



Cyngor Tref y Trallwng | Welshpool Town Council

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

Agenda & Summons Events & Planning Committee - 05/11/2025 6:30pm

31st October 2025

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 5th November 2025 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/83871538343?pwd=FATQvbQZWXXaP6XEanaHfZeS9wH7jl.1> to join online or use Zoom Meeting ID 838 7153 8343 and passcode 794846, or via telephone by ringing +442034815240.

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]

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 01/10/2025.

[Appendix B]

4.2. Matters Arising

To report for information purposes only matters arising from the Events & Planning Committee on 01/10/2025.

5. TOURISM

5.1. Report from the Tourist Information Centre

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

5.2. Tourism Branding Project

To consider the report and the recommendations from the Town Clerk in respect of the project.

[Appendix C]

6. BUSINESS PLANNING & FINANCIAL MATTERS

6.1. ISP Action Plan

To consider the approved committee ISP action plan.

[Appendix D]

6.2. Budget and Committee Finance (Month 7)

To consider the current spending position against the budget for the committee for October 2025. (Month 7).

[Appendix E]

6.3. Budget 2026/2027 - Draft 2

To consider the Draft 2 budget for 2026/2027 having regard to the instruction from Full Council to make additional savings where required.

[Appendix F]
[Appendix G]

7. EVENTS

7.1. Winter Festival

To receive an update and further recommendations on the Winter Festival event.
To note the bad weather plan.

[Appendix H]
[Appendix I]

7.2. Flicks in the sticks

The screenings 'And then come the nightjars' took place on Monday, 6th October 2025 and 'Bonhoeffer: Pastor. Spy. Assassin' took place on Monday, 3rd November 2025.
The Christmas screening 'Last Christmas' will take place on Monday, 1st December 2025.

7.3. White Ribbon Day

To note the attached report on the White Ribbon Day event

[Appendix J]

7.4. Walking Festival

To receive any updates

8. PLANNING

9. NEW APPLICATIONS

To consider and comment on the following planning applications.

9.1. 25/1017/FUL

Electrical vehicle supercharging facility, access and all associated works (Welshpool Gungrog ED)
Land At Tan Y Rhallt Buttington Welshpool Powys SY21 9JP - Full application

[Appendix K]

9.2. 25/1376/TRE

Tree works application - removal of a tree in a conservation area.
3 Clive Place, Severn Road, Welshpool Powys SY21 7AN

[Appendix L]

9.3. 25/1321/ADV

Proposal to install 3 x internally illuminated Fascia and 4 x non-illuminated Graphic sign. (Welshpool Castle ED)
Superstore And Premises Mill Lane Welshpool SY21 7BL - Advertising application

[Appendix M]

9.4. 25/1320/FUL

Erection of retail store (Welshpool Castle ED)
Superstore And Premises Mill Lane Welshpool SY21 7BL - Full application

[Appendix N]

9.5. 25/1353/HH

Proposed extensions and alterations (Welshpool Llanerchdyddol ED)
1 Delwood Drive Welshpool SY21 7QS - Full application

[Appendix O]

9.6. 25/1405/TRE

Works to reduce overhang of 3 Yew trees within a conservation area
Masonic Hall , Berriew Road, Welshpool SY21 7SS

[Appendix P]

9.7. 25/1398/HH

Erection of detached garage (Welshpool Llanerchtyddol ED)
Plas Newydd Windmill Lane Trelydan Welshpool SY21 9HZ - Full application

[Appendix Q]

10. PLANNING DECISIONS

To receive and note the attached planning decisions report.

[Appendix R]

11. DATE OF NEXT MEETING

To note that the next meeting of the Events & Planning Committee will be held on Wednesday 7th January 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?

Do any relate to my interests?

- A Does it affect my entries in the Register of Interests?
- OR**
- B Does it 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

YES

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

You may have a
personal interest in
the matter

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?

NO

**Also, withdraw from
the meeting by
leaving the room or
chamber. Do not try
to improperly
influence the decision**

YES

Personal Interest

Prejudicial Interest

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:	
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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. PREJUDICIAL 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.

V:\WLEGAL\CLARENCE\STANDARDS\TOWN AND COMMUNITY COUNCILS – DECLARATION OF INTEREST (VERSION 2)

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: town.clerk@welshpooltowncouncil.gov.uk

DRAFT

Minutes of the Events & Planning Committee held on 01/10/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

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

Apologies for absence:

Councillor Nick Howells
Councillor Sally Fitzgerald

Absent:

Also in attendance:

Councillor Estelle Bleivas
Councillor Phil Pritchard
Kimberly Wright - Events, Planning and Markets Officer
Wendy Lewis - Tourist Information Centre Manager
3 member(s) of the public / press

EP011025/1. WELCOME AND APOLOGIES FOR ABSENCE

The Chair welcomed all to the meeting. Apologies received from Cllr Nick Howells and Cllr Sally Fitzgerald.

EP011025/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

EP011025/3. PUBLIC PARTICIPATION

No questions were raised.

EP011025/4. MINUTES AND MATTERS ARISING

EP011025/4.1 Previous Minutes

A 'T' is missing at the start of a sentence, which needs to be corrected.

RESOLVED

To approve the minutes of the meeting held on 03/09/2025 as an accurate record of the previous meeting.

WTCM329 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell

EP011025/4.2 Matters arising

White Ribbon Day will be held on the 25th of November 2025 from 5 pm to 6:30 pm at the front of the Town Hall and in the Corn Exchange.

W.I have been contacted, other organisations will be contacted.

EP011025/5. REPORT FROM THE TOURIST INFORMATION CENTRE

New stock arriving soon, including Christmas gifts.

A few issues around new bus timetables.

Councillors asked if the stock could be shared on our social media platforms, after new stock is brought in (roughly twice a year.)

EP011025/6. COMMITTEE FINANCE (MONTH 6)

Cllr Morag Bailey will be speaking with the clerk regarding commission costs and the capital works budget.

EP011025/7. BUDGET 2026/2027 - DRAFT 1

Members discussed the budget and posed the following queries/observations:

- Why are train ticket costs at £0
- Direct Stock for TIC seems too low
- Reduced rates for TIC - well done to the Town Clerk
- More work on the events budget to capture staffing underlying costs.

EP011025/8. WINTER FESTIVAL

Councillors discussed the report presented by the Events Officer and made the following observations/queries:

- Only having outside stalls represents a high risk with the weather and a compromise was agreed to limit indoor stalls
- Having Christmas Trees in the shop anchor points is a risk due to ownership of properties/testing of points. Encourage businesses to use for their own tree - add to agenda for Winter Festival meeting
- To ask Cllr Nick Howells to M.C at the event instead of hiring one
- Cllr Jackson Quarrell to speak to Tesco about free parking on the day of Winter Festival

Councillors also discussed the proposal for free parking in the event and the run-up to Christmas. Speak to the surrounding Council's to request that Powys County Council grant free parking over this period.

RESOLVED

To hire Jolly's circus for £500

To purchase 200 sheets of paper and reindeer food for letter to Santa responses at a total cost of £25

To purchase 300 books from the works for a total cost of £303.99

To book the Salopian brass band for a total cost of £250

WTCM330 - Proposed by Cllr Morag Bailey, seconded by Cllr Julie Arnold

RECOMMENDED

To approve the proposal for free parking at Severn Stars and Church Street car parks for the Winter Festival Event (29th November) and the three Saturdays leading up to Christmas Day (6th December, 10th December and 20th December 2025); to request that Special Projects Budget is

used to support this cost and to contact surrounding local councils asking them to write to Powys County Council to consider free parking over this Christmas period.

WTCM331 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell

EP011025/22. CHRISTMAS TREE COMPETITION

RESOLVED

To agree the Christmas Tree competition for 2025.

WTCM317 - Proposed by Cllr Julie Arnold, seconded by Cllr Morag Bailey

EP011025/9. WALKING FESTIVAL

So much to organise, looking to hold the event in 2027
Use 2026 to identify good walking routes.
Making contact with people and groups wanting to get involved.
Putting Welshpool on the map as a walking venue.
Hold an open public meeting in 2026 to discuss in more detail.
Include neighbouring councils.

EP011025/10. DANCE FESTIVAL

Letters sent out to organisations, awaiting a response.
Looking to hold the event in 2027/2028 as so much to organise.
Add to the agenda in January.

EP011025/11. FLICKS IN THE STICKS

Councillors noted that the next screening will be 'And then come the Nightjars' on 6th October at 7 pm.

EP011025/12. BOOK SALE

A total of £654.32 was raised. An anonymous donor has agreed to pay £45.68 to round up the Feathers' allocation to £200

RECOMMENDED

To allocate the raised funds from the Book Sale as follows:

- Montgomeryshire Family Crisis Centre £100
- Montgomeryshire Youth Theatre £100
- Parkinson's Welshpool branch £100
- Dementia Welshpool branch £100
- Bryntirion £100
- Feathers £200

WTCM332 - Proposed by Cllr Julie Arnold, seconded by Cllr Morag Bailey

EP011025/13. CARNIVAL EVENT REVIEW

The Committee discussed the proposed changes for the 2026 Carnival event.

RESOLVED

To approve the proposed date, time and operational changes as set out in the report for Carnival 2026.

WTCM319 - Proposed by Cllr Morag Bailey, seconded by Cllr Jackson Quarrell

EP011025/14. REMEMBRANCE SERVICES

Two veterans were present and addressed the Committee. They informed the Committee members of the parade order and discussed the importance of changing the parade order back to its original form. The suggested parade order is as follows;

Band, Clergy & choir, Civic VIP's, Union flag, Ex-service standards and Regular and reserve forces then proceed, preceding larger groups of ex-service contingents, followed by uniformed public services (police, fire brigade), youth organisations and finally members of the public who have been invited to participate

RESOLVED

To approve the following:

- **The changes to Remembrance Services as set out in the report**
- **To advertise for a band/drummer on social media**
- **To allow use of the Assembly Room for rehearsal space**
- **To amend the parade order and wreath laying order as set out in the report**
- **To appoint Cllr Jackson Quarrell to the Council's standard bearer.**

WTCM320 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell

EP011025/15. UPCOMING EVENTS

Add white ribbon day (25th November) to the list

RESOLVED

To postpone the scheduled Mayor's Quiz with a new date and time to be arranged and to open it to all, not just businesses.

WTCM327 - Proposed by Cllr Phil Owen, seconded by Cllr Revd William Rowell

EP011025/16. PLANNING

EP011025/17. PLANNING TRAINING

As the meeting is scheduled for a Wednesday evening, some Councillors are unable to attend. Councillors asked that any future planning training be circulated, so they have an opportunity to attend a course on an alternative evening.

RESOLVED

To approve the training booking for Cllr Chris Davies, Cllr Morag Bailey and Cllr Bill Rowell.

WTCM321 - Proposed by Cllr Morag Bailey, seconded by Cllr Jackson Quarrell

EP011025/18. TO CONSIDER THE FOLLOWING PLANNING APPLICATIONS:

EP011025/18.1 25/1182/ADV

RESOLVED

To object to the application due to the historical objections provided by the Council.

WTCM322 - Proposed by Cllr Morag Bailey, seconded by Cllr Julie Arnold

EP011025/18.2 25/1225/LBC

RESOLVED

To support the application with no comment.

WTCM323 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

EP011025/18.3 25/1221/DIS

RESOLVED
To support the application with no comment.

WTCM324 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

EP011025/19. PLANNING DECISIONS

EP011025/20. APPROVED APPLICATIONS

EP011025/20.1 25/1049/DIS

EP011025/20.2 25/0581/ADV

EP011025/20.3 25/1136/FUL

EP011025/20.4 225/0906/DIS

EP011025/21. DATE AND TIME OF NEXT MEETING

Councillors noted that the next meeting of Events & Planning Committee will be held on Wednesday 5th November 2025 at 18:30.

The meeting finished at 20:45.

Signed: Dated:

Councillor Chris Davies (Chair)

Decision/Action Log

ID		Assigned
WTCM317	RESOLUTION EP011025/22 Christmas tree competition To agree the Christmas Tree competition for 2025.	Events, Planning and Markets Officer
WTCM319	RESOLUTION EP011025/13 Carnival Event Review To approve the proposed date, time and operational changes as set out in the report for Carnival 2026.	Events, Planning and Markets Officer

ID		Assigned
WTCM320	RESOLUTION EP011025/14 Remembrance Services To approve the following: - The changes to Remembrance Services as set out in the report - To advertise for a band/drummer on social media - To allow use of the Assembly Room for rehearsal space - To amend the amend the parade order and wreath laying order as set out in the report - To appoint Cllr Jackson Quarrell to the Council's standard bearer.	Events, Planning and Markets Officer
WTCM321	RESOLUTION EP011025/17 Planning training To approve the training booking for Cllr Chris Davies, Cllr Morag Bailey and Cllr Bill Rowell.	Events, Planning and Markets Officer
WTCM322	RESOLUTION EP011025/18.1 25/1182/ADV To object to the application due to the historical objections provided by the Council.	Events, Planning and Markets Officer
WTCM323	RESOLUTION EP011025/18.2 25/1225/LBC To support the application with no comment.	Events, Planning and Markets Officer
WTCM324	RESOLUTION EP011025/18.3 25/1221/DIS To support the application with no comment.	Events, Planning and Markets Officer
WTCM327	RESOLUTION EP011025/15 Upcoming events To postpone the scheduled Mayor's Quiz with a new date and time to be arranged and to open it to all, not just businesses.	Events, Planning and Markets Officer
WTCM329	RESOLUTION EP011025/4.1 Previous Minutes To approve the minutes of the meeting held on 03/09/2025 as an accurate record of the previous meeting.	Events, Planning and Markets Officer
WTCM330	RESOLUTION EP011025/8 Winter Festival To hire Jolly's circus for £500 To purchase 200 sheets of paper and reindeer food for letter to Santa responses at a total cost of £25 To purchase 300 books from the works for a total cost of £303.99 To book the Salopian brass band for a total cost of £250	
WTCM331	RECOMMENDATION EP011025/8 Winter Festival To approve the proposal for free parking at Severn Stars and Church Street car parks for the Winter Festival Event (29th November) and the three Saturdays leading up to Christmas Day (6th December, 10th December and 20th December 2025); to request that Special Projects Budget is used to support this cost and to contact surrounding local councils asking them to write to Powys County Council to consider free parking over this Christmas period.	Town Clerk & Proper Officer

ID		Assigned
WTCM332	RECOMMENDATION EP011025/12 Book sale To allocate the raised funds from the Book Sale as follows: - Montgomeryshire Family Crisis Centre £100 - Montgomeryshire Youth Theatre £100 - Parkinson's Welshpool branch £100 - Dementia Welshpool branch £100 - Bryntirion £100 - Feathers £200	Town Clerk & Proper Officer

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: town.clerk@welshpooltowncouncil.gov.uk

Document / Report

Author	Richard Williams Town Clerk & Proper Officer
Title	Tourism Branding Project - EP
Date	29th October 2025

1. Purpose

1. To provide Members with an overview of a proposed tourism branding project aimed at enhancing tourist information, strengthening the town's visitor offer, and supporting local businesses through improved collaboration, branding, and digital tools.

2. Background

1. Welshpool's visitor economy plays a vital role in supporting the town's wider economic activity. However, there is currently no unified tourism brand or central point of information for visitors and residents to access details about attractions, events, trails, and local businesses.
2. The Town Council has historically operated a Tourist Information Centre (TIC), but the changing nature of visitor behaviour, digital engagement, and the need for partnership working across the town's business and tourism sectors now calls for a refreshed and modernised approach.

3. Proposal

1. The proposed project seeks to deliver a joined-up approach to tourism and local economic development through the following key elements:
 1. Tourism and Business Forums
 1. Relaunch of the town's tourism and business forums to meet quarterly or biannually.
 2. To provide a platform for local businesses, attractions, accommodation providers, and event organisers to share information, coordinate activities, and identify opportunities for collaboration.
 3. The Town Council to act as facilitator and host.
2. New Tourism Brand
 1. Development of a new brand identity for Welshpool, such as Visit Welshpool or Explore Welshpool, to unify tourism marketing and give a recognisable identity to the town's visitor offer.

2. Branding to reflect Welshpool's heritage, landscape, and community identity.
3. Consistent use of the brand across all marketing materials, signage, and digital channels.

3. Website and Mobile App

1. Creation of a new digital platform (website and mobile app) aligned with the chosen tourism brand.
2. The systems will include a directory of local businesses, attractions and hospitality venues, a Whats On calendar, walking & local transport routes and heritage trails and local news.
3. The system would build on the existing digital infrastructure already being developed by the Town Council and would be built in-house.

4. Town Voucher Scheme

1. Introduction of a Welshpool Voucher allowing residents and visitors to purchase one voucher to redeem in participating local businesses.
2. Aims to boost local spending and keep money circulating locally.
3. Scheme will be administered by the Town Council with further details to be confirmed in the future.

2. The project also will consider future enhancements such as a digital loyalty scheme for Welshpool using loyalty points to further promote economic development, but these are long term aspirations.

4. Advice

1. The proposed project provides an opportunity to bring together tourism promotion and local economic development under one strategic umbrella. It will enable the Council to position Welshpool as a cohesive and welcoming destination, while offering tangible benefits to local businesses through enhanced visibility and collaborative marketing.
2. The development of a single digital platform and unified brand will modernise the visitor experience, improve access to information, and foster stronger partnerships between public, private, and voluntary sectors.
3. The work also strengthens the town's preparedness for future funding opportunities through Visit Wales, the UK Shared Prosperity Fund, and similar schemes focused on place-based regeneration.

5. Links to Strategic Objectives and Interim Strategic Plan

1. Action 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

6. Resource & Legal Implications

1. The project will be delivered in stages and phases with resources already allocated in the 2026/2027 budget. Staff resource has been allocated for in the new Staffing Structure. Additional resources may be sought through external grant programmes and partnership contributions.
2. The Council has the appropriate legal powers under Section 144 (Promotion of tourism) and Section 142 (Promotion of information) of the Local Government Act 1972 to carry out the

project.

7. Specific Implications

1. **Crime and Disorder** - N/A (Crime and Disorder Act 1998).
2. **Biodiversity** - the project can contribute positively by encouraging sustainable tourism practices, promoting active travel and walking routes, and highlighting the town's natural heritage assets—such as the canal, green spaces, and local trails. (Environment (Wales) Act 2016).
3. **Well-being** - the project contributes to a range of Well-being Objectives such as A Prosperous Wales, A Healthier Wales, A Globally Responsible Wales and a Vibrant Culture (Well-being of Future Generations (Wales) Act 2015).
4. **Risk Management** - N/A

8. Recommendation

1. To note the contents of the report;
2. To approve the project as set out in the paper, with monitoring and further decisions to be brought back to Committee in early 2026; and
3. To appoint up to two councillors to act as a liaison between officers and the committee on the project.

9. Decision

1. To resolve to adopt the recommendations as above.

Appendix D

Interim Strategic Plan - Action Plan - EP

Town Centre & Regeneration

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. E&P to consider report in November.
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 signed off plans for Carnival on 1st Oct - included provision for Carnival Working Group.
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 - there is room in underspends for additional work - some lamppost posters ordered for Fireworks & Winter Festival at cost of ??40.14.
EV4	EP	Expand Winter Festival with competitions, music, family activities and more following 2025 event	EO £	Year 2	Not started	

Ref	Committee	Action	Resource	Timescale	Progress	Comments
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	
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	In progress	New system mapped out and planned - to go live in November.
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 E

Detailed Income & Expenditure by Budget Heading 30/10/2025

Month No: 7

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	347	0	(347)			0.0%	
1370 Income - Grant	11,888	23,775	0	(23,775)			0.0%	11,888
1500 Income - Commission Sales	7,133	44,432	40,000	(4,432)			111.1%	
1505 Income - Rail Ticket	801	4,746	8,000	3,254			59.3%	
1510 Income - Direct Sales	940	8,218	13,500	5,282			60.9%	
Tourist Information :- Income	21,109	81,519	61,500	(20,019)			132.6%	11,888
4000 Salary	5,216	34,468	63,145	28,677		28,677	54.6%	
4005 HMRC	681	9,478	4,325	(5,153)		(5,153)	219.2%	
4010 Pension Payments	769	5,103	7,552	2,449		2,449	67.6%	
4055 Rates	0	4,828	4,700	(128)		(128)	102.7%	
4060 Services	173	1,715	10,000	8,285		8,285	17.1%	
4085 Repairs & Maintenance	0	288	2,000	1,712		1,712	14.4%	
4100 Cleaning & Materials	0	804	1,000	196		196	80.4%	
4660 Direct Stock	2,019	3,944	15,000	11,056		11,056	26.3%	
4661 Commission Costs	0	27,221	35,000	7,779		7,779	77.8%	
4662 Train ticket costs	0	0	5,000	5,000		5,000	0.0%	
4866 IT Costs	0	49	200	151		151	24.3%	
4875 Health & Safety	0	257	200	(57)		(57)	128.3%	
4900 Miscellaneous Costs	32	652	500	(152)		(152)	130.5%	
4991 Capital Works	(11,888)	11,888	0	(11,888)		(11,888)	0.0%	
Tourist Information :- Indirect Expenditure	(2,997)	100,694	148,622	47,928	0	47,928	67.8%	0
Net Income over Expenditure	24,107	(19,175)	(87,122)	(67,947)				
6001 less Transfer to EMR	0	11,888	0	(11,888)				
Movement to/(from) Gen Reserve	24,107	(31,063)	(87,122)	(56,059)				
230 Events								
1365 Income - Other	0	6	0	(6)			0.0%	
1850 Income - Carnival	0	677	1,000	323			67.7%	
1860 Income -Flicks in the Sticks	106	502	1,200	698			41.8%	
1870 Income - Fireworks Display	120	395	2,000	1,605			19.8%	
1880 Income - Winter Festival	195	1,123	700	(423)			160.5%	
1895 Income - Other Events	0	931	1,500	569			62.1%	
Events :- Income	421	3,634	6,400	2,766			56.8%	0
4065 Mobile Phones	16	110	250	140		140	43.9%	
4900 Miscellaneous Costs	60	235	500	265		265	47.0%	

Detailed Income & Expenditure by Budget Heading 30/10/2025

Month No: 7

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	300	600	1,500	900		900	40.0%	
5105 Fireworks Display	0	0	2,500	2,500		2,500	0.0%	
5115 Remembrance	250	250	500	250		250	50.0%	
5120 Winter Festival	1,050	1,050	2,000	950		950	52.5%	
5121 Christmas Lights	9,489	11,701	2,000	(9,701)		(9,701)	585.0%	
5140 Easter Egg Hunt	0	28	0	(28)		(28)	0.0%	
5145 Community Awards	80	80	0	(80)		(80)	0.0%	
5190 Community Events	240	2,394	3,000	606		606	79.8%	
5192 Carnival	0	3,221	2,500	(721)		(721)	128.8%	
Events :- Indirect Expenditure	11,485	19,668	14,750	(4,918)	0	(4,918)	133.3%	0
Net Income over Expenditure	(11,063)	(16,034)	(8,350)	7,684				
Events & Planning :- Income	21,531	85,152	67,900	(17,252)			125.4%	
Expenditure	8,487	120,362	163,372	43,010	0	43,010	73.7%	
Net Income over Expenditure	13,043	(35,209)	(95,472)	(60,263)				
less Transfer to EMR	0	11,888	0	(11,888)				
Movement to/(from) Gen Reserve	13,043	(47,097)	(95,472)	(48,375)				
Grand Totals:- Income	21,531	85,152	67,900	(17,252)			125.4%	
Expenditure	8,487	120,362	163,372	43,010	0	43,010	73.7%	
Net Income over Expenditure	13,043	(35,209)	(95,472)	(60,263)				
less Transfer to EMR	0	11,888	0	(11,888)				
Movement to/(from) Gen Reserve	13,043	(47,097)	(95,472)	(48,375)				

Appendix F



Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Richard Williams Town Clerk & Proper Officer
Title	Draft 2 Budget 2627 - EP
Date	29th October 2025

1. Purpose

1. To update the Committee on the Draft 2 2026/27 Budget as it relates to the Events & Planning Committee's service areas, outline the main movements from Draft 1, and set out next steps for the Committee's November review to identify potential savings or income opportunities.

2. Background

1. On the 22nd October 2025, Council asked committees to review Draft 2 budgets in November with a view to finding additional areas where savings can be achieved.
2. The Committee discussed the Draft 1 budget in October and Draft 2 now contains updates on staffing structure and market testing on utilities.

3. Advice

1. The Committee's portfolio includes the Tourist Information Centre (TIC), TIC Agency operations, Winter Festival and Christmas Lights, Carnival, Flicks in the Sticks, Fireworks Display, Remembrance and Civic events, and the town's promotional and tourism activity lines.
2. Across these cost centres (180–235), Draft 2 reflects a tidier presentation and refined costs, rather than major new spending.
3. Key changes include:
 1. TIC - salary, HMRC and pension lines adjusted to reflect reallocation of staff time.
 2. TIC - electricity reduced following solar installation.
 3. TIC - direct stock increased to reflect trading demand.
 4. TIC - IT costs removed and placed in IT Costs Cost Centre.
 5. TIC Agency - commission costs reduced as margins have improved.
 6. Events - adjusted to show realistic cost allocations for Christmas Lights, Winter Festival and small addition for 'Gifts for Santa'. Flicks in the Sticks expenditure reduced to actual cost.

7. Bunting - a nominal £3000 added to support new bunting for town centre as current bunting is now end of life - we are in the process of obtaining an up to date quote.
8. Marketing - £1000 cut (Draft 1 added £2000 from £0 in current year).
9. Place Plan - a nominal £1000 added however more discussions needed with Powys regarding Replacement LDP. Quote being obtained from PAW to facilitate Place Plan creation.

4. Considerations

1. Flicks in the Sticks - Films are now £150 a showing and the Council host 9 per year - this equates to £1350 per annum. Ticket sales are not charged for this, however donations are banked against the income to offset the amount. In the current year we've received £502 in donations against costs so far of £600. The Committee should consider if they wish to continue with this free service or instead look to charge for ticket sales - a quick search of nearby offers of Flicks in the Sticks reveals that we may be the only provider with showings for free.
2. Cinema Provision - As part of the consultation on the Strategic Plan, it was noted that Welshpool no longer has a cinema provision and that Flicks in the Sticks provision is targeted towards an older demographic and there may be a gap to provide a cinema experience to a different audience. The project could be carried out using the same company as Flicks in the Sticks just with the showings tailored to a wider audience, with ticket sales used to cover the film costs. There is also the possibility of using a new local film distribution company called 'Smooovie' from Machynlleth who take a percentage cut of ticket sales to show the latest films. The idea of local cinema provision should be explored as part of the budget setting process with the Committee asking a councillor to work with officers to explore this idea and present a report to Committee in January prior to final budget setting.

5. Links to Strategic Objectives and Interim Strategic Plan

1. Action FS4 - Develop a three year budget to balance savings with new income generation.
2. Action EV5 - Trial new event formats (e.g. 1960s weekend, musical festival, storytelling sessions, heritage events, arts etc)

6. Resource & Legal Implications

1. Draft 2 provides a clearer and more accurate picture of event and tourism costs, directly aligned with the new staffing structure. Any amendments or savings must be reported by the end of November so that Council can discuss Draft 3 budget in January 2026.
2. The Council must approve a budget and set its precept for 2026/27 in accordance with Section 50 of the Local Government Finance Act 1992.

7. Specific Implications

1. **Crime and Disorder** - N/A (Crime and Disorder Act 1998).
2. **Biodiversity** - the budget includes provision for biodiversity enhancements as per the Section 6 duty (Environment (Wales) Act 2016).
3. **Well-being** - supports a Prosperous, Resilient and Vibrant Wales by investing in people, infrastructure and community spaces (Well-being of Future Generations (Wales) Act 2015).
4. **Risk Management** - the budget looks at a range of risks including income generation (ID 6), adequacy of precept and budget (ID 4) and allocation to reserves (ID 10). A higher than expected pay award or energy increase would place further pressure on the budget.

8. Decision

1. To suggest changes to the Draft 2 budget as appropriate (having regard to Council's instruction to make savings where possible); and
2. To consider the 'considerations' at Section 4 of the report.

Appendix G

Annual Budget - By Committee (Actual YTD Month 7)

Note: Draft 2 Budget

		<u>Last Year</u>		<u>Current Year</u>						<u>Next Year</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
<u>Events & Planning</u>												
<u>103</u>	<u>Place Plan</u>											
4661	Commission Costs	0	0	0	0	0	0	0	0	1,000	0	0
	Overhead Expenditure	0	0	0	0	0	0	0	0	1,000	0	0
	Movement to/(from) Gen Reserve	0	0			0		0	0	(1,000)		
<u>180</u>	<u>Tourist Information</u>											
1110	Income - Other Rooms	0	0	0	0	0	0	0	347	0	0	0
1370	Income - Grant	0	80,265	0	0	0	0	0	23,775	0	0	0
1500	Income - Commission Sales	25,000	43,057	0	0	40,000	0	40,000	44,432	0	0	0
1505	Income - Rail Ticket	6,000	8,480	0	0	8,000	0	8,000	4,746	9,000	0	0
1510	Income - Direct Sales	25,000	11,086	0	0	13,500	0	13,500	8,218	12,000	0	0
	Total Income	56,000	142,888	0	0	61,500	0	61,500	81,519	21,000	0	0
4000	Salary	50,000	50,143	0	0	63,145	0	63,145	34,468	59,943	0	0
4005	HMRC	10,000	9,351	0	0	4,325	0	4,325	9,478	6,928	0	0
4010	Pension Payments	8,000	6,835	0	0	7,552	0	7,552	5,103	4,196	0	0
4011	PCC Pension Shortfall	0	4,579	0	0	0	0	0	0	0	0	0
4055	Rates	4,500	4,668	0	0	4,700	0	4,700	4,828	2,948	0	0
4060	Services	5,500	8,892	0	0	10,000	0	10,000	1,715	0	0	0
4061	Electricity	0	0	0	0	0	0	0	0	3,000	0	0
4085	Repairs & Maintenance	1,000	4,854	0	0	2,000	0	2,000	288	1,500	0	0
4100	Cleaning & Materials	0	0	0	0	1,000	0	1,000	804	250	0	0
4205	Marketing	0	0	0	0	0	0	0	0	500	0	0

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Annual Budget - By Committee (Actual YTD Month 7)

Note: Draft 2 Budget

		<u>Last Year</u>		<u>Current Year</u>						<u>Next Year</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
4660	Direct Stock	14,000	8,177	0	0	15,000	0	15,000	3,944	7,500	0	0
4661	Commission Costs	30,000	34,555	0	0	35,000	0	35,000	27,221	0	0	0
4662	Train ticket costs	5,000	633	0	0	5,000	0	5,000	0	650	0	0
4690	TIC Redesign	0	124,187	0	0	0	0	0	0	0	0	0
4725	Stationery	0	15	0	0	0	0	0	0	0	0	0
4866	IT Costs	200	0	0	0	200	0	200	49	0	0	0
4875	Health & Safety	200	0	0	0	200	0	200	257	500	0	0
4900	Miscellaneous Costs	200	895	0	0	500	0	500	652	500	0	0
4991	Capital Works	0	0	0	0	0	0	0	11,888	0	0	0
5451	VW1 - Tourism Brand	0	0	0	0	0	0	0	0	1,000	0	0
5452	VW2 - Promotion Tourism	0	0	0	0	0	0	0	0	1,500	0	0
Overhead Expenditure		128,600	257,782	0	0	148,622	0	148,622	100,694	90,915	0	0
180 Net Income over Expenditure		-72,600	-114,894	0	0	-87,122	0	-87,122	-19,175	-69,915	0	0
6000	plus Transfer from EMR	0	36,357	0	0	0	0	0	0	0	0	0
6001	less Transfer to EMR	0	0	0	0	0	0	0	11,888	0	0	0
Movement to/(from) Gen Reserve		(72,600)	(78,537)			(87,122)		(87,122)	(31,063)	(69,915)		
181	<u>TIC Agency</u>											
1500	Income - Commission Sales	0	0	0	0	0	0	0	0	42,000	0	0
Total Income		0	0	0	0	0	0	0	0	42,000	0	0
4661	Commission Costs	0	0	0	0	0	0	0	0	35,000	0	0
Overhead Expenditure		0	0	0	0	0	0	0	0	35,000	0	0

Continued on next page

Annual Budget - By Committee (Actual YTD Month 7)

Note: Draft 2 Budget

		<u>Last Year</u>		<u>Current Year</u>						<u>Next Year</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
Movement to/(from) Gen Reserve		0	0			0		0	0	7,000		
230	Events											
1365	Income - Other	250	706	0	0	0	0	0	6	0	0	0
1370	Income - Grant	250	0	0	0	0	0	0	0	0	0	0
1850	Income - Carnival	0	1,099	0	0	1,000	0	1,000	677	0	0	0
1860	Income -Flicks in the Sticks	0	1,254	0	0	1,200	0	1,200	502	0	0	0
1870	Income - Fireworks Display	500	3,232	0	0	2,000	0	2,000	395	0	0	0
1880	Income - Winter Festival	500	419	0	0	700	0	700	1,123	0	0	0
1890	Income - Fron Choir Concert	500	0	0	0	0	0	0	0	0	0	0
1895	Income - Other Events	2,000	148	0	0	1,500	0	1,500	931	1,500	0	0
	Total Income	4,000	6,858	0	0	6,400	0	6,400	3,634	1,500	0	0
4000	Salary	0	0	0	0	0	0	0	0	16,287	0	0
4005	HMRC	0	0	0	0	0	0	0	0	2,068	0	0
4010	Pension Payments	0	0	0	0	0	0	0	0	1,141	0	0
4065	Mobile Phones	200	213	0	0	250	0	250	110	200	0	0
4205	Marketing	0	0	0	0	0	0	0	0	1,000	0	0
4340	Equipment	0	108	0	0	0	0	0	0	0	0	0
4900	Miscellaneous Costs	500	98	0	0	500	0	500	235	250	0	0
5100	Flicks in the Sticks	500	1,936	0	0	1,500	0	1,500	600	0	0	0
5105	Fireworks Display	5,000	2,291	0	0	2,500	0	2,500	0	0	0	0
5115	Remembrance	500	100	0	0	500	0	500	250	0	0	0
5120	Winter Festival	6,000	12,345	0	0	2,000	0	2,000	1,050	0	0	0
5121	Christmas Lights	0	0	0	0	2,000	0	2,000	11,701	0	0	0

Continued on next page

Annual Budget - By Committee (Actual YTD Month 7)

Note: Draft 2 Budget

		<u>Last Year</u>		<u>Current Year</u>						<u>Next Year</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
5122	New Christmas Lights	7,000	9,155	0	0	0	0	0	0	0	0	0
5140	Easter Egg Hunt	0	0	0	0	0	0	0	28	0	0	0
5145	Community Awards	0	0	0	0	0	0	0	80	0	0	0
5175	Bunting & Flags	0	421	0	0	0	0	0	0	3,000	0	0
5190	Community Events	6,000	5,993	0	0	3,000	0	3,000	2,394	3,250	0	0
5192	Carnival	0	0	0	0	2,500	0	2,500	3,221	0	0	0
Overhead Expenditure		25,700	32,658	0	0	14,750	0	14,750	19,668	27,196	0	0
Movement to/(from) Gen Reserve		<u>(21,700)</u>	<u>(25,799)</u>			<u>(8,350)</u>		<u>(8,350)</u>	<u>(16,034)</u>	<u>(25,696)</u>		
231	<u>Carnival</u>											
1850	Income - Carnival	0	0	0	0	0	0	0	0	800	0	0
Total Income		0	0	0	0	0	0	0	0	800	0	0
4001	Staffing Cost	0	0	0	0	0	0	0	0	800	0	0
4340	Equipment	0	0	0	0	0	0	0	0	650	0	0
5192	Carnival	0	0	0	0	0	0	0	0	2,400	0	0
Overhead Expenditure		0	0	0	0	0	0	0	0	3,850	0	0
Movement to/(from) Gen Reserve		<u>0</u>	<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>	<u>(3,050)</u>		
232	<u>Winter Festival</u>											
1880	Income - Winter Festival	0	0	0	0	0	0	0	0	700	0	0
Total Income		0	0	0	0	0	0	0	0	700	0	0
4001	Staffing Cost	0	0	0	0	0	0	0	0	500	0	0

Continued on next page

Annual Budget - By Committee (Actual YTD Month 7)

Note: Draft 2 Budget

		<u>Last Year</u>		<u>Current Year</u>						<u>Next Year</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
4340	Equipment	0	0	0	0	0	0	0	0	650	0	0
5120	Winter Festival	0	0	0	0	0	0	0	0	2,200	0	0
5121	Christmas Lights	0	0	0	0	0	0	0	0	10,000	0	0
5123	Gifts for Santa	0	0	0	0	0	0	0	0	300	0	0
Overhead Expenditure		0	0	0	0	0	0	0	0	13,650	0	0
Movement to/(from) Gen Reserve		0	0			0		0	0	(12,950)		
233	<u>Flicks in the Sticks</u>											
5100	Flicks in the Sticks	0	0	0	0	0	0	0	0	1,350	0	0
Overhead Expenditure		0	0	0	0	0	0	0	0	1,350	0	0
Movement to/(from) Gen Reserve		0	0			0		0	0	(1,350)		
234	<u>Fireworks</u>											
1870	Income - Fireworks Display	0	0	0	0	0	0	0	0	2,500	0	0
Total Income		0	0	0	0	0	0	0	0	2,500	0	0
4340	Equipment	0	0	0	0	0	0	0	0	250	0	0
5105	Fireworks Display	0	0	0	0	0	0	0	0	2,500	0	0
Overhead Expenditure		0	0	0	0	0	0	0	0	2,750	0	0
Movement to/(from) Gen Reserve		0	0			0		0	0	(250)		
235	<u>Civic Events</u>											
5115	Remembrance	0	0	0	0	0	0	0	0	500	0	0
5145	Community Awards	0	0	0	0	0	0	0	0	300	0	0

Continued on next page

Annual Budget - By Committee (Actual YTD Month 7)

Note: Draft 2 Budget

		<u>Last Year</u>		<u>Current Year</u>						<u>Next Year</u>		
		Budget	Actual	Brought Forward	Net Virement	Agreed	EMR	Total	Actual YTD	Agreed	EMR	Carried Forward
5146	Civic & Hospitality	0	0	0	0	0	0	0	0	250	0	0
	Overhead Expenditure	0	0	0	0	0	0	0	0	1,050	0	0
	Movement to/(from) Gen Reserve	0	0			0		0	0	(1,050)		
	Events & Planning - Income	60,000	149,746	0	0	67,900	0	67,900	85,152	68,500	0	0
	Expenditure	154,300	290,440	0	0	163,372	0	163,372	120,362	176,761	0	0
	Net Income over Expenditure	-94,300	-140,693	0	0	-95,472	0	-95,472	-35,209	-108,261	0	0
	plus Transfer from EMR	0	36,357	0	0	0	0	0	0	0	0	0
	less Transfer to EMR	0	0	0	0	0	0	0	11,888	0	0	0
	Movement to/(from) Gen Reserve	(94,300)	(104,336)			(95,472)		(95,472)	(47,097)	(108,261)		
	Total Budget Income	60,000	149,746	0	0	67,900	0	67,900	85,152	68,500	0	0
	Expenditure	154,300	290,440	0	0	163,372	0	163,372	120,362	176,761	0	0
	Net Income over Expenditure	-94,300	-140,693	0	0	-95,472	0	-95,472	-35,209	-108,261	0	0
	plus Transfer from EMR	0	36,357	0	0	0	0	0	0	0	0	0
	less Transfer to EMR	0	0	0	0	0	0	0	11,888	0	0	0
	Movement to/(from) Gen Reserve	(94,300)	(104,336)			(95,472)		(95,472)	(47,097)	(108,261)		

Appendix H

Winter Festival 2025 – Bad Weather Event Plan

Event Date: Saturday 29th November 2025

Event Time: 1:00 pm – 5:30 pm (Christmas Lights Switch-On at 5:00 pm)

Location: Broad Street and Welshpool Town Hall

Overview

- Stage: Located across Broad Street immediately outside the Town Hall; live bands scheduled throughout the afternoon.
- Santa's Grotto: Corn Exchange.
- Stalls: Primarily outdoors on Broad Street; limited fallback capacity in the Assembly Rooms.
- Indoor Market: Open as usual in the Town Hall lower level.
- Setup restrictions: Boxing event scheduled for Sunday 30 November, limiting indoor setup and clear-down times.

Weather Monitoring

- Forecasts monitored daily from seven days before the event via the Met Office.
- The Events Officer will complete a final weather risk assessment by 10am on the day.
- Any Yellow, Amber or Red weather warnings for wind, snow or heavy rain trigger a review with the Town Clerk, Mayor and Chair, Events & Planning Committee.
- Final decision at 11am on whether contingency measures are activated.
- All stallholders, performers and contractors notified by phone/text/email immediately thereafter.

General

- The event will proceed outdoors wherever safe and practicable.
- Public safety and accessibility take priority over event status.
- Indoor fallback will be used only when weather conditions present a risk to safety or electrical equipment.

Weather Related Impacts

Light Rain / Showers	Persistent Heavy Rain	Strong Winds	Snow / Ice
• Outdoor stalls and performances continue as planned. • Traders required to use weighted gazebos. • Council to ensure that electrics stay dry.	• Stage performances continue if equipment and performers can be sheltered safely. • Stalls prioritised for relocation indoors (if space permits): ○ Family/children's stalls, crafts, and charity stalls move to Assembly Rooms.	• If wind gusts exceed 30 mph, lightweight gazebos must be removed. • Heavier professional structures permitted subject to inspection. • Stage use to be reviewed by Ops Team; if unsafe,	• Additional salt at key pedestrian points. • If travel conditions are unsafe or snow accumulates significantly, the event may be postponed.

	○ All other traders remain outdoors where safe. ● Grotto and Indoor Market continue unaffected.	- performances cancelled. ● Street decorations and signage to be checked for security.	
--	--	---	--

Accessibility and Operational Issues

- Assembly Rooms lift: Known reliability issues; if out of service, indoor stalls upstairs may not be accessible to visitors with mobility needs.
- If lift fails, preference will be given to keeping stalls at street level or relocating to the Indoor Market instead.
- Indoor Market: Must remain fully accessible; emergency exits kept clear from any additional stall positioning.
- Power Supply: All outdoor electrical connections protected weatherproof cabling/boxes.

Communications

- Real-time updates via:
 - Welshpool Town Council website and Facebook
 - Local media (My Welshpool etc)
 - PA announcements on site
- Signage at both ends of Broad Street directing public to indoor areas if required.

Staffing

- Stewards and marshals briefed at 12pm on altered layouts and evacuation procedures.
- First aid located in the Town Hall or Outdoor Team will have first aid armbands on.
- Events Officer to liaise continuously with Operations Manager on safety conditions.

Switch On

- The Christmas Lights Switch-On at 5pm will proceed if wind speeds and electrical safety permit.
- In severe conditions, the switch-on will be relocated under the Town Hall canopy or rescheduled for another date.

Appendix I



Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Kimberly Wright Events, Planning and Markets Officer
Title	Winter Festival update Nov 2025
Date	

Appendix J



Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Kimberly Wright Events, Planning and Markets Officer
Title	White Ribbon Day
Date	24th October 2025

1. Purpose

1. White Ribbon Day event - Tuesday 25th November 2025

2. Background

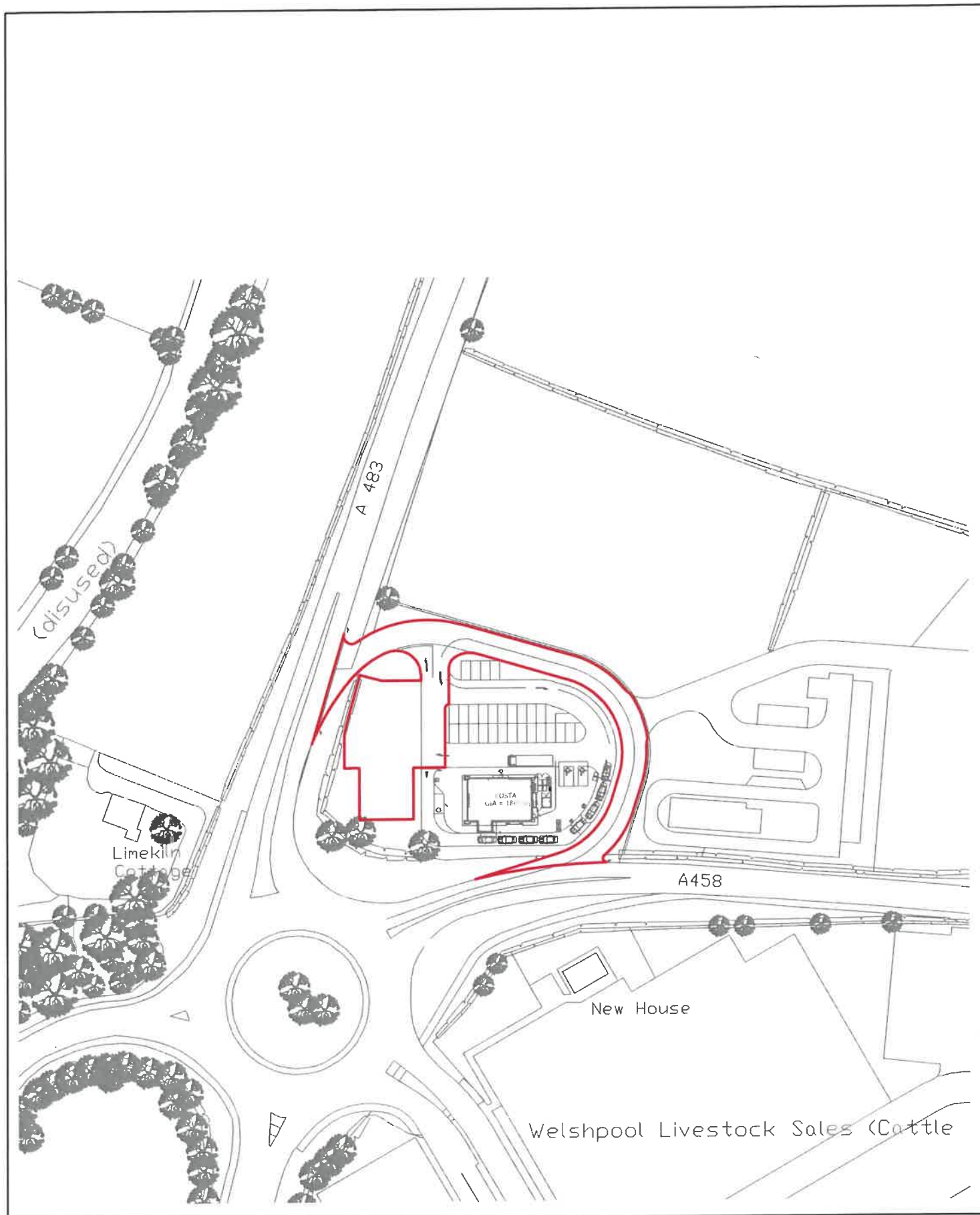
1. To hold a candlelight vigil outside the Town Hall on Tuesday, 25th November 2025, from 5:00 pm. Everyone is then invited into the Corn Exchange, where there will be local contacts and information, guest speakers and refreshments available.
2. This White Ribbon Day, we want more men to use their voices and speak up to create a world where everyone is safe, equal and respected.
3. Rowlands Pharmacy have agreed to donate any item purchased and donated by their customers, they would donate to help aid refugees who suffer/suffering from domestic violence

3. Resources

1. The poster has been, and will continue to be circulated on social media, on display in the Town Hall window and an adapted poster on display in Rowlands pharmacy.

4. All councillors are welcome to attend and encouraged to circulate the event by any means possible.

Appendix K



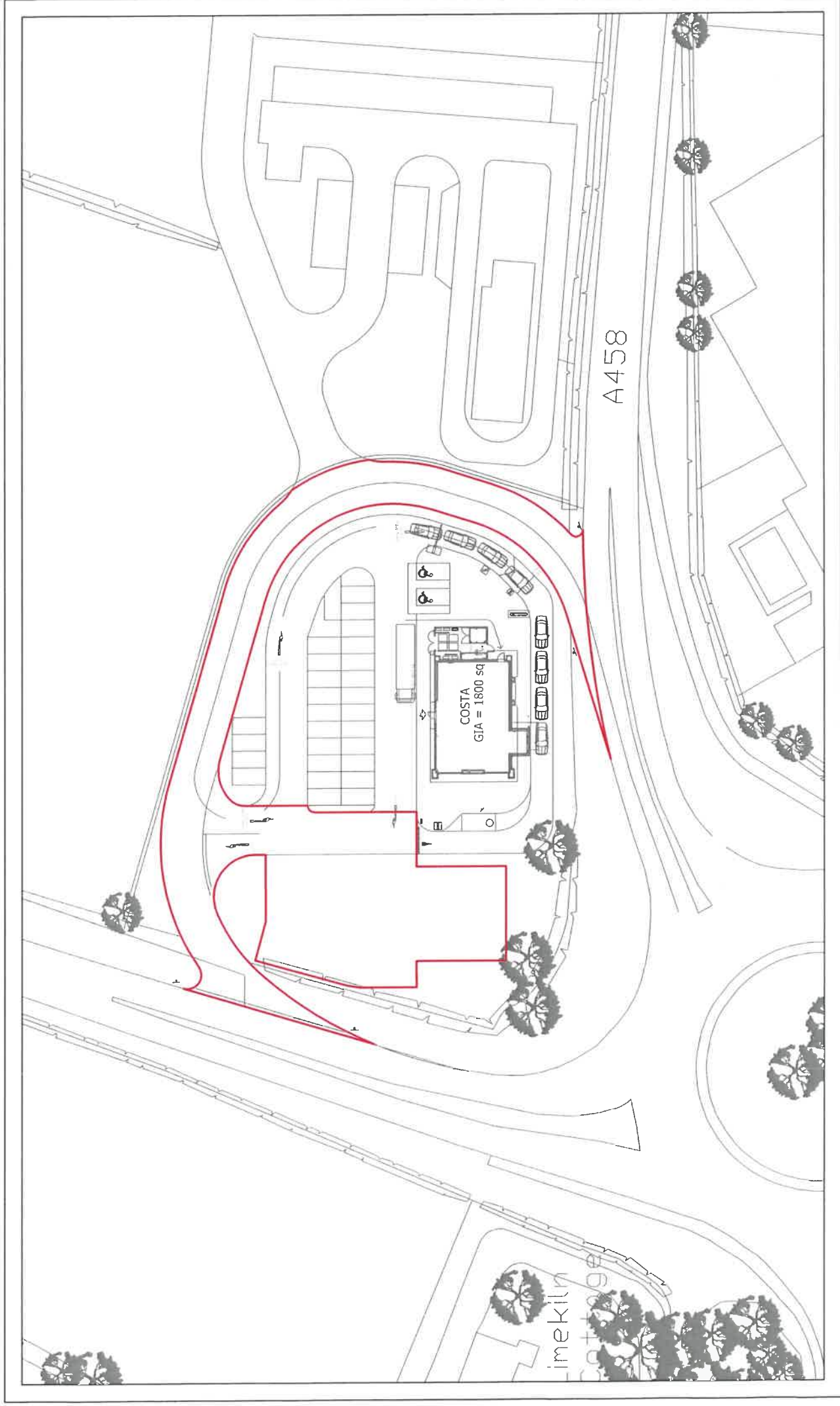
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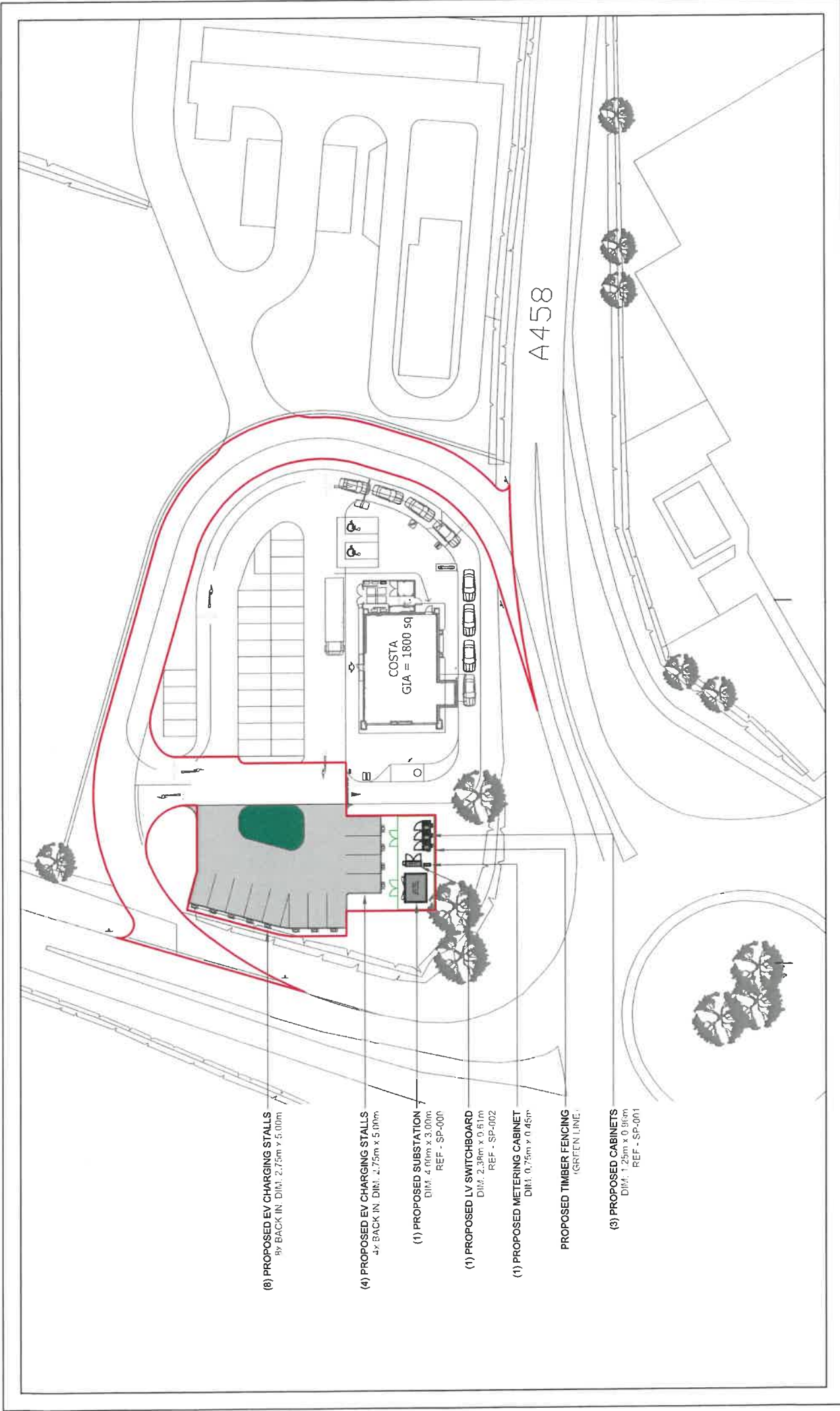


2025/07/01
REVISION

Buttington | Welshpool | SY21 8SR | United Kingdom

*PLEASE NOTE ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST



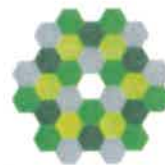


Appendix L

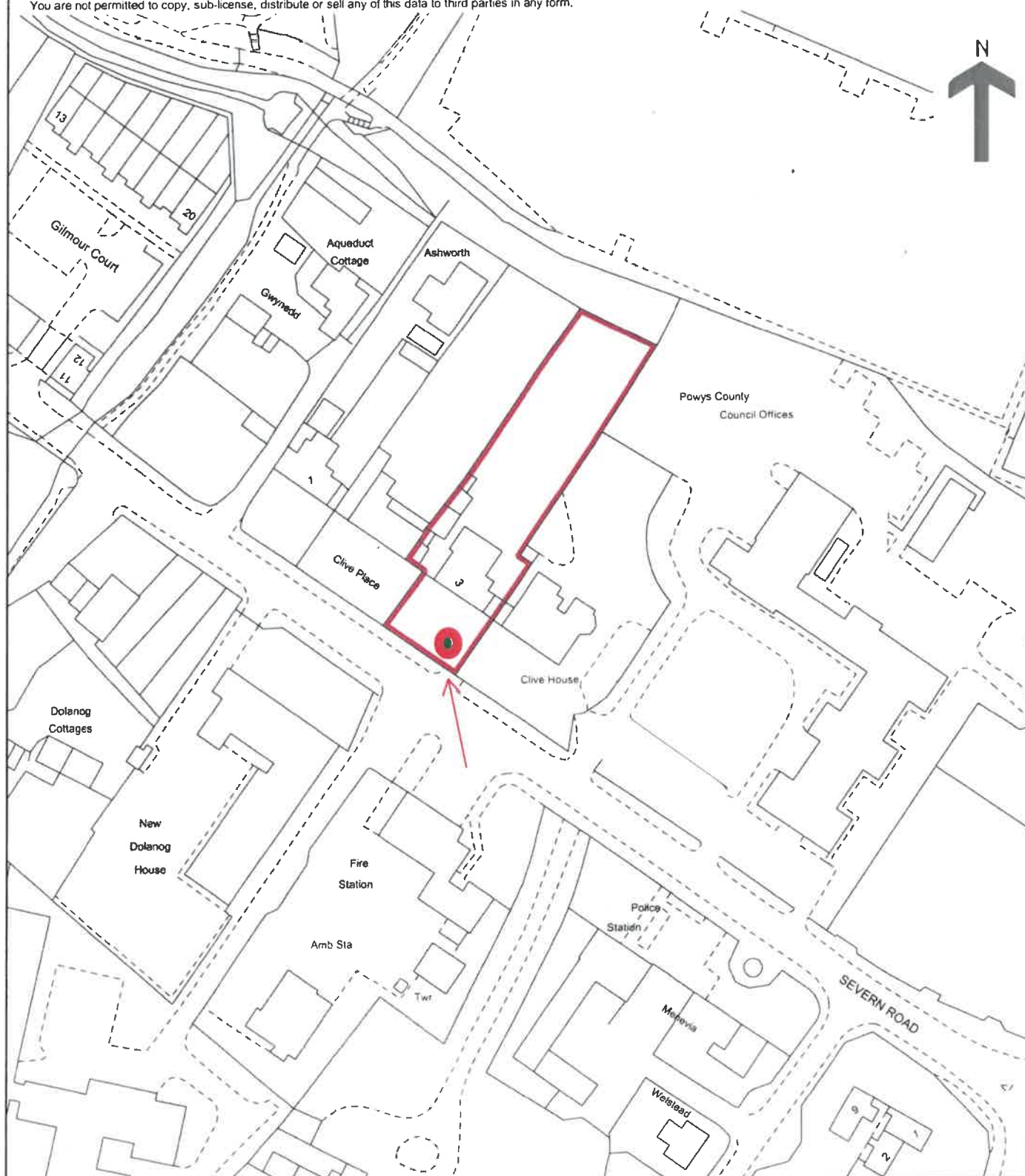
HM Land Registry

Official copy of title plan

Title number **CYM757003**
Ordnance Survey map reference **SJ2207SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Powys**



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You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.



This official copy issued on 21 January 2019 shows the state of this title plan on 21 January 2019 at 08:18:22.

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale.

Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.





Llywodraeth Cymru
Welsh Government

If you would rather make this application online, you can do so on the Welsh Government website:
www.gov.wales/planningapplications

Application for tree works: works to trees subject to a preservation order (TPO)
and/or notification of proposed works to trees in conservation areas (CA).
Town and Country Planning Act 1990

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and subordinate legislation.

Please be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form or the data you enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local Planning Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: AAA First name: PETER	Title: First name:
Last name: BOWYER	Last name:
Company (optional): N/A	Company (optional):
Unit: House number: 3 House suffix:	Unit: House number: House suffix:
House name: CLIVE PLACE	House name:
Address 1: SEVEN ROAD	Address 1:
Address 2:	Address 2:
Address 3:	Address 3:
Town: WELSHPOOL	Town:
County: POWYS	County:
Country: UK	Country:
Postcode: SY21 7AN	Postcode:

Version 2019

3. Trees Location

Full address/location of the site where the tree(s) stand (including full postcode where available)

Unit:		House number:	3	House suffix:	
House name:	CLIVE PLACE				
Address 1:	SEVERN ROAD				
Address 2:					
Town:	WELSHPOOL				
County:	POWYS				
Postcode (if known):	SY11 7AN				

If there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Main Road') or provide a grid reference:

Easting:

Northing:

Description:

4. Trees Ownership

Is the applicant the owner of the tree(s): ☒ Yes ☐ No
If 'No' please provide the address of the owner (if known and if different from the trees location)

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Town:			
County:			
Country:			
Postcode:			
Telephone numbers			
Country code:	National number:	Extension number:	
Country code:	Mobile number (optional):		
Email address (optional):			

6. Tree Preservation Order Details

Are you wishing to carry out works to tree(s) in a Conservation Area (CA)?

☒ Yes ☐ No

Are you seeking consent for works to tree(s) Subject to a Tree Preservation Order (TPO)?

☐ Yes ☒ No

Do you know the title of the Tree Preservation Order (TPO)?

☐ Yes ☐ No

If Yes, please provide the title of the TPO:

N/A

7. Identification Of Tree(s) And Description Of Works

Before answering these questions you might find it helpful to consult a tree surgeon to clarify what needs to be done.

Please provide a full and clear description of:

- The proposed works
- The trees affected including species and location

3M HIGH EVERGREEN IN FRONT HEDGE HAS DIED AND NEEDS TO BE REMOVED
PHOTOGRAPH ATTACHED

Trees protected by TPO should be numbered according to the First Schedule of the Tree Preservation Order. For example - T3 oak; two beech and one birch in G2.

You must identify the trees on a sketch plan showing the location in relation to building(s), named roads and boundaries.

Please state the reference number you have given the plan (as described above):

Appendix M



DRAWING NO
02_6208_02C-R1



STORE TYPE
SUPERSTORE

WELSHPOOL
STORE NAME

SCALE 1:500@A1 DATE 19.09.2025

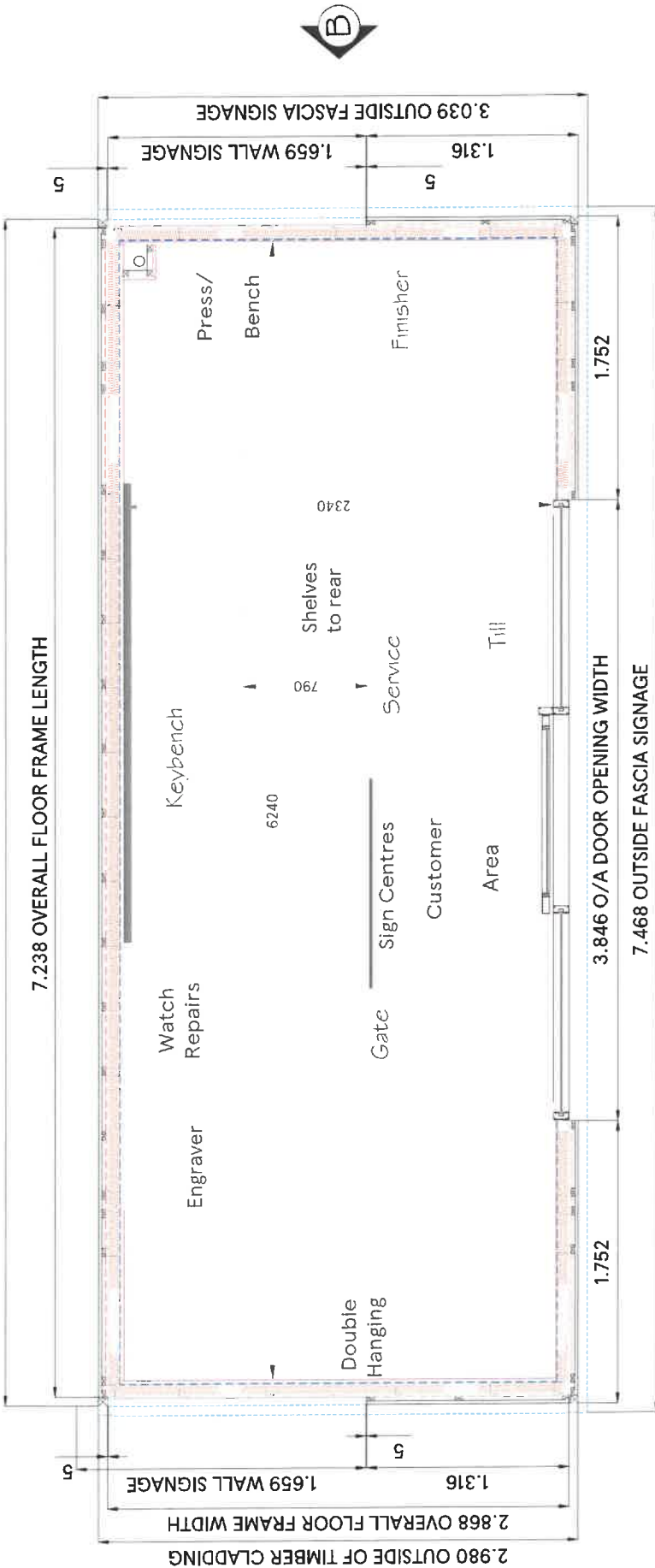
CHECKED BY
MOHAMMED AFLAH K H
DRAWN BY
NIDHI M

CONTENT
PROPOSED SITE PLAN_POD



7.350 OUTSIDE OF TIMBER CLADDING

7.238 OVERALL FLOOR FRAME LENGTH



GENERAL LAYOUT PLAN



SPECIFICATION - TIMPSONS PROTOTYPE

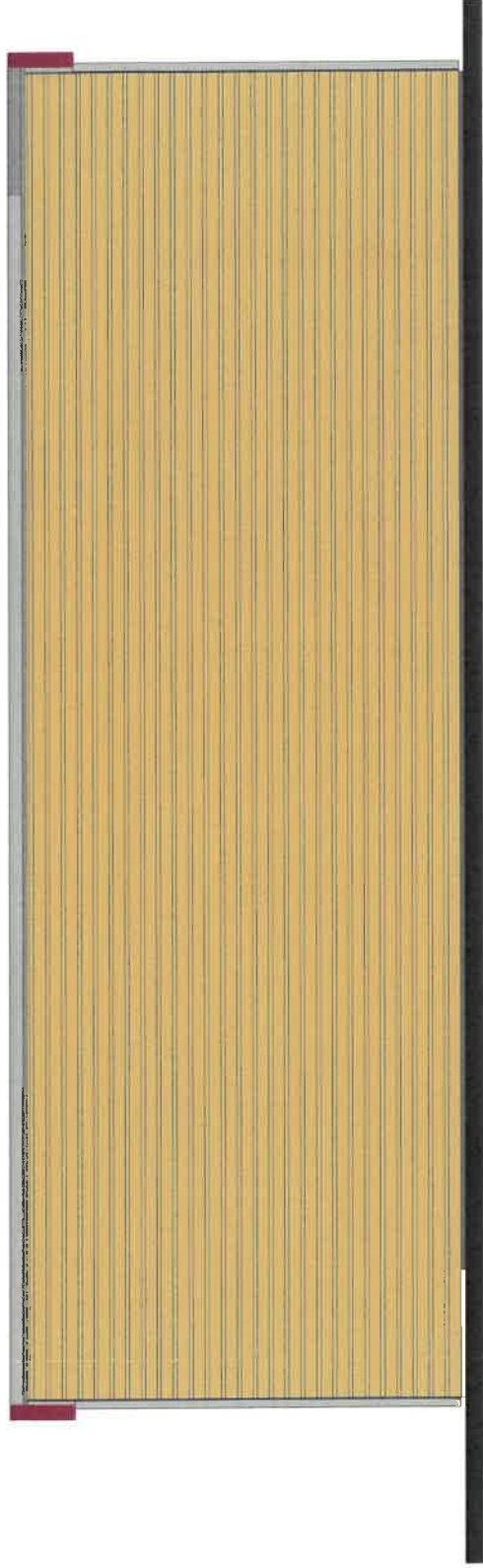
BUILDING SIZE: 7.35MX2.98M
STRUCTURAL CEILING HEIGHT: 2.77M
ROOF PITCH: MONO PITCH
ROOF CONSTRUCTION:
PROTAN PERMANENT ROOFING MEMBRANE - RAL 7040 ON 15MM TAG OSB OVER TR31 50MM RIGID INSULATION FIXED TO STEEL C SECTION ROOF PANEL WITH CEILING JOISTS AT APPROX 400MM CTRS WITH 50MM ROCKWOOL INSULATION LAID BETWEEN.
EXTERNAL WALLS:
18-20MM LARCH TIMBER CLADDING FIXED TO TANGULISED 25X50MM TIMBER BATTENS ON 1 LAYER OF BREATHER MEMBRANE (BS5250) OVER 11MM OSB BOARD FIXED TO STEEL C SECTION WALL PANELS WITH STUD UPRIGHTS AT APPROX 400MM CTRS WITH 70MM ROCKWOOL INSULATION PACKED BETWEEN.
EXTERNAL ENTRANCE DOORS:
ALUMINIUM DOORSET WITH FIXED SIDE SCREENS AND AUTOMATIC SLIDING DOOR - RAL 7044
EXTERNAL TRIM COLOURS:
TYPE A/B = POWDER COATED - RAL 7040
TYPE C/D/E/F/G/H/L/M = POWDER COATED - RAL 7040
TYPE N/P = GALVANISED STEEL

CEILING FINISH:
LINED INTERNALLY WITH WHITE 15MM VINYL FACED MEGADECO C/W STANDARD WHITE TWO PART PLASTIC KNOCK IN SECTIONS.
CORNICHE:
WHITE PLASTIC (INTERLINK) TYPE CORNICHE
RAINWATER GOODS:
50MM BLACK PVC-U DOWN PIPE. DRAINAGE SOCK OUTLET C/W LEAF GUARD TO SUIT. ALL JOINTS AND CONNECTIONS TO BE SOLEVANT WELDED
FLOOR CONSTRUCTION:
18MM TAG FLOORING GRADE PLYWOOD OVER STEEL FABRICATED FLOOR FRAME WITH FLOOR JOISTS AT APPROX 300MM CTRS 2 LAYERS OF FOIL THERM INSULATION LAID BETWEEN JOISTS.
WALL INTERNAL FINISH:
LINED INTERNALLY WITH CREAM 15MM VINYL FACED PLASTERBOARD C/W CREAM STANDARD KNOCK IN SECTIONS AND J MOULDINGS OVER 11MM OSB BOARDS ON THERMASHEET FIXED TO STEEL C SECTION WALL FRAME UPRIGHTS.
FLOOR COVERING:
TARKETT VILON PLUS 2.0MM SHEET VINYL - COLOUR: 534 CHARCOAL
ALL JOINTS WELDED USING WELDROD - COLOUR TO BE SUITABLY MATCHED.

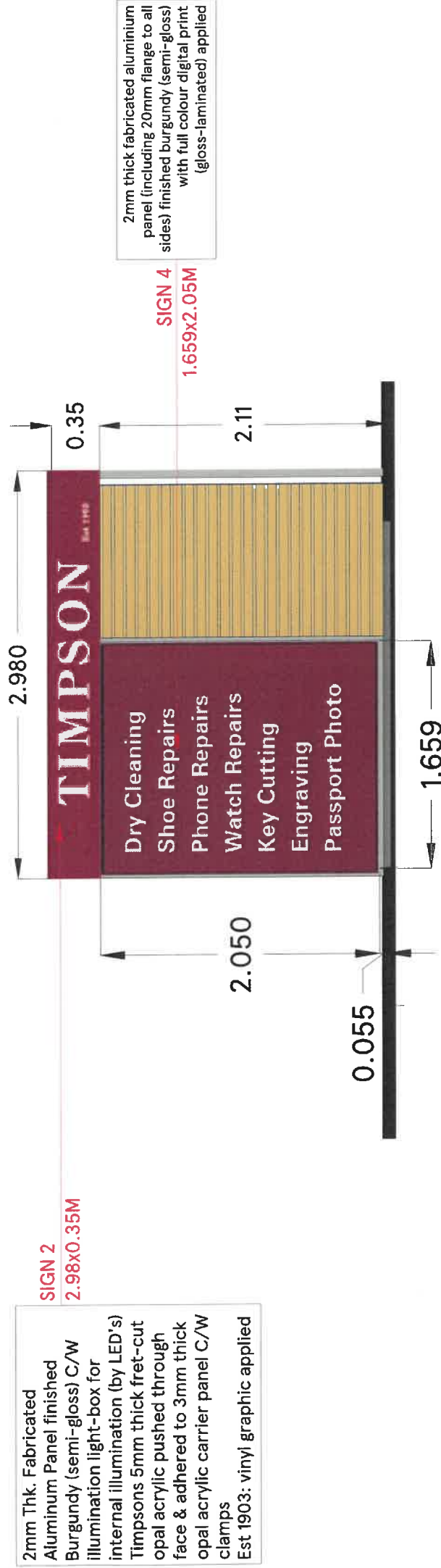
SCALE BAR



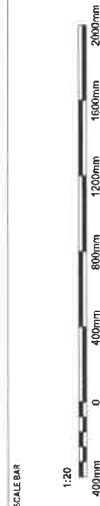
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SCALE	1:20@A2	DATE	18-Oct-2023
CHECKED BY		CONTENT	GENERAL LAYOUT
DRAWN BY	PRIVANKA		



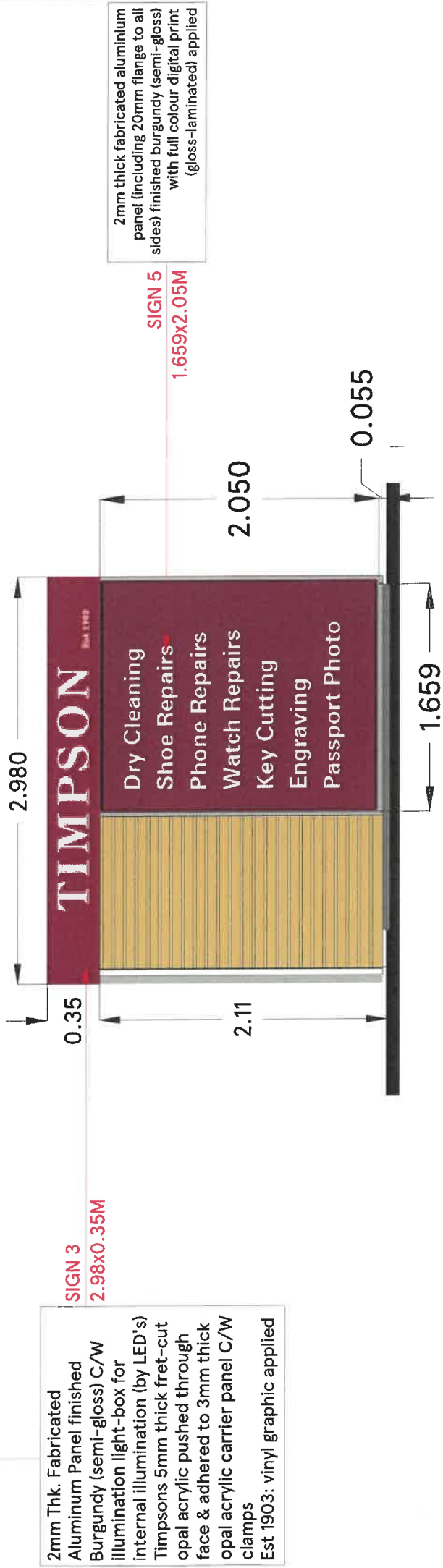
ELEVATION C-C



ELEVATION D-D



DRAWING NO	SCALE	DATE	STONE TYPE
03_TIMP_03B	1:20@A2	18-Oct-2023	TIMPSON'S POD ADVERT DETAILS
CHECKED BY			CONTENT
DRAWN BY			TYPICAL ELEVATIONS-2



SCALE BAR: 0 400mm 800mm 1200mm 1600mm 2000mm

1:20

400mm

800mm

1200mm

1600mm

2000mm

DRAWING NO: O3_TIMP_03A

SCALE: 1:20@A2

DATE: 18-Oct-2023

CHECKED BY: PRITANKA

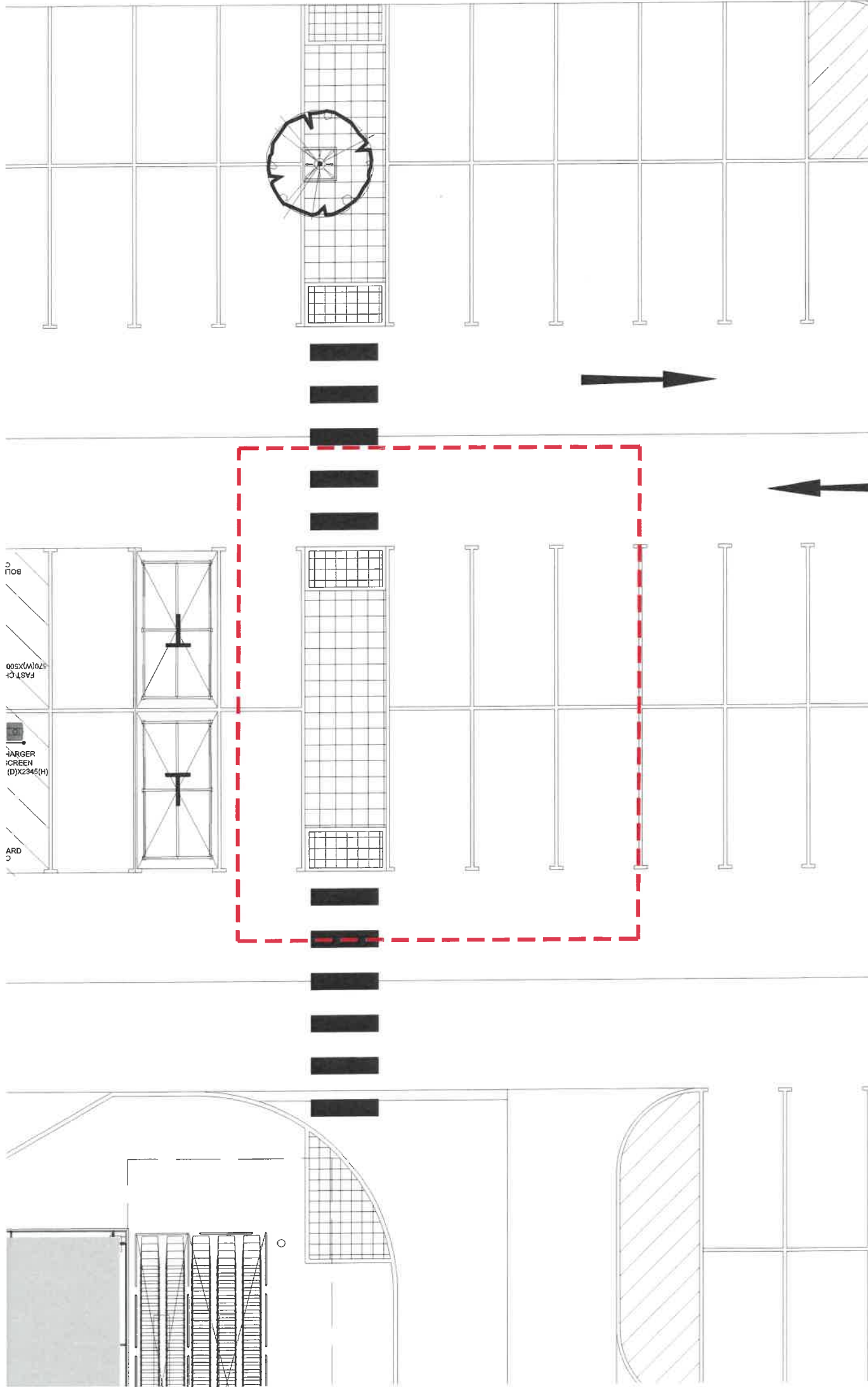
DRAWN BY: PRITANKA

STORE TYPE: TIMPSON'S POD ADVERT DETAILS

CONTENT: TYPICAL ELEVATIONS-1

TESCO
FEASIBILITY PLANNING
STORE ADVERT DESIGN
PROPERTY SERVICES
HIGHWOODS BUILDING, KESTRALE WAY
WELWYN GARDENS, WELWYN, HERTS AL9 1UB UK
TEL: 01707 398160
E-MAIL: TESCO@TESCOFEASIBILITYPLANNING.CO.UK
© 2023 TESCO STORE ADVERT DESIGN SERVICES LTD

Appendix N



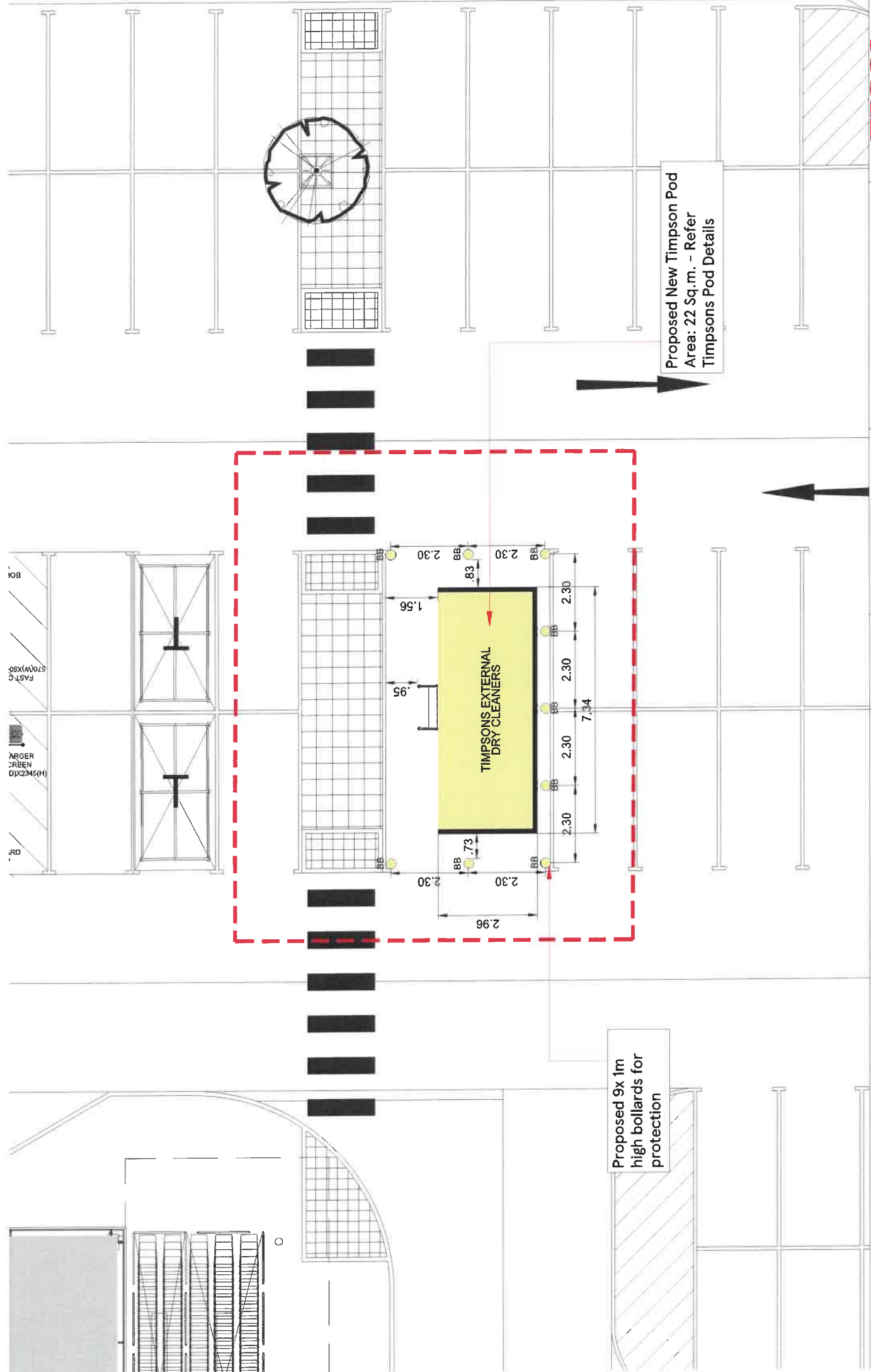
SCALE F RAG



DRAWING NO	DATE	STORE TYPE
02_6208_028	19.09.2025	SUPERSTORE
SCALE	STORE NAME	
1:50@A1	WELSHPOOL	
CHECKED BY	CONTENT	
MOHAMMED AFLAH K H	EXISTING PART	
DRAWN BY		
NIDHIM		

STORE TYPE	STORE NAME	CONTENT
SUPERSTORE	WELSHPOOL	EXISTING PART SITE PLAN_POD

[illegible]



SCALE BAR

1:50
0m 1m 2m 3m 4m 5m

DRAWING NO
02_6208_02D-R1

SCALE
1:50@A1

CHECKED BY
MOHAMMED AFLAH K H

DRAWN BY
NDHI M

STORE TYPE
SUPERSTORE

STORE NAME
WELSHPOOL

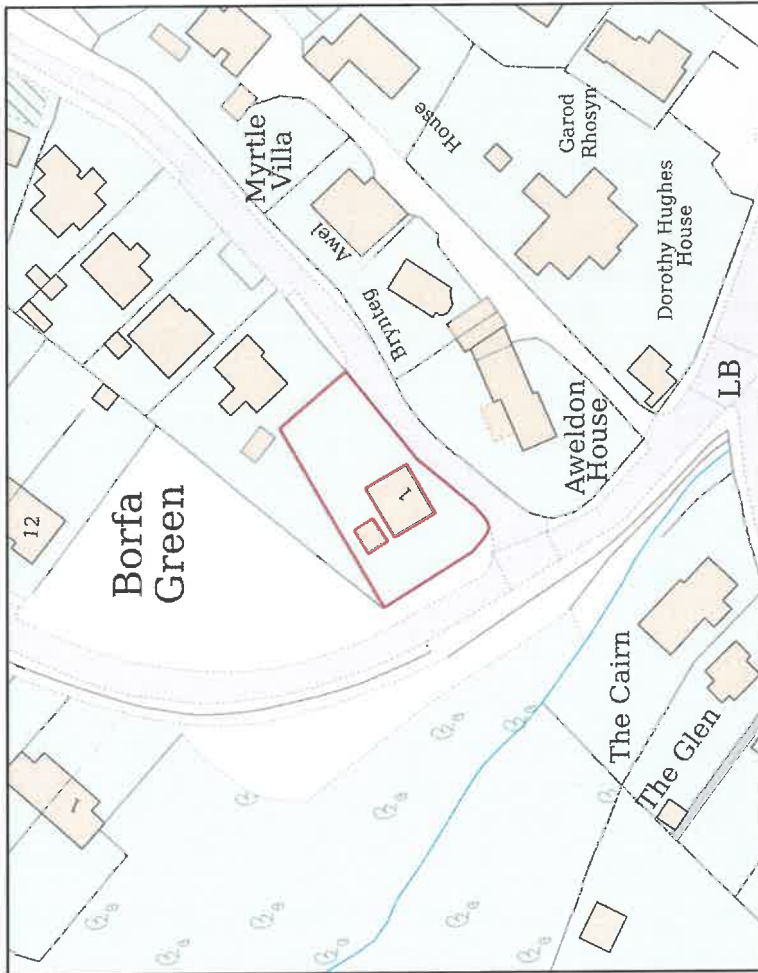
CONTENT
PROPOSED PART SITE PLAN_POD

TESCO
FEASIBILITY PLANNING
STORE PROPERTY SERVICES
RICHMONDS BUILDING, KESTRAL WAY
WELSHPOOL, WYOMERSLEY, WYOMERSLEY
TELEPHONE: 01970 359580
WWW.TESCO.COM
© 2025 TESCO STORES LIMITED

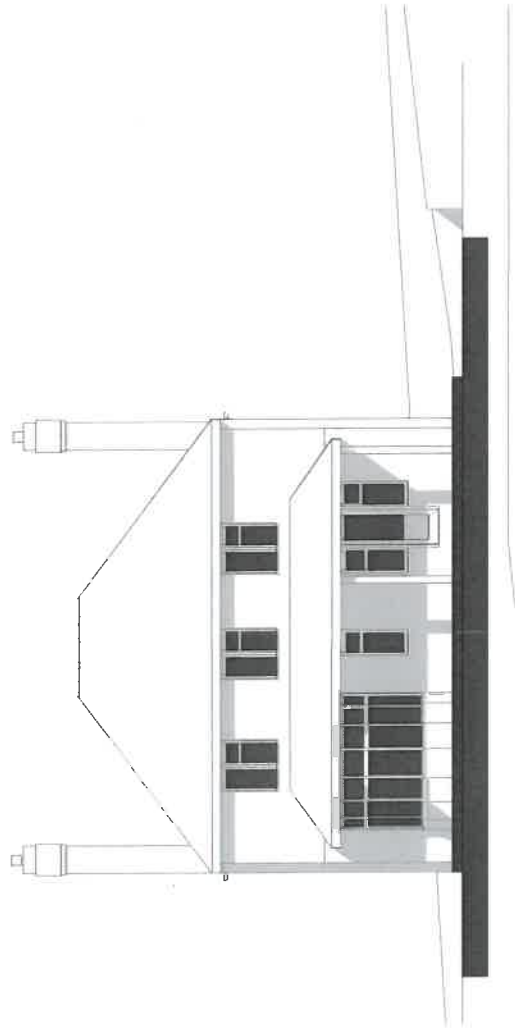
Appendix O

Date Produced: 25-Sep-2025

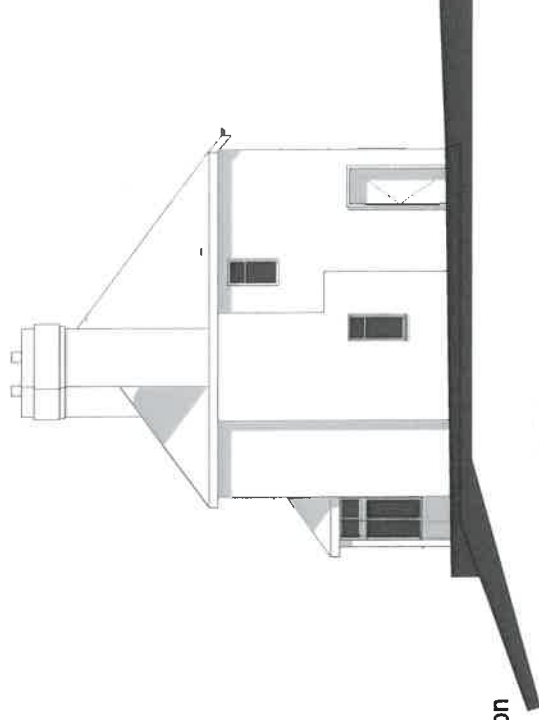
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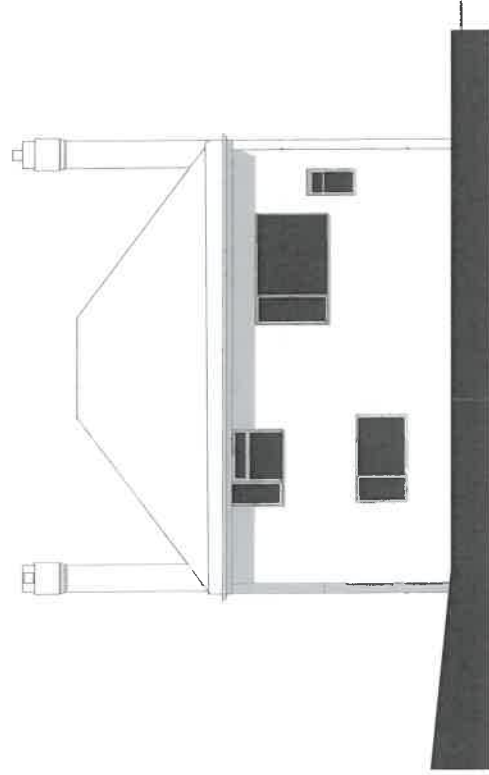
Planning Portal Reference: PP-14356196v1



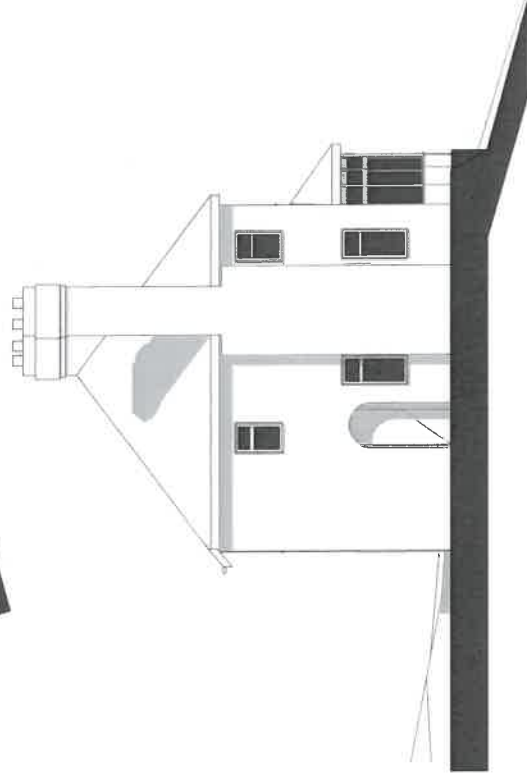
Southeast Elevation 1:100



Northeast Elevation



Northwest Elevation



Southwest Elevation

Frederick Carter Architectural
Services

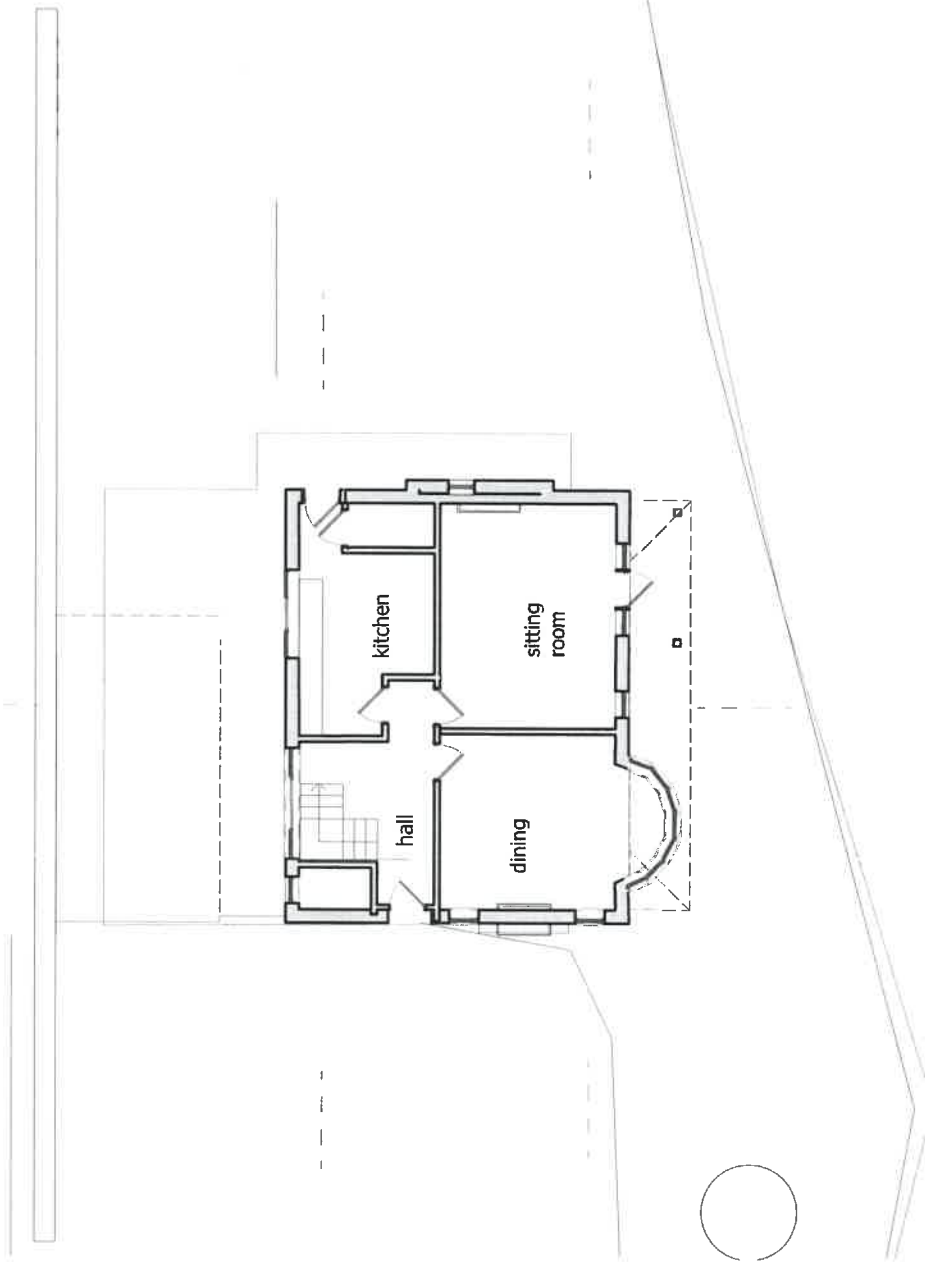
01686 802756
fred@frederickcarter.co.uk



Survey as Existing:

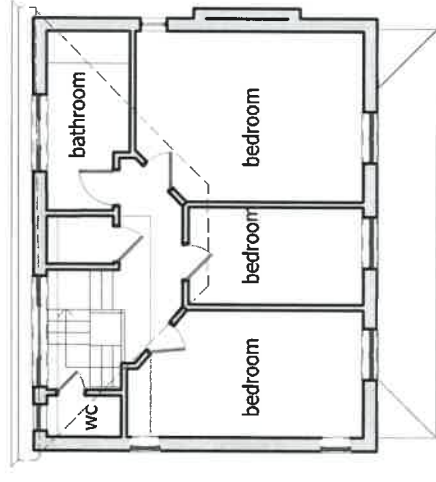
No 1 Delwood Drive, Welshpool Powys.

DATE	DRAWN	FC
07/10/2025	S/2025/120/0 1	revision
DWG No		



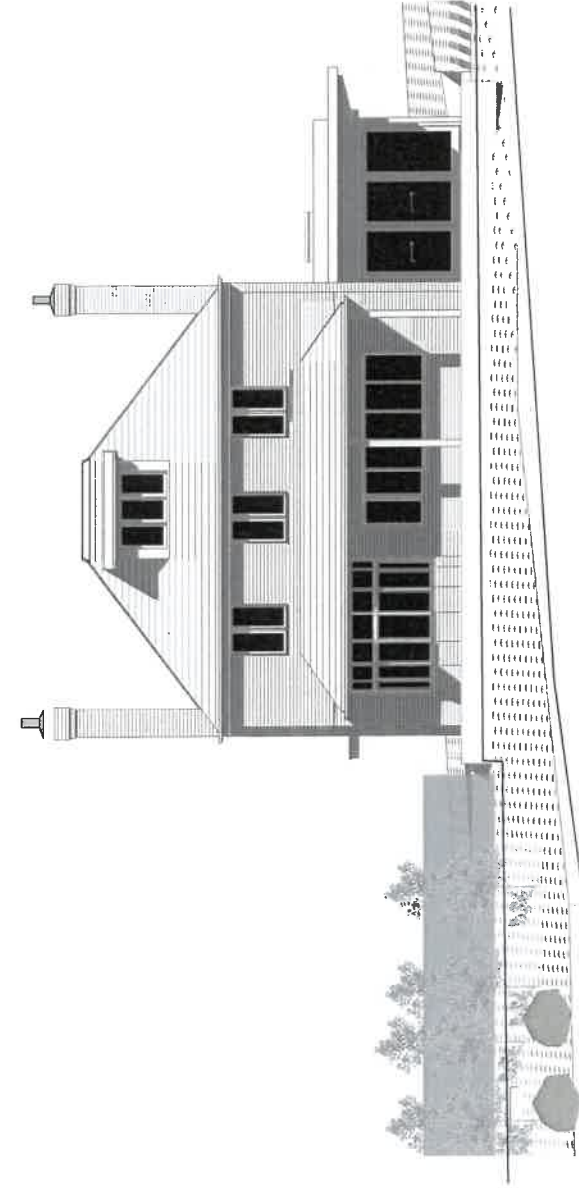
Ground Floor Plan

1:100

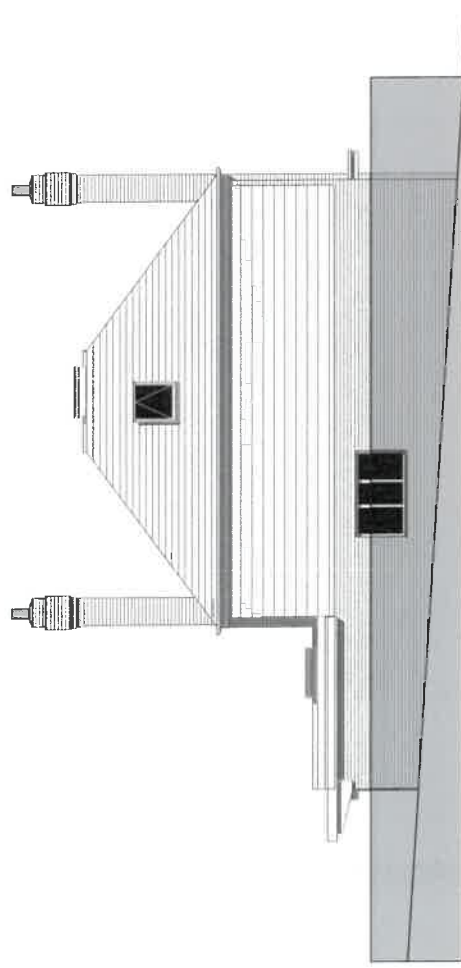


First Floor Plan

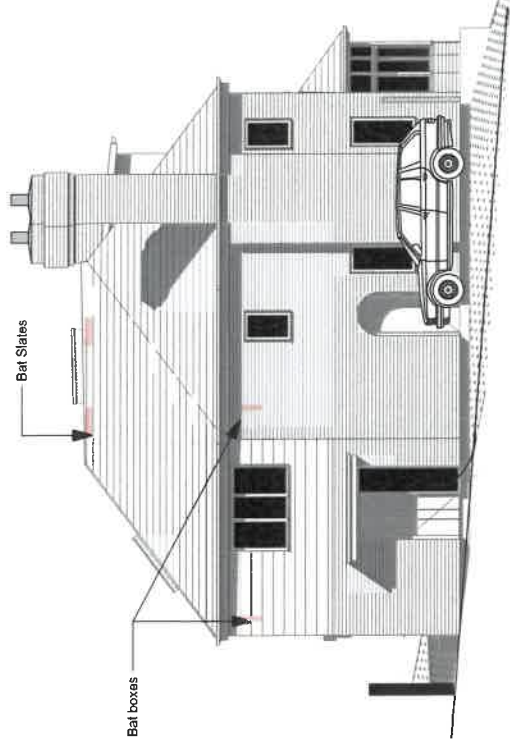
Frederick Carter Architectural Services 	Survey as Existing: No 1 Delwood Drive, Welshpool Powys.		DATE	07/10/2025	DRAWN	FC
			DWG No	S/2025/120/0 2		revision



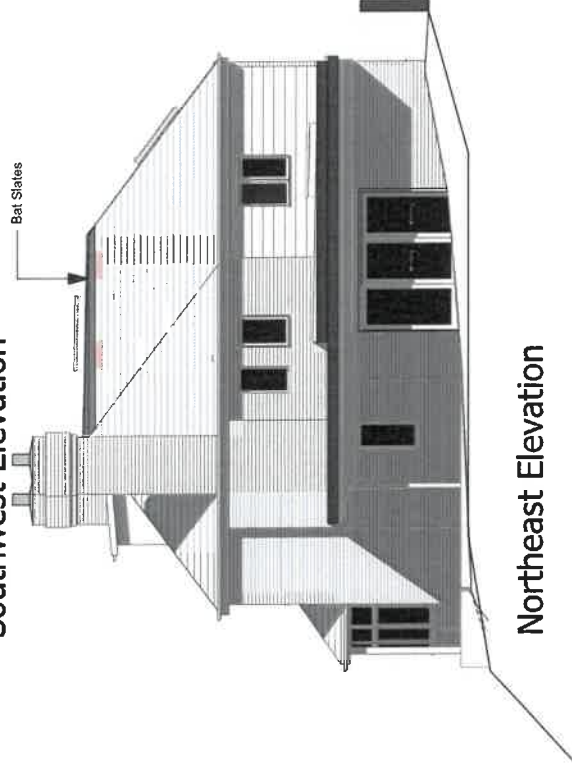
Southeast Elevation 1:100



Northwest Elevation



Southwest Elevation



Northeast Elevation

Frederick Carter Architectural
Services

01666 845916
fca@frederickcarter.co.uk



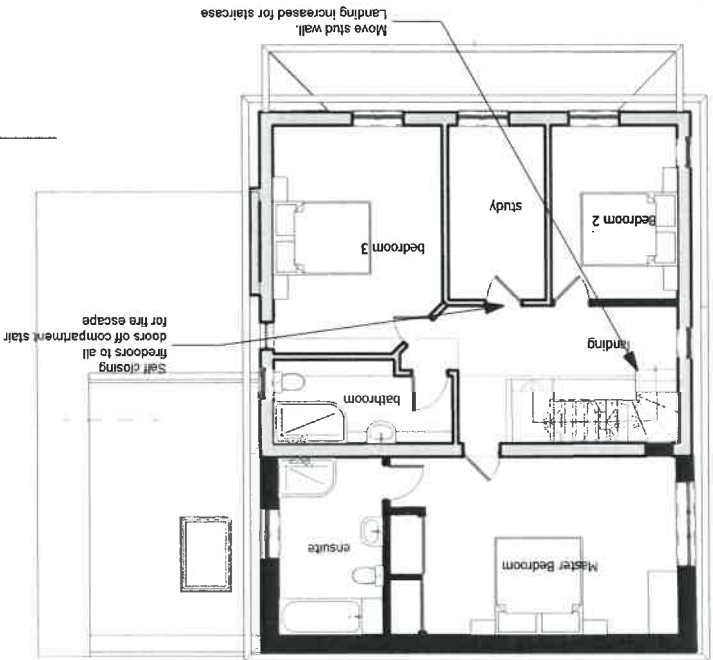
Proposed Extension,
No 1 Delwood Drive, Welshpool Powys.

DATE	DRAWN	FC
07/10/2025		
DWG No	revision	
P/2025/120/01		

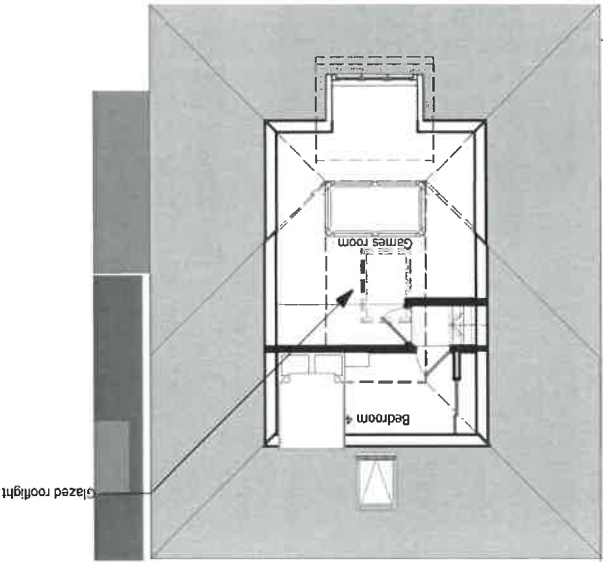
Proposed Extension, No 1 Delwood Drive, Welshpool Powys.		Frederick Carter Architectural Services		No DWG	DATE 07/10/2025	DRAWN FC	P / 2025/120/02 revision
---	--	--	--	-----------	--------------------	-------------	-----------------------------

First Floor

1:100

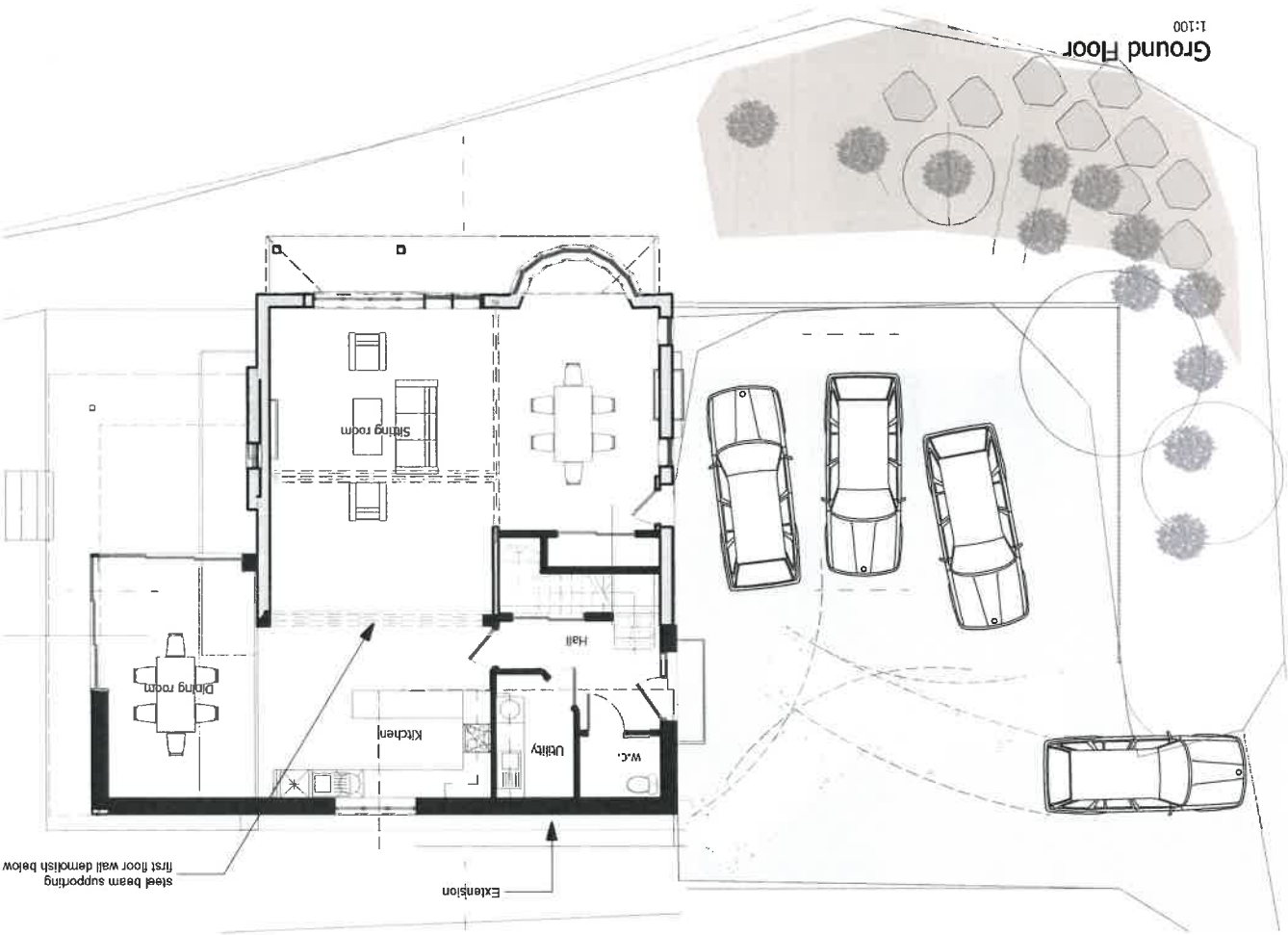


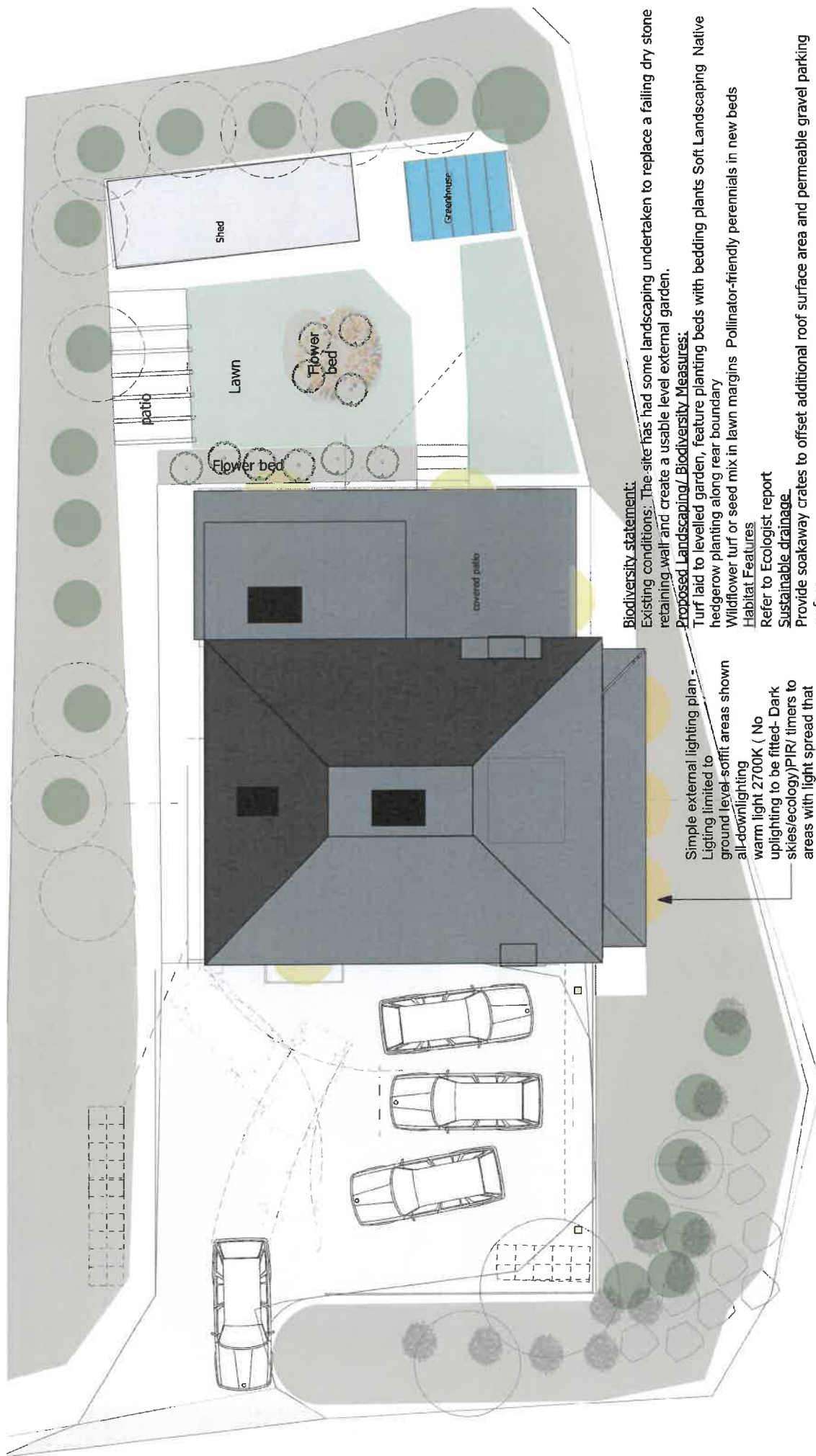
Second Floor



Ground Floor

1:100





Landscaping Lighting and Biodiversity Plan 1:100

Planting Schedule - (Min Number indicated - location subject to ground conditions /root spread) Native species planting to boundary hedge and bank- Hawthorn (6),Hazel (3),Lavender (4) Sedum(4) Echinacea (4)

Biodiversity statement:

Existing conditions: The site has had some landscaping undertaken to replace a failing dry stone retaining wall and create a usable level external garden.

Proposed Landscaping/ Biodiversity Measures:

Turf laid to levelled garden, feature planting beds with bedding plants Soft Landscaping Native hedgerow planting along rear boundary
Wildflower turf or seed mix in lawn margins Pollinator-friendly perennials in new beds
Habitat Features

Refer to Ecologist report

Sustainable drainage

Provide soakaway crates to offset additional roof surface area and permeable gravel parking surface

Implementation & Maintenance

- All planting and habitat features to be installed within 3 months of completion
- Annual check and replanting as needed for first 5 years
- No use of pesticides or herbicides in enhanced areas

Frederick Carter Architectural
Services

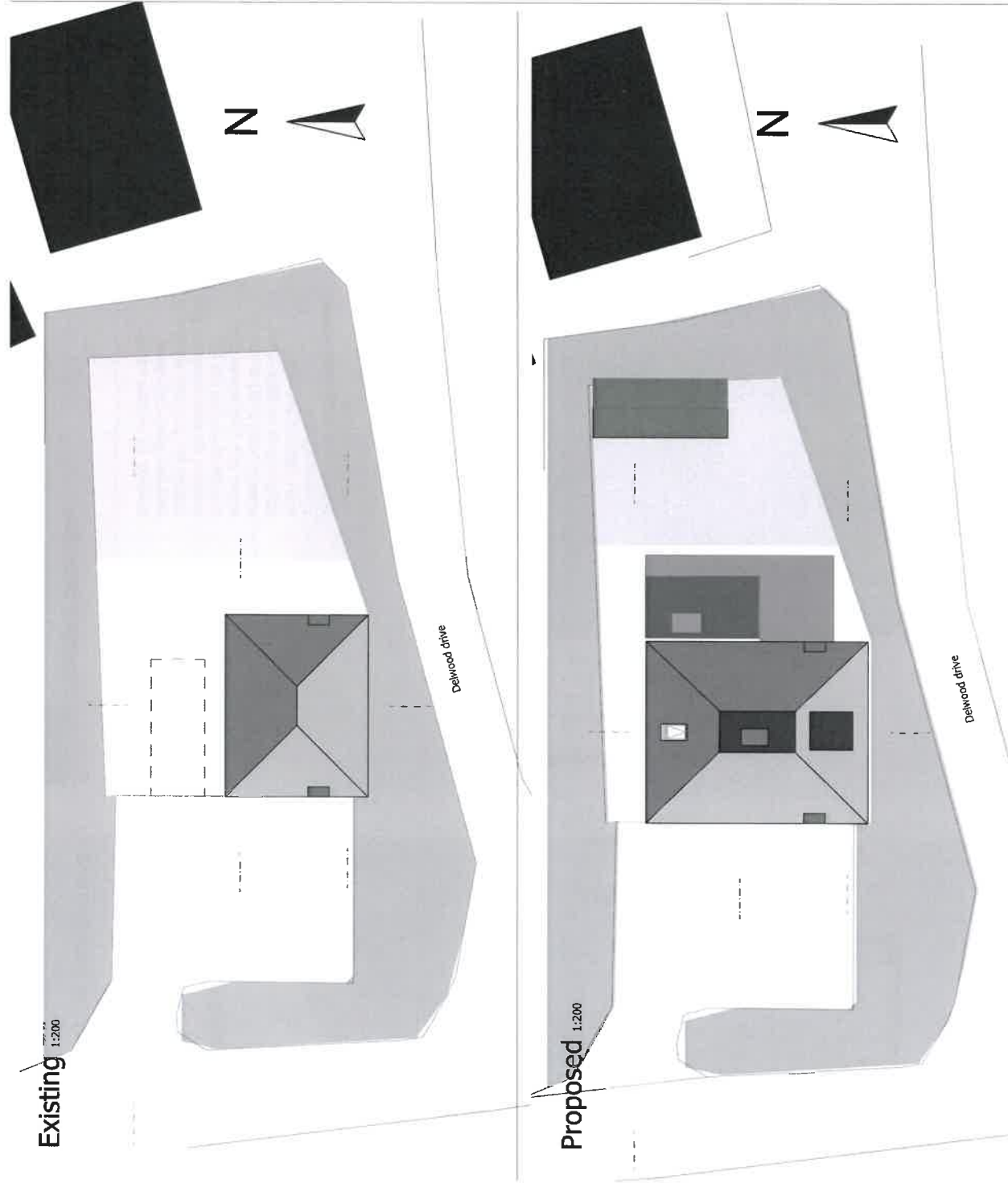
01666 849716
info@frederickcarter.co.uk



Proposed Extension,

No 1 Delwood Drive, Welshpool Powys.

DATE	DRAWN	FC
07/10/2025		
DWG No	revision	
P/2025/120/03	A	



Frederick Carter Architectural Services		0438 80756 fre@carter.co.uk		CIAI		Block Plan No 1 Delwood Drive, Welshpool Powys.		DATE 07/10/2025		DRAWN FC		revision	
								DWG No		/2025/120/04			

Appendix P

Application for Tree Works: Works to Trees Subject to a Tree Preservation Order (TPO) and/or
Notification of Proposed Works to Trees in Conservation Areas (CA)

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Tree Location

Please provide the address of the site where the tree(s) stands (full address if possible)

Number

Suffix

Property Name

Masonic Hall

Address Line 1

Berriew Road

Address Line 2

Town/City

Welshpool

Postcode

SY21 7SS

Description of site location (must be completed if postcode is not known)

Easting (x)

322465

Northing (y)

307296

If the location is unclear or there is not a full postal address, describe as clearly as possible where it is

(for example, 'Land to rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road')

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Davies

Company Name

Welshpool Masonic Hall Building Committee

Address

Address line 1

Masonic Hall

Address line 2

Berriew Road

Address line 3

Town/City

Welshpool

Country

United Kingdom

Postcode

SY21 7SS

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Email address

***** REDACTED *****

Before answering these questions you might find it helpful to consult a tree surgeon to clarify what needs to be done.

Please provide a full and clear description of:

- The proposed works
- The trees affected including species and location

Three Yew trees on the front boundary of our property are dropping berries onto the public pavement. We would like to trim back the branches so there is less overhang and therefore reducing the number of Berries that fall outside our property.

Trees protected by Tree Preservation Order should be numbered according to the First Schedule of the Tree Preservation Order. For example - T3 oak; two beech and one birch in G2.

You must identify the trees on a sketch plan showing the location in relation to building(s), named roads and boundaries.

Please state the reference you have given the plan (as described above)

Yew tree 1, Yew tree 2, Yew tree 3

Your plan needs to show the precise location of the tree(s) in relation to nearby property/roads/boundaries. It should, therefore:

- indicate the main features of the site where the tree(s) stand and its surroundings; in particular, you should:
 - mark and name surrounding roads
 - sketch in buildings, including adjoining properties
 - add house numbers or names
- mark the position of the tree(s) to which you want to carry out work
- identify them by the number shown in the Tree Preservation Order where possible; if you use a different number, please make sure that this can be matched with your description of the tree(s)
- if there are many trees on the site, make clear which tree(s) are included in this application by:
 - marking all trees on the plan, but only numbering those to which you want to carry out work
 - showing the approximate distance between the application tree(s) and buildings
 - adding other relevant features on the site (e.g. greenhouse, paths)

If it is impossible to identify the tree(s) accurately on the plan (e.g. because they are part of a woodland or group of trees), please identify their approximate location on the plan and provide details of how the tree(s) are marked on site (e.g. high visibility tape, tree tags, paint, etc); trees must not be marked by scarring or cutting into the bark.

Trees - Reason(s) for work(s)

Please state the reasons for carrying out the proposed works on the tree(s)

We have received complaints from the public that the berries get squashed into their shoes and thereby carried into local homes.

Do your reasons for carrying out the proposed works include any of the following

Health or safety of the tree(s) - e.g. it is diseased, fears that it might break or fall

- ☐ Yes
☒ No

Alleged subsidence damage

- ☐ Yes
☒ No
-
-

Trees - Additional Information

Are you providing additional information in support of your application?

- ☐ Yes
☒ No

Tree Ownership

Is the applicant the owner of the tree(s)?

- ☒ Yes
☐ No

Tree Preservation Order Details

Are you seeking consent for works to tree(s) subject to a Tree Preservation Order?

- ☐ Yes
☒ No

Are you wishing to carry out works to tree(s) in a conservation area?

- ☒ Yes
☐ No

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- ☒ Yes
☐ No

If Yes, please provide details of the name, relationship and role:

Declaration

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

Signed

Jonathan Davies

Date

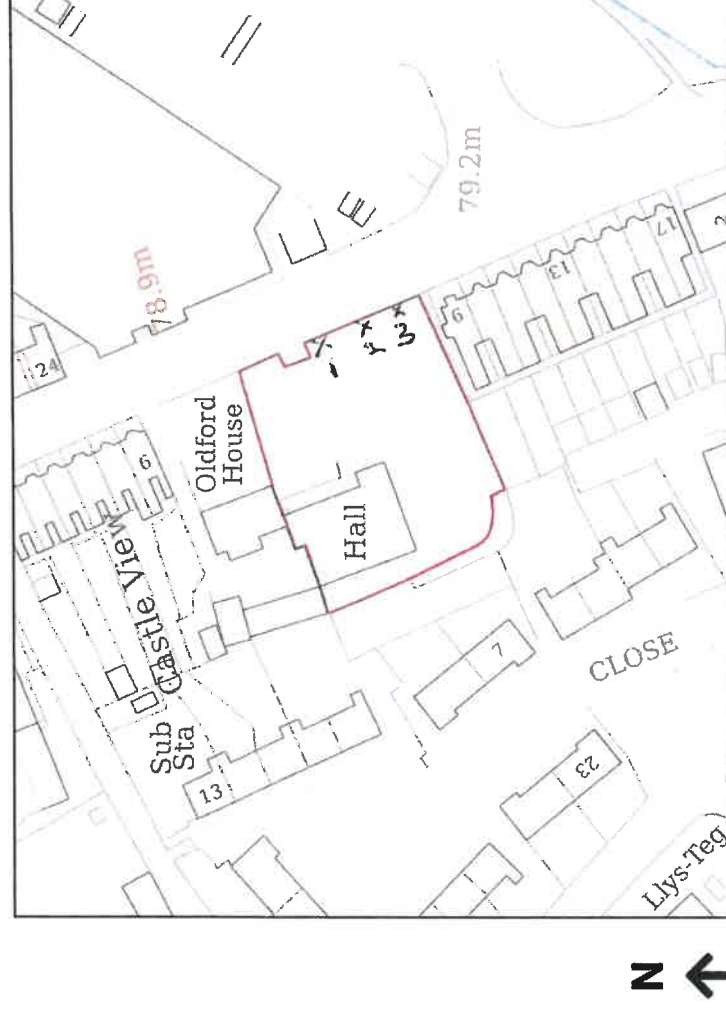
06/10/2025

Location Plan

Site Address: Masonic Hall, Berriew Road, Welshpool, SY21 7SS

Date Produced: 06-Oct-2025

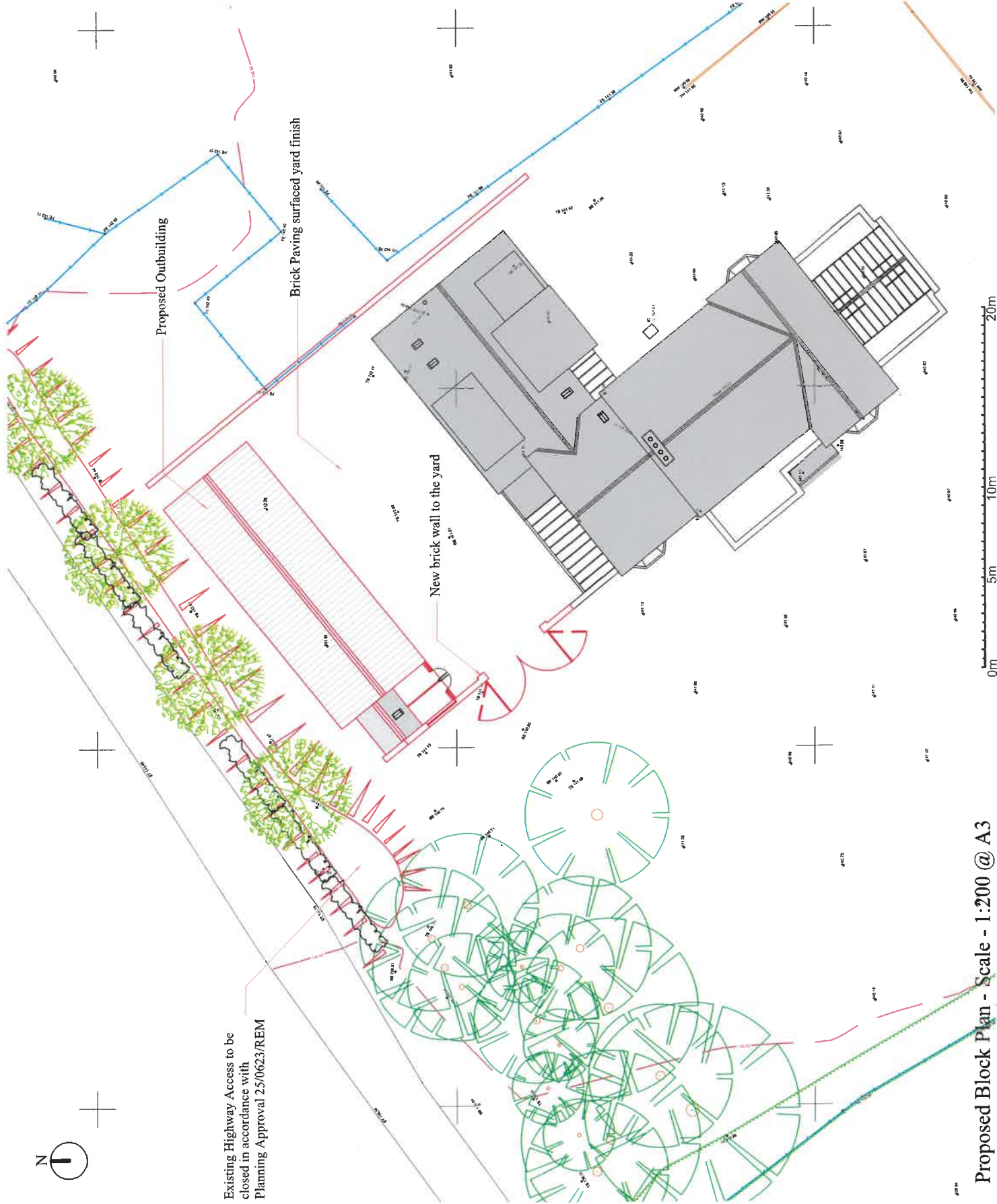
Scale: 1:1250 @A4



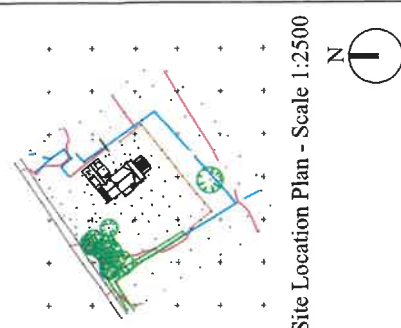
Planning Portal Reference: PP-14387421v1



Appendix Q



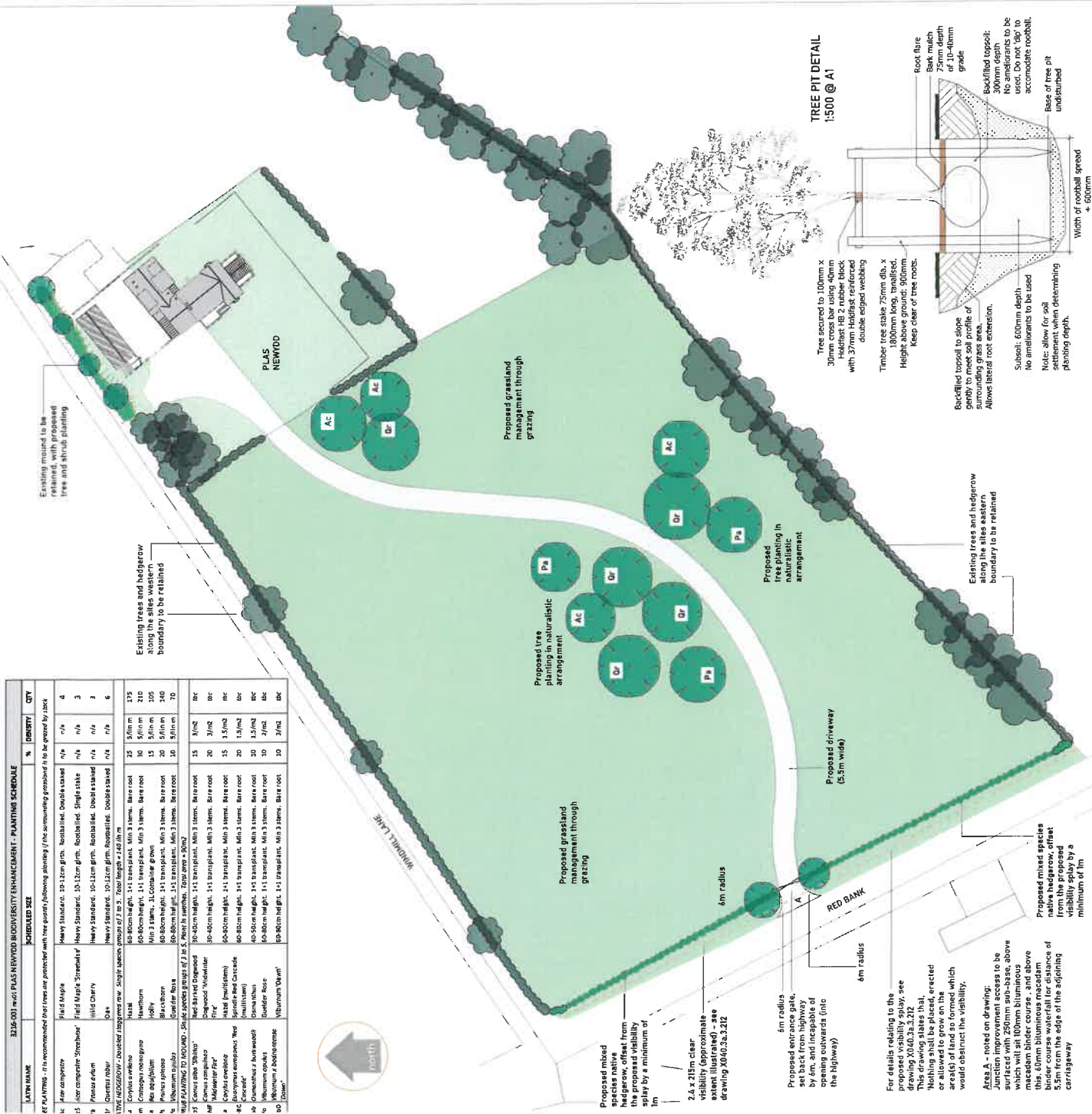
Proposed Block Plan - Scale - 1:200 @ A3



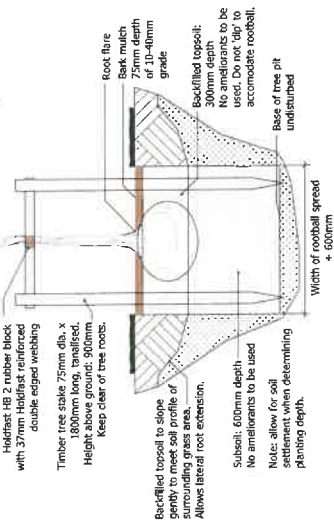
Site Location Plan - Scale 1:2500

[illegible]

LAWN NAME	3235-001 mixed PLAS NEWYDD BIODIVERSITY ENHANCEMENT - PLANTING SCHEDULE	SCHEDULE SIZE	%	DENSITY	QTY
REF PLANTING	It is recommended that tree planting follows planting of the surrounding grassland to be grazed by stock				
1c Alder alpinaster	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	4
1d Alder alpinaster	Heavy Standard, 10-12cm girth, bushballed, Single state	n/a	n/a	n/a	3
1e Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	8
1f Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1g Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1h Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1i Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1j Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1k Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1l Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1m Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1n Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1o Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1p Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1q Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1r Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1s Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1t Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1u Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1v Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1w Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1x Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1y Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
1z Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2a Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2b Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2c Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2d Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2e Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2f Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2g Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2h Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2i Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2j Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2k Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2l Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2m Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2n Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2o Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2p Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2q Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2r Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2s Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2t Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2u Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2v Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2w Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2x Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2y Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
2z Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3a Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3b Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3c Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3d Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3e Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3f Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3g Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3h Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3i Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3j Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3k Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3l Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3m Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3n Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3o Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3p Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3q Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3r Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3s Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3t Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3u Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3v Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3w Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3x Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3y Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6
3z Prunus avium	Heavy Standard, 10-12cm girth, bushballed, Double eased	n/a	n/a	n/a	6



TREE PIT DETAIL
1:500 @ A1



10. GENERALITY
- After planting, the contractor shall be responsible for the maintenance of the planting in accordance with the specifications of the relevant landscape architect.
11. SITE CLEARANCE (trees to be planted including weeds)
- Where the site has not been wholly cleared, the contractor shall cut, clear and remove from the site all existing vegetation, including weeds, and any other vegetation that may be a hazard to the planting. The contractor shall be responsible for the removal of all debris from the site.
12. EARTH FILL AND GRADING
- When this is to form part of the works, the contractor must firstly strip all the topsoil from the site and store it in a suitable location. All the existing vegetation and weeds shall be removed and the site graded to the required level. The contractor shall be responsible for the removal of all debris from the site.
13. TRIMMING OF PLANTING
- All trees and shrubs planted, including containerised stock, shall be carried out between October and March but not during the winter months. The contractor shall be responsible for the removal of all debris from the site.
14. PROTECTION OF SUPPLIED PLANTS
- Plants shall be protected from frost exposure and shall be protected from damage during planting. The contractor shall be responsible for the removal of all debris from the site.
15. SUBSEQUENT AND TOPSOILING
- All topsoil to be added to the site shall be added to the site in accordance with the specifications of the relevant landscape architect.
16. STOCK SUPPLY, HANDLING AND PLANTING
- Stock shall be supplied to the site in accordance with the specifications of the relevant landscape architect. The contractor shall be responsible for the removal of all debris from the site.
17. GRASS SEEDING
- The contractor shall be responsible for the maintenance of the grassland in accordance with the specifications of the relevant landscape architect.
18. WATERING
- At the time of planting and at such times as may be required, the contractor shall be responsible for the watering of the planting.

notes:

- 1. All work shall be carried out in accordance with the specifications of the relevant landscape architect.
- 2. The contractor shall be responsible for the removal of all debris from the site.
- 3. The contractor shall be responsible for the maintenance of the planting in accordance with the specifications of the relevant landscape architect.

key:

- Proposed Tree
- Proposed Native Hedgerow Planting
- Proposed Shrub Planting (as noted)
- Proposed Driveway
- Proposed Visibility Splay (approximate extent - see drawing 3235.001.32.22 for details)
- Existing Trees & Hedgerow to be Retained
- Existing Grass to be Retained
- Existing Buildings/Structures

lingard-farrow-stykes

01 11/04/23

Project: 3235.001.32.22

Client: Geraint Roberts Associates

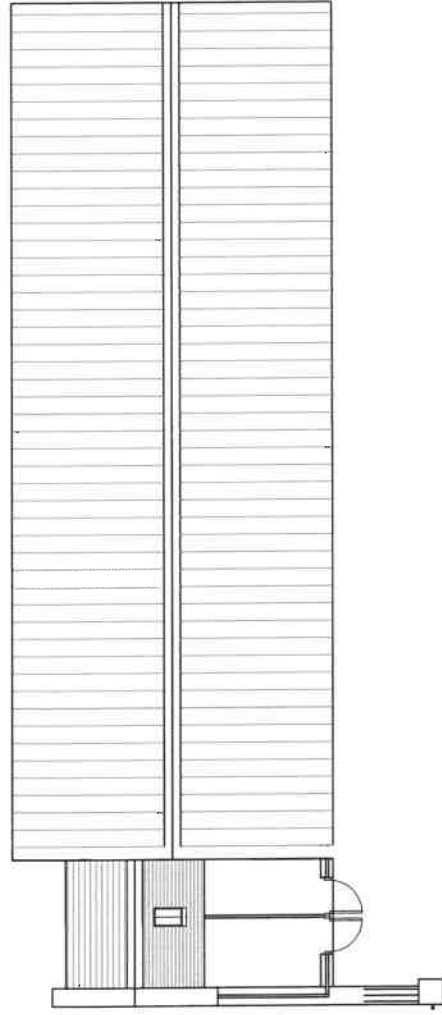
Location: Windmill Lane, Walepool, SY21 9HZ

Scale: 1:500 @ A1

Drawn: 15/04/23

Checked: 15/04/23

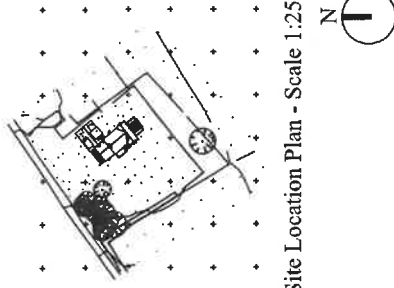
Approved: 15/04/23



Architectural floor plan of a rectangular room. The overall dimensions are 5600 (width) and 4900 (length). The plan shows a large central area with a dashed center line, a smaller area at the bottom left, and a series of semi-circular protrusions along the right wall.

Proposed Outbuilding - External Materials

- **Roofs** - Natural Slate Roof and interlocking clay ridge tiles to the kennel (SW end of the block)
Conservation style rooflight to the roof covering and grey coloured, welded Zinc roof covering to the remainder of the main outbuilding roof to match the garage wing of the house, opposite.
- **Walls** - SW facing elevations to the gables of the kennel, to the outbuilding and to the yard wall to be brickwork to match the existing house in tone, texture and colour as far as is practically possible. Natural Sandstone coping details in the gable wall of the kennel and to yard wall - gatepost. No elevations to the Outbuilding to be covered in vertically fixed, stained timber cladding.
- **Window** - to be a grey coloured UPVC construction. Doors, stained timber
- **Rainwater Goods** - Patented Gutters, Downpipes and coordinating fittings with the zinc roof finish of the outbuilding.



Site Location Plan - Scale 1:2500

XXX Issue	XX.XX.XX Date	XXXX Description	XX Checked
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AS PROPOSED

Client:
Mr Chris Lloyd

Project,
Plas Newydd, Windmill Lane,
Trelydan, nr. Welshpool, POWYS,

Prayer Time

Proposed Outbuilding
Proposed Roof & Floor Plans

PNWL - GRA-XX-XX-DR-A-Pr11 Project Name Location Date	Soils +/- 1:100 @ A3	Drawn: JGR
		Date: 06.09.25
		Checked: JGR

GERAINT ROBERTS ASSOCIATES
ARCHITECT AND HISTORIC BUILDINGS CONSULTANT
2 Maes Derw, Llantechain, Powys, SY22 6XN
T: 07722 146949 E: geraint@erauk.com

Appendix R



Cyngor Tref y Trallwng | Welshpool Town Council

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

Document / Report

Author	Kimberly Wright Events, Planning and Markets Officer
Title	Planning Decisions - October
Date	29th October 2025

1. Purpose

1. To receive all planning decisions made from the previous meeting, up until this meeting.

2. Approved applications;

1. 25/0879/HH - Erection of side extension & detached outbuilding Stoneleigh Red Bank Welshpool SY21 7PL.
2. 25/0909/REM - Section 99 application to vary conditions 2 and 11 of planning permission 22/0285/REM in relation to changes to approved plans Neuadd Maldwyn Severn Road Welshpool SY21 7AS.
3. 25/1397/NMA - Application for non-material amendments to planning permission 22/1137/FUL in respect of adding retaining wall to boundary Lime Kiln Cottage Rhallt Lane Buttington Welshpool Powys SY21 9JP
4. 25/1236/HH - Demolition of existing conservatory and erection of extension Dingle Frochas Welshpool SY21 9JD

3. Withdrawn applications

1. Refurbishment and replacement of windows, re-roofing, brick repointing and other external works 14 Broad Street Welshpool SY21 7SD

4. Refused applications

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