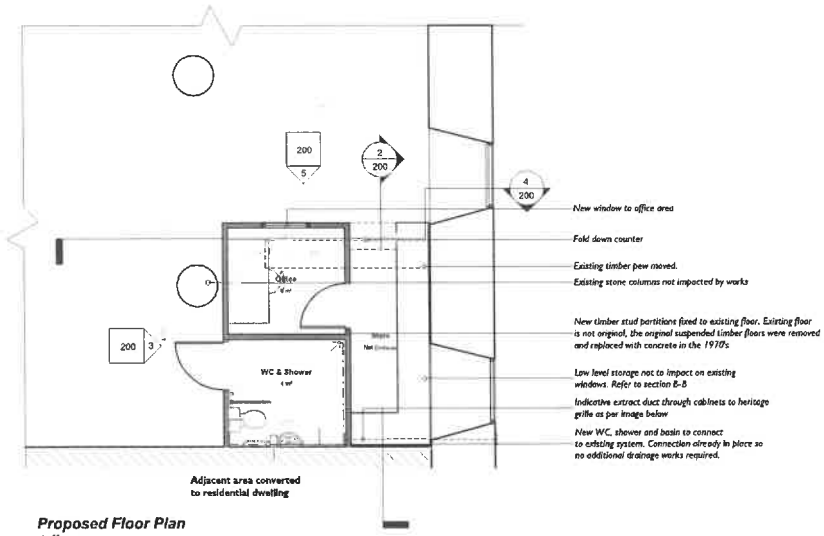
Drawing Title :
Location and Block Plan

Drawing Status :
Stage 03: Planning

Head Office
29 Broad Street
Newtown
Powys
SY16 2BQ
01686 610311
www.hughesarchitects.co.uk

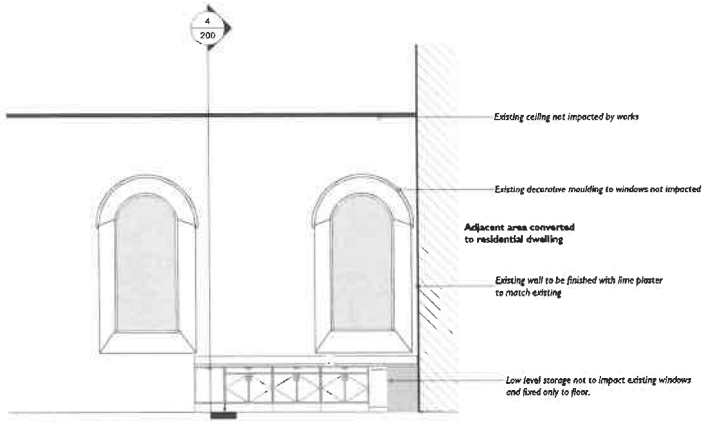
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As indicated	06/01/26	LW	DH

Drawing No: **AA085.3a. 1.001** Rev : A



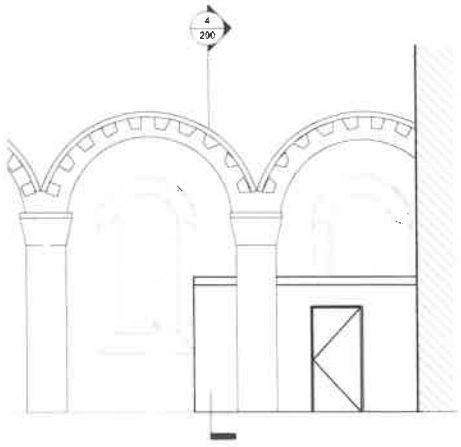
Proposed Floor Plan

1 : 50



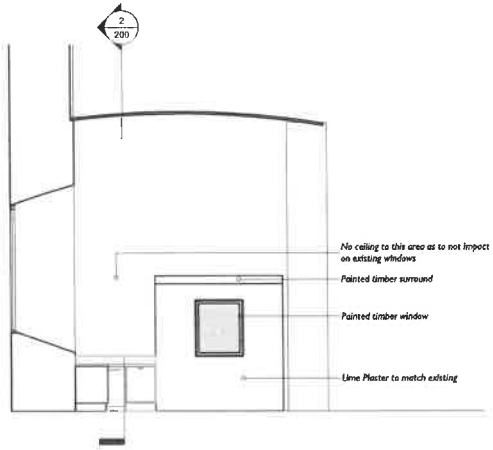
Proposed Section A-A

1 : 50



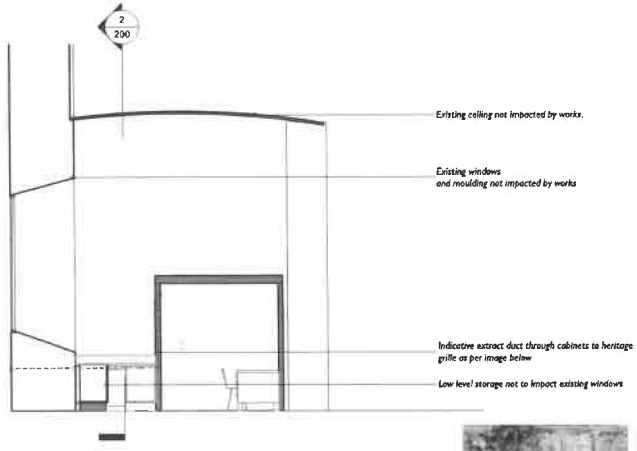
Proposed Elevation A

1 : 50



Proposed Elevation B

1 : 50



Proposed Section B-B

1 : 50



Heritage grille example



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HUGHES ARCHITECTS

Project
Internal Alterations to Christ Church, Church Road, Welshpool, SY21 7LN

Drawing Title
Proposed Drawings

Drawing Status
Stage 03: Planning

Head Office
29 Broad Street
Newtown
Powys
SY16 2BQ
01686 610111
www.hughesarchitects.co.uk

Scale @ A1	Date	Drawn by	Checked
1 : 50	06/01/26	LW	DH

Drawing No. **AA086.3a. 1.200**

Rev.

Application No: 26/0046/LBC

POWYS COUNTY COUNCIL

Local Government Act 1994

Town & Country Planning Act 1990

To: Professional Lead Development Management (North)

With reference to the planning application relating to the following proposed development:

Name of Applicant:	Mr. Karl Meredith
Location of Development:	Christ Church, Church Road, Welshpool.
Description of Development:	Installation of new timber partitions to create an accessible shower room, office and storage areas, along with associated works including new drainage and extract ventilation.

The County Council as Highway Authority for the County Unclassified Highway, U4403

Wish the following recommendations/Observations be applied
Recommendations/Observations

Thank you for consulting the Highway Authority on this matter.

Observations

The Highway Authority (HA) notes the application is for the Installation of new timber partitions to create an accessible shower room, office and storage areas, along with associated works including new drainage and extract ventilation. The submitted Block plan drawings and supporting documentation highlight that there are no proposed changes to the trafficking of the existing access, internal turning head arrangement and or parking areas.

Recommendation

Based on the submitted information provided on drawing block plans and the design supporting statement. The HA does not wish to add comment to the application and has placed the following informative notes for the attention of the applicant.

Reference Material

Manual for Streets 1 & 2
TAN 18
The Powys Local Development Plan (2011-2026) Policy T1
CSS Wales Parking Standards
Design Manual for Roads & Bridges (DMRB)
PCC Highway Design Guide
PCC Technical Specification for Industrial & Residential Infrastructure

Signed _____

Jason Clemence M/CIHT
For Highways, Transport and Recycling

Date: 26th January 2026

Informative Notes

NOTE: THE ATTENTION OF THE APPLICANT MUST BE DRAWN TO RELATED HIGHWAYS LEGISLATION WHICH MAKES PROVISION FOR THE FOLLOWING;

1. Waste Collection: The applicant's attention is drawn to the need to ensure that appropriate facilities are provided for the storage and collection of household waste, (i.e., wheelie bins & recycling boxes). Specific consideration must be given to kerb/highway side collection points, to ensure that all visibility splays, accesses, junctions, pedestrian crossings, and all trafficked areas of highway (i.e., footways, cycle ways & carriageways) are kept clear of any obstruction or impediment, at all times, in the interests of public and highway safety.

a. The need to avoid interference with and to make provision for the carrying of existing highway drainage under the access to the satisfaction of the Highway Authority.

b. The requirement of the Highway Authority for the Developer to ensure that no surface water is discharged onto the County Highway or, without prior approval, into the highway drainage system.

c. Mud on highway, the applicant is responsible for keeping the highway free from any mud or other material emanating from the application site or any work pertaining thereto.

2. Under Section 50 of the New Roads & Street Works Act 1991 it is a requirement that a Streetworks licence is obtained from the Highway Authority to place, or to retain, apparatus in the highway and thereafter to inspect, maintain, adjust, repair, alter or renew the apparatus, change its position or remove it.

3. Under section 171 of the Highways Act 1980 it is a requirement that a licence is obtained from the Highway Authority, in addition to Planning Permission, for the creation of passing bays.

4. The need to inform and obtain the consent of Statuary Undertakers (Electricity, Water, Gas, BT), Land Drainage Authority, etc. to the works.

5. The New Roads & Street Works Act 1991 requires that all works, be properly notified and approved prior to commencement.

Further advice on the above highway matters can be obtained from:-

http://www.powys.gov.uk/en/roads-transport-parking/
street.works@powys.gov.uk
Street Works
Powys County Hall
Spa Road East
Llandrindod Wells
Powys
LD1 5LG

0845 6027035

Appendix K

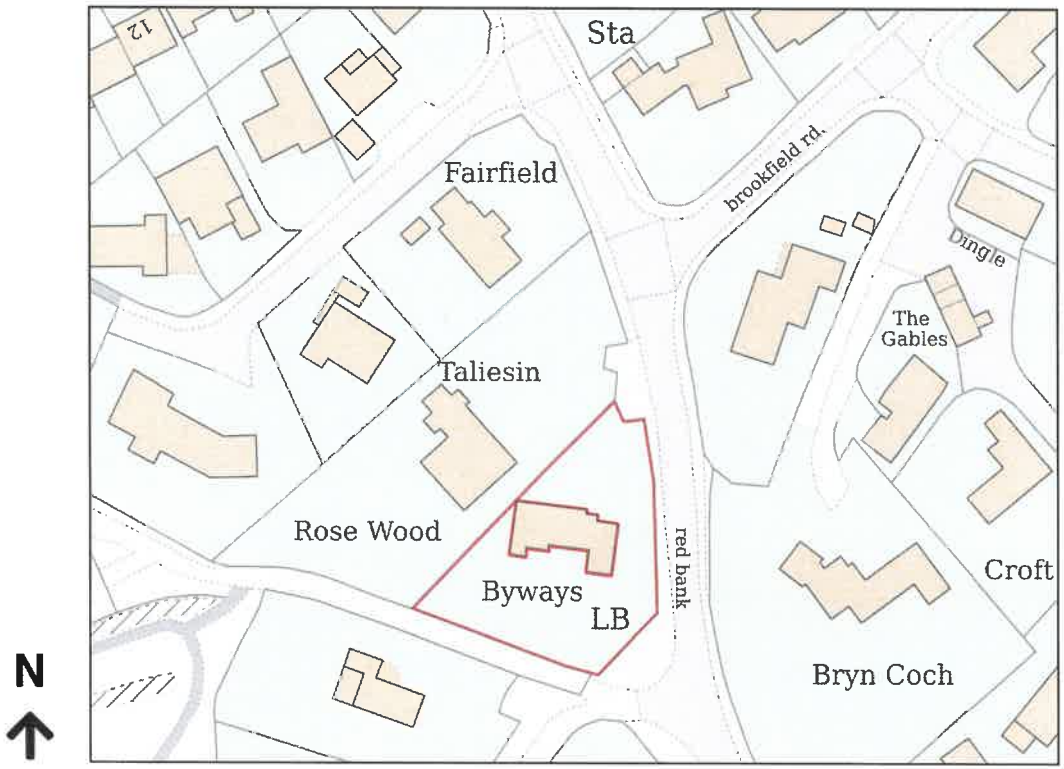
Location Plan

Site Address: **Byways, Red Bank, Welshpool, SY21 7PP**

PlanningPortal

Date Produced: **19-Jan-2026**

Scale: **1:1250 @A4**



Planning Portal Reference: **PP-14628700v1**

0 50

Metres

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Canopy Tree Care

Tree Inspections & BS 5837:20212 Reports . Management & Consultancy . Tree Surgery & Removal . Tree Planting

Byways Tree Report



Report prepared for:

Mr. Roger Emery
Byways
Redbank
Welshpool
SY21 7PP

Report prepared by:

Nathaniel Pritchard BSc Cert.Arb
Canopy Tree Care
Farmfield Cottage
Bowers Road
Acrefair
Wrexham
07932450393
canopytreecare01@gmail.com
www.canopytreecare.co.uk

NP/ARB

17th November 2025

TREE REPORT

Site: Byways, Redbank, Welshpool, Powys SY21 7PP

Introduction

Canopy Tree Care have been instructed by Roger Emery to survey and report on 3 mature Pine trees along Redbank Road, and a mature Lime tree adjacent School Lane, as done previously by Canopy in 2021 and 2023.

The ground-based visual tree assessment (VTA) was carried out on 17th November 2025 by Nathaniel Pritchard BSc Cert.Arb.

Nathaniel Pritchard is a fully qualified, certified arborist. He holds an ABC Level 2 Certificate in arboriculture (Royal Forestry Society), a LANTRA Certificate in Professional Tree Inspection, Bachelor of Science Degree in Biological Sciences, and has had Continued Professional Development over the last 20 years.

The Survey

The survey aims to determine tree vigour and structural integrity through a non-intrusive visual tree assessment (VTA) from ground level, seeking to ascertain the health and condition of the trees, and any risk they may pose.

The risk posed, refers to the likelihood of a tree shedding branches or falling and causing injury/damage.
When assessing risk, the following factors are considered:
Likelihood of failure – nature of defect and characteristics of tree species.
Impact potential – size/weight of the tree part most likely to fail.
Target object/s – what could be injured or damaged in the event of tree failure.
Probability of striking target – tree failure onto target or failed limb/tree struck by a fast moving target.

Trees are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used.

The findings of the report are limited to the date of the survey. Signs of stress, disease and decay such as fungi, early or late leaf emergence or leaf fall, size and colour are seasonal and may not have been present at the time of inspection.

Reported trees have not been tagged, but have been given a number, and their locations plotted on the plan provided. Only those trees included within the report were assessed.

We would recommend the next survey be carried out in 2 years.

Standard of Work

All tree work undertaken should be done in accordance with British Standard 3998:2010 and by competent contractors insured with public liability cover of at least two million pounds.

Statutory Controls

If the trees on site are subject to any Tree Preservation Orders (TPO's) or are encompassed within a Conservation Area, then statutory permission from the Local Planning Authority (LPA) will be required before any tree works take place.

Wildlife

All operations should take account of wildlife needs and be planned to take advantage of weather conditions and time of year for minimum damage and disturbance. If any protected species or nesting birds are present or discovered while the works are taking place all work should cease until contact has been made with Natural Resources for Wales for further advice. Specific consideration should be given to the possible presence of roosting bats, which are protected by the Wildlife and Countryside Act 1981 (schedule 5) and included in schedule 2 of the Conservation Regulations 1994. Ideally, a survey should be carried out to identify any potential roost sites and if bats are found to be present advice should be sought from a person qualified and experienced in handling such matters and fully conversant with the implications of the Act

Nathaniel Pritchard Cert.Arb **17th November 2025**

Disclaimer

The tree(s) referred to in this report are living entities and are therefore subject to natural processes. They will also be subject to changes to their environment caused by human's activities and to exceptional weather conditions. The inspection undertaken by our qualified staff relies on visual attributes of tree health and structure which can be assessed from a ground based inspection. Hidden defects which are not readily visible may not be detected. We therefore cannot wholly guarantee the condition and safety of the trees inspected beyond what can be reasonably assessed from the procedure used. We would recommend that the trees are regularly inspected and our staff will advise on the suitable frequency of these inspections.

Key to Report Table

Age class

NE	**Newly Established**	Easily transplanted.
Y	**Young**	Well established and not easily transplanted.
SM	**Semi Mature**	Still gaining in size, showing strong apical dominance.
EM	**Early Mature**	Approaching optimum height, Apical Dominance less distinct.
M	**Mature**	Reached optimum height for environment.
OM	**Over Mature**	In natural state of decline.
V	**Veteran**	Tree that shows features of biological, historical, cultural or aesthetic value that are characteristic of individuals, surviving beyond their typical age range.

Vigour

VG	**Very Good**	Large leaf size, density. Long extension growth typical in young trees. Tree exceeds expected growth characteristics for species.
G	**Good**	Leaf size, colour, and density typical for species
F	**Fair**	Smaller than expected leaf size or low leaf density. Short extension growth (typical in mature trees).
P	**Poor**	Showing signs of stress, sparse crown, small leaf size, loss of colour.
VP	**Very Poor**	Peripheral die-back or signs of significant stress. Tree in decline.
D	**Dead**	Completely dead, showing no signs of life.

Structural Condition

VG	**Very Good**	Contains no obvious areas of damage or structural defects.
G	**Good**	Very minor areas of damage or defects not considered significant.
F	**Fair**	Minor areas of damage or defects not significant at present, but with the potential to develop as tree grows, or damaged areas decay.
P	**Poor**	Areas of damage or defects that may lead to a structural failure.
VP	**Very Poor**	Contains serious areas of damage or defects. Structural failure likely.

D.B.H **Diameter at Breast height** – measured at 1.3metres above ground level.

Tree Height Measured in metres from ground level.

Estimated measurements were used in this survey.

Work Priority

U	**Urgent**	Works required immediately to make tree safe.
VH	**Very High**	Works required within 30 days.
H	**High**	Works required within 90 days.
MH	**Moderately High**	Works required within 6 months.
M	**Moderate**	Works required within 12 months.
ML	**Moderately Low**	Works required within 2 years.
L	**Low**	Works required within 3 years.
VL	**Very Low**	Works not required as part of Health and Safety Inspection (e.g. future tree management, improve aesthetics).
N	**None**	No works required, no target exists or is excluded.

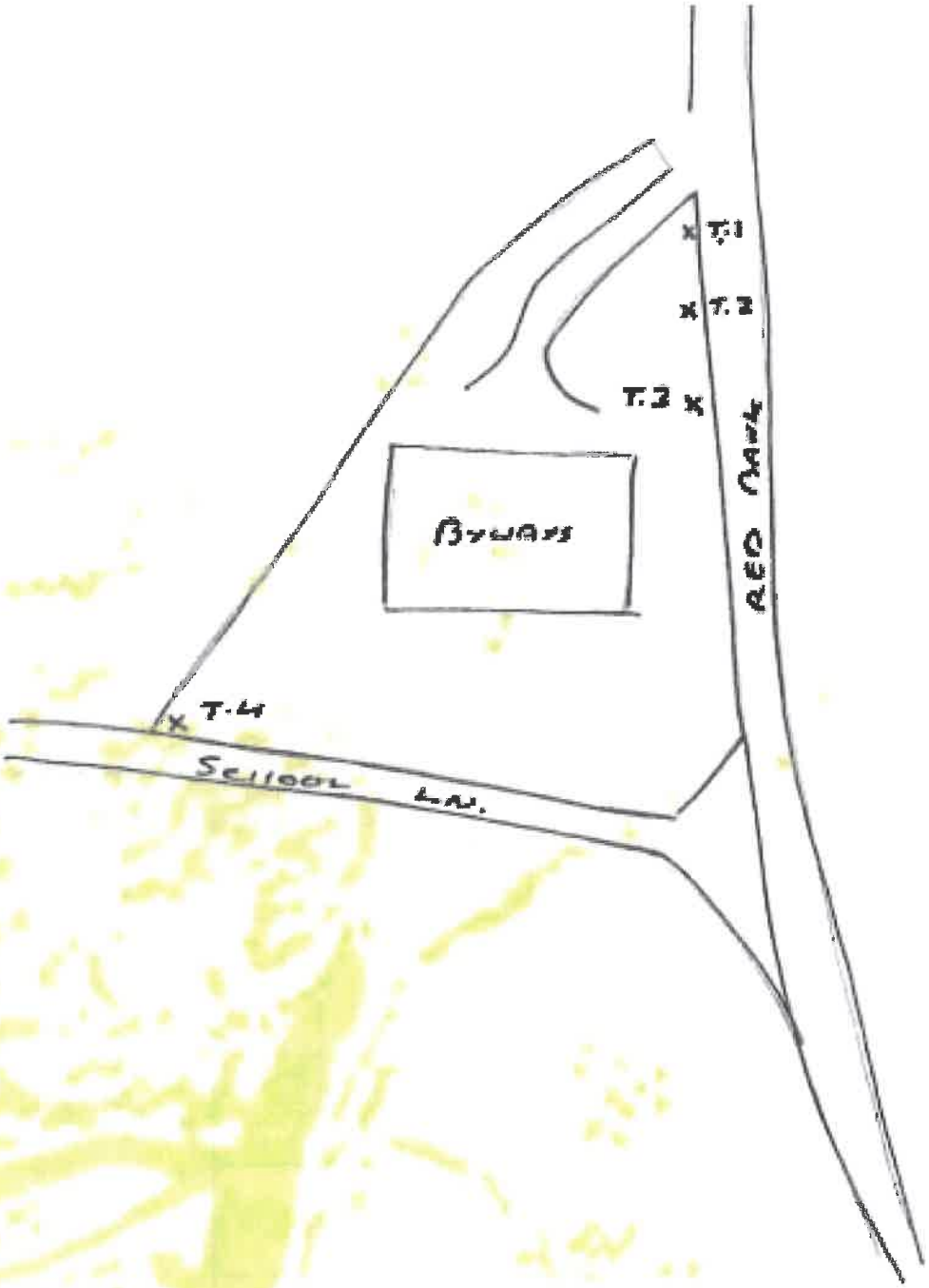
Inspection Frequency

U	**Urgent**	Carry out a detailed inspection of the aerial parts and/or with the use of decay detection equipment as soon as can be arranged.
VH	**Very High**	6-month Inspection.
H	**High**	12 Month Inspection.
M	**Moderate**	18-month Inspection.
L	**Low**	3-year Inspection.
VL	**Very Low**	5 Year Inspection.
N	**None**	No target exists or is excluded.

Interim Inspections are recommended after periods of inclement weather (i.e. storms, gales, etc.) Changes in site conditions or site use may necessitate Inspections Frequencies to be re-evaluated.

Canopy Tree Care

Byways, Redbank, Welshpool, SY21 7PP



TREE REPORT

Byways, Redbank, Welshpool, Powys SY21 7PP

Client: Mr. Roger Emery
Inspector: N. Pritchard Cert.Arb

Date of Survey: 17th November 2025

Tree No	Species	Age	Vigour	Structural Condition	D.B.H (mm)	Height (Metres)	Comments	Recommendation	Re-inspn. Period	Priority of Work
1.	Scots Pine	M	F	F	450	16	Sparse foliage in crown (as first recorded in 2017) and smaller than expected needles.. Peripheral growth only. Vigour appears improved since 2023. Minor deadwood low risk.	Remove deadwood.	ML	L
2.	Black Pine	M	P	F	680	19	Old girdle wound on main stem at approximately 7m. Peripheral 'browning' of needles on roadside of crown recorded in 2017, 2019, & 2021. Brown needles had mostly fallen off by 2023 and the tree is now approximately 50% defoliated with peripheral growth only. Tree appears under stress. Cause for defoliation/stress unknown. No visible fungal activity. Deadwood in crown with recent branch loss.	Remove deadwood. Continue to monitor.	ML	MH
3.	Black Pine	M	G	G	750	18	Surface roots near the house recorded in previous assessments were lifting the tarmac. Path resurfaced in 2022 with no lifting at present. No visible fungal activity. Vigour appears slightly improved since 2023. Minor dead wood. Low branches starting to encroach on house.	Remove deadwood. Lightly reduce side of crown towards house by 1.0m	ML	L
4.	Lime	M	G	G	80	19	Secondary stem union at 2.5 metres with slight inclusion – typical in species. Climbing assessment undertaken on 17.11.25. Deadwood removed at time of assessment.	No action required.	L	L

Disclaimer

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Appendix L

Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Kimberly Wright Events & Markets Manager
Title	Planning Decisions February 2026
Date	29th January 2026

1. Purpose

To note the following planning decisions

2. Approved applications:

- 26/0008/NMA|Application for non-material amendments to planning permission 25/0900/HH in relation to approved plans|14 Clos Gungrog Welshpool SY21 7XG
- 25/0712/LBC|Rewiring of castle keep: replacing existing aged PVC and VIR cabling with MICC and other type cables; Relocation of distribution boards; Upgrade of some existing luminaires to LED with some reconfiguration of switching controls and installation of control cabling; Installation of data cabling and wireless access points|Powis Castle Red Lane Welshpool Powys SY21 8RG
- 25/1893/DIS|Discharge of conditions 3 & 4 of planning approval 25/1236/HH|Dingle Frochas Welshpool SY21 9JD
- 26/0008/NMA|Application for non-material amendments to planning permission 25/0900/HH in relation to approved plans|14 Clos Gungrog Welshpool SY21 7XG
- 25/1784/DIS|Discharge of conditions 4 & 7 of planning approval 25/1069/HH|4 Windmill Cottages, Millers House Windmill Lane Trelydan Welshpool SY21 9HY
- 25/1524/HH|The siting of an air source heat pump|2 Windmill Cottages Windmill Lane Trelydan Welshpool Powys SY21 9HY

3. Refused applications

There were no applications refused at the time of this agenda.

4. Withdrawn applications

There were no applications withdrawn at the time of this agenda.