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
Full Council - 10/12/2025 6:30pm

5th December 2025

Dear Councillor,

You are hereby summoned to attend a meeting of the Full Council of Welshpool Town Council which will be held on Wednesday 10th December 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/84266458723?pwd=7gfqyGBEX24PLhpus2BXkfSWnHuSRX.1 to join online or use Zoom Meeting ID 842 6645 8723 and passcode 946870, or via telephone by ringing +442034815237,,84266458723#,,,,*946870# .

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. TOWN MAYOR'S REPORT - DECEMBER 2025

To receive a verbal report from the Town Mayor, Cllr Phil Owen.

5. COUNTY COUNCIL AND COUNTY COUNCILLOR UPDATES

To welcome County Councillors and to receive a verbal update and exchange information on matters affecting Welshpool.

6. MINUTES AND MATTERS ARISING

6.1. Previous Minutes

To approve and sign as a correct record, the minutes from the meeting of the Full Council on 26/11/2025.

[Appendix B]

6.2. Matters Arising

To report for information purposes only matters arising from the Full Council on 26/11/2025.

7. FINANCE

7.1. Council Accounts (November - Period 8)

To consider the Income and Expenditure Reports and Cash and Bank Totals for November 2025 and note the bank balances as of 30th November 2025:
- General Fund - £14,868.33
- 30 Day Account - £70,088.07
- Petty Cash - £35.72
- Hub Community Account - £2,357.46

[Appendix C]
[Appendix D]

7.2. Payment of Invoices - December

To consider payment of invoices for December, including any additional payments tabled on the night.

[Appendix E]

8. SECTION 6 BIODIVERSITY REPORT 2022-2025

To approve the Council's Section 6 Biodiversity Monitoring Report 2022-2025. [Section 6(7), Environment (Wales) Act 2016]

[Appendix F]

9. MOTIONS FOR DISCUSSION

9.1. Bull Dingle

To discuss progress at Bull Dingle and if desired, resolve accordingly (Cllrs Rowell & Quarrell).

9.2. Oldford Estate

To discuss progress with play provision on Oldford Estate (Cllr Pritchard).

10. PLANNING - NEW APPLICATIONS

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

10.1. 25/0904/FUL

Proposed demolition of existing garage, erection of apartment block and all associated works
Quarry Service Station, Brook Street, Welshpool, SY21 7NA

[Appendix G]

10.2. 25/1524/HH

The siting of an air source heat pump
2 Windmill Cottages, Windmill Lane, Trelydan, Welshpool, Powys

[Appendix H]

10.3. 25/1744/FUL

Erection of a dwelling and associated works
Land At Heulwen Way, Welshpool, Powys, SY21 7DB

[Appendix I]

10.4. 25/1780/LBC

Lead rolls to roof hips, replace defective rainwater goods for cast iron, replace steel frame over cobbles with new stainless steel platform and brick stitching & isolated mortar repointing
Welshpool Cockpit New Street Welshpool SY21 7SF

[Appendix J]

11. DATE OF NEXT MEETING

To note that the next meeting of Full Council will be held on 28th January 2026 at 6:30pm.

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: town.clerk@welshpooltowncouncil.gov.uk

DRAFT

Minutes of the Full Council held on 26/11/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Councillor Alison Davies
Councillor Dr Ben Gwalchmai
Councillor Carol Robinson
Councillor Chris Davies
Councillor Jackson Quarrell
Councillor Morag Bailey
Councillor Nick Howells
Councillor Phil Owen (Chair)
Councillor Phil Pritchard
Councillor Richard Church
Councillor Revd William Rowell

Apologies for absence:

Councillor David France
Councillor Estelle Bleivas
Councillor Sally Fitzgerald

Absent:

Councillor Julie Arnold

Also in attendance:

Richard Williams - Town Clerk & Proper Officer
1 member(s) of the public / press

FC261125/1. WELCOME AND APOLOGIES FOR ABSENCE

His Worship the Mayor, Cllr Phil Owen welcomed all to the meeting. Apologies for absence were received from Cllrs David France, Estelle Bleivas and Sally Fitzgerald.

FC261125/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

The following interests were declared:

Item	Councillor	Type	Reason
8.1	Chris Davies	Personal	Daughter is employed by the Council and would be affected by the recommendation.

FC261125/3. PUBLIC PARTICIPATION

None.

FC261125/4. TOWN MAYOR'S REPORT - NOVEMBER 2025

The Mayor gave an update and explained that November has been very full on with events such as Fireworks, Remembrance and White Ribbon and conveyed his thanks to all the staff and councillors who had been involved.

The Mayor also referenced the previous meeting and urged those present to respect the democratic process and work together for the good of the town.

FC261125/5. COUNTY COUNCIL AND COUNTY COUNCILLOR UPDATES

County Cllr Richard Church reported that that an increase in litter had been observed along the canal towpath since KFC and Starbucks had opened in Buttington. A discussion also took place regarding the loss of car parking provision at the site for walkers and the Town Clerk confirmed that the Events & Planning Committee would discuss this as a planning enforcement issue in January.

FC261125/6. MINUTES AND MATTERS ARISING

FC261125/6.1 Previous Minutes

An amendment was proposed to correct the erroneous duplication of a seconder in FC221025/10.

RESOLVED
To approve as amended above, the minutes from the meeting of the Full Council on 22/10/2025.

WTCM414 - Proposed by Cllr Morag Bailey, seconded by Cllr Alison Davies. A recorded vote was requested.

For: Alison Davies, Dr Ben Gwalchmai, Carol Robinson, Jackson Quarrell, Nick Howells, Phil Owen, Richard Church
Against: Phil Pritchard
Abstain: Chris Davies, Revd William Rowell

FC261125/6.2 Matters Arising

The Town Clerk reported that all actions were either in progress or complete.

FC261125/7. COMMITTEES - MINUTES

FC261125/7.1 Events & Planning Committee - November 2025

The Chair of the Committee, Cllr Chris Davies ran through the minutes and offered to answer any questions.

FC261125/8. COMMITTEES - RECOMMENDATIONS

FC261125/8.1 Finance & Governance Committee - November 2025

The Chair of the Committee, Cllr Morag Bailey ran through the minutes and offered to answer any questions. She referred to the two recommendations made to Council which were listed on the agenda.

A discussion took place between members and Cllr Chris Davies declared an personal interest.
Cllr Nick Howells left the meeting due to technical issues.

A recorded vote was held on the recommendation relating to the Festive Closure Period which would have approved two additional days of paid leave for staff on the 31st December 2025 and 2nd January 2026.
For: Jackson Quarrell, Phil Owen, Phil Pritchard, William Rowell (4)
Against: Alison Davies, Dr Ben Gwalchmai, Carol Robinson, Morag Bailey, Richard Church (5)
Abstain: None

Cllr Phil Pritchard left the meeting.

An alternative motion was proposed and seconded which would be to approve one additional day of paid leave for staff on the 31st December 2025 and this was accepted. The remaining recommendation was also proposed and seconded and accepted.

RESOLVED
To approve one additional day of paid leave for staff on the 31st December 2025.

WTCM415 - Proposed by Cllr Dr Ben Gwalchmai, seconded by Cllr Jackson Quarrell

RESOLVED
To approve and adopt the FOI Publication Scheme.

WTCM416 - Proposed by Cllr Morag Bailey, seconded by Cllr Alison Davies

FC261125/9. FINANCE

FC261125/9.1 Council Accounts (October - Period 7)

Councillors noted the financial reports.

FC261125/9.2 Payment of Invoices - November

Councillors thanked the Town Clerk for the new format for presentation of payment of invoices.

RESOLVED
To approve payment of invoices for November 2025.

WTCM417 - Proposed by Cllr Revd William Rowell, seconded by Cllr Alison Davies

FC261125/10. BUDGET 2026/2027 - DRAFT 2

The Town Clerk summarised the changes and thanked all councillors for working on the draft budget to date. He explained that a third draft would be considered by all committees and ultimately Council in January where the precept would also be set.

FC261125/11. OTHER MATTERS

FC261125/11.1 Remembrance 2026 - Band

The Town Clerk explained that due to the short timescales, the Council was considering this item instead of the Events & Planning Committee. A discussion took place between members and they agreed that the inclusion of some elements of a band this year was a welcome addition.

RESOLVED
To approve the booking of a band for Remembrance 2026 at the cost of £1200.

WTCM418 - Proposed by Cllr Revd William Rowell, seconded by Cllr Jackson Quarrell

FC261125/11.2 Civic and Ceremonial Working Group

The Town Clerk explained the background to the group and hoped it would examine areas of historic civic and ceremonial aspects which the Council previously did whilst also exploring that is appropriate in the modern age. Members supported the request and suggested that Cllrs Estelle Bleivas, Jackson Quarrell, William Rowell, Alison Davies, Carol Robinson and the Mayor sit on the group.

RESOLVED
That a working group of Cllrs Estelle Bleivas, Jackson Quarrell, William Rowell, Alison Davies, Carol Robinson and the Mayor be established to work with the officers on civic and ceremonial matters.

WTCM419 - Proposed by Cllr Revd William Rowell, seconded by Cllr Morag Bailey

FC261125/11.3 Car Parking Trial

The Town Clerk summarised the report and explained that this topic was being explored by other towns in Powys and wanted to ensure that Welshpool had an opportunity to pursue similar opportunities.

A discussion took place on the merits and disadvantages of the scheme and it was proposed to defer consideration until after an evaluation had been undertaken of the four free parking days over the festive period and requested that the Town Clerk brought the report back for consideration in January.

RESOLVED
To defer consideration of the report until January 2026.

WTCM420 - Proposed by Cllr Morag Bailey, seconded by Cllr Alison Davies

FC261125/12. OUTSIDE BODIES

FC261125/12.1 OVW AGM

The Town Clerk explained the background to the item and members elected Cllr Alison Davies to attend and discussed the proposed motions.

RESOLVED
To elect Cllr Alison Davies to attend the One Voice Wales Annual General Meeting (AGM) on the 21st January 2026 and vote on the proposed motions on behalf of the Council.

WTCM421 - Proposed by Cllr Morag Bailey, seconded by Cllr Phil Owen

FC261125/12.2 Other Outside Bodies

Cllr Morag Bailey reported that she had attended her first meeting as additional community governor at Welshpool Church in Wales Primary School.
The Town Clerk reported that members will need to meet as the R U Sayce Trust in January to discuss financial issues.

FC261125/13. DATE OF NEXT MEETING

The next meeting of Full Council will be held on 10th December 2025 at 6:30pm and will be followed by festive refreshments - an invitation was made to all councillors, staff and their spouses.

FC261125/14. CONFIDENTIAL SESSION - EXCLUSION

RESOLVED
That members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted.

WTCM422 - Proposed by Cllr Revd William Rowell, seconded by Cllr Alison Davies

FC261125/15. OPERATIONS & DEVELOPMENT COMMITTEE - NOVEMBER 2025 [CONFIDENTIAL]

In the absence of the Chair, the Town Clerk summarised the recommendation made by the committee in relation to Meals on Wheels.

RESOLVED
To approve the transfer of Meals on Wheels Service to Welshpool Community Haven (Charity No. 1207827) on an agreed date, under the terms of the draft Service Transfer Agreement;
To authorise the Town Clerk to finalise the Transfer Agreement on behalf of the Council; and
To authorise the Town Clerk to oversee implementation, including staff and data transfer, vehicle arrangements, and any transitional support as required.

WTCM423 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell

FC261125/16. LAND ADJ TO YOUTH CENTRE [CONFIDENTIAL]

The Town Clerk explained the previous decision relating to the land and after discussions with the interested party had asked Council to vary the agreement made.

RESOLVED
To authorise the Town Clerk to enter into negotiations with The Feathers Association for a ten year lease with an option to renew over the portion of the land for use as a skatepark and recreational space and to draft and agree such Heads of Terms as appropriate, with the final lease approval reserved to Council.

WTCM424 - Proposed by Cllr Revd William Rowell, seconded by Cllr Alison Davies

The meeting finished at 20:41.

Signed: Dated:

Councillor Phil Owen (Chair)

Decision/Action Log

ID		Assigned
WTCM414	**RESOLUTION** **FC261125/6.1 Previous Minutes** To approve as amended above, the minutes from the meeting of the Full Council on 22/10/2025.	Town Clerk & Proper Officer
WTCM415	**RESOLUTION** **FC261125/8.1 Finance & Governance Committee - November 2025** To approve one additional day of paid leave for staff on the 31st December 2025.	Town Clerk & Proper Officer
WTCM416	**RESOLUTION** **FC261125/8.1 Finance & Governance Committee - November 2025** To approve and adopt the FOI Publication Scheme.	Town Clerk & Proper Officer

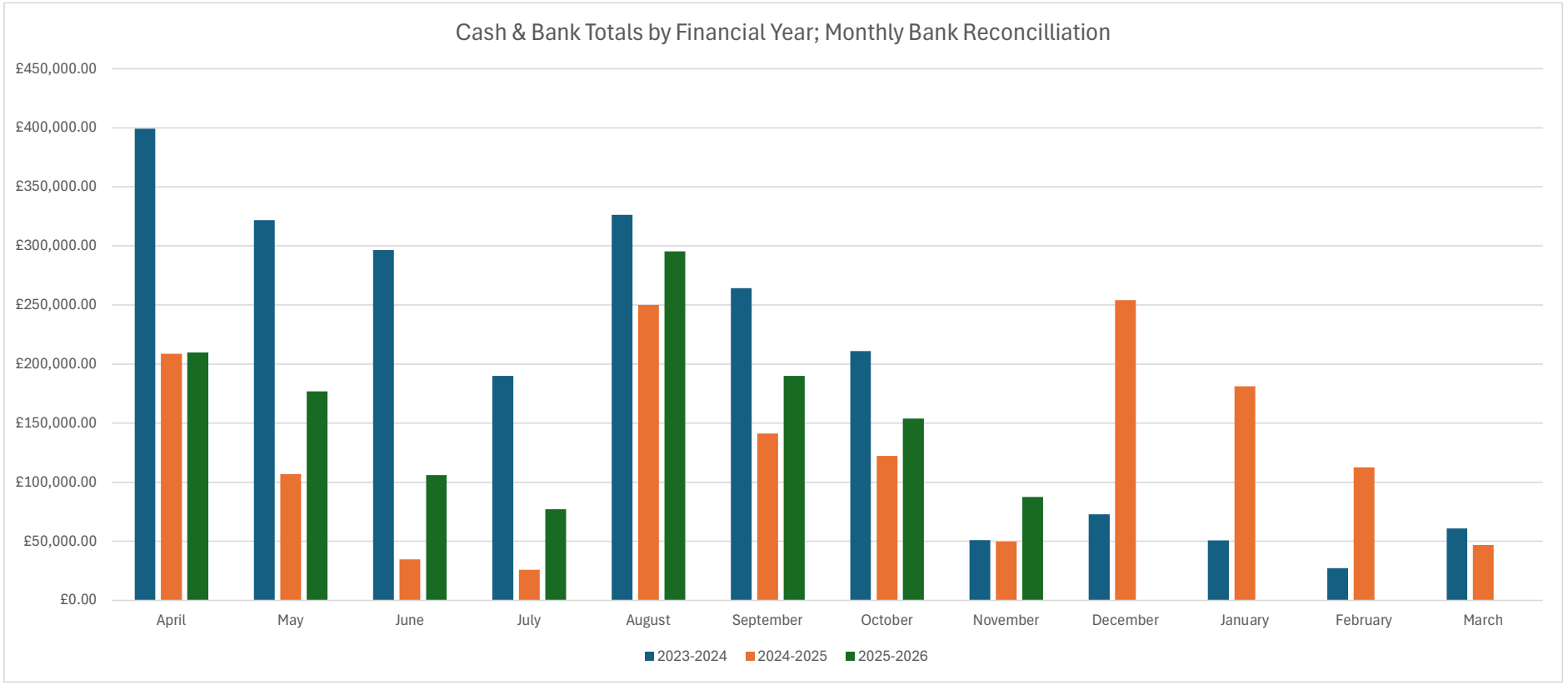
ID		Assigned
WTCM417	**RESOLUTION** **FC261125/9.2 Payment of Invoices - November** To approve payment of invoices for November 2025.	Town Clerk & Proper Officer
WTCM418	**RESOLUTION** **FC261125/11.1 Remembrance 2026 - Band** To approve the booking of a band for Remembrance 2026 at the cost of £1200.	Events, Planning and Markets Officer
WTCM419	**RESOLUTION** **FC261125/11.2 Civic and Ceremonial Working Group** That a working group of Cllrs Estelle Bleivas, Jackson Quarrell, William Rowell, Alison Davies, Carol Robinson and the Mayor be established to work with the officers on civic and ceremonial matters.	Town Clerk & Proper Officer
WTCM420	**RESOLUTION** **FC261125/11.3 Car Parking Trial** To defer consideration of the report until January 2026.	Town Clerk & Proper Officer
WTCM421	**RESOLUTION** **FC261125/12.1 OVW AGM** To elect Cllr Alison Davies to attend the One Voice Wales Annual General Meeting (AGM) on the 21st January 2026 and vote on the proposed motions on behalf of the Council.	Town Clerk & Proper Officer
WTCM422	**RESOLUTION** **FC261125/14 Confidential Session - Exclusion** That members of the public and press be requested to leave the meeting by reason of the confidential nature of the business about to be transacted.	Town Clerk & Proper Officer
WTCM423	**RESOLUTION** **FC261125/15 Operations & Development Committee - November 2025** To approve the transfer of Meals on Wheels Service to Welshpool Community Haven (Charity No. 1207827) on an agreed date, under the terms of the draft Service Transfer Agreement; To authorise the Town Clerk to finalise the Transfer Agreement on behalf of the Council; and To authorise the Town Clerk to oversee implementation, including staff and data transfer, vehicle arrangements, and any transitional support as required.	Town Clerk & Proper Officer
WTCM424	**RESOLUTION** **FC261125/16 Land adj to Youth Centre** To authorise the Town Clerk to enter into negotiations with The Feathers Association for a ten year lease with an option to renew over the portion of the land for use as a skatepark and recreational space and to draft and agree such Heads of Terms as appropriate, with the final lease approval reserved to Council.	Town Clerk & Proper Officer

Appendix C

Welshpool Town Council

Cash & Bank Totals

					Precept					Precept		Precept
Financial Year	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**	**January**	**February**	**March**
2023-2024	£399,121.99	£321,647.77	£296,433.69	£189,914.84	£326,258.67	£264,348.29	£211,024.10	£51,135.99	£72,844.79	£50,699.32	£27,240.37	£61,019.31
2024-2025	£208,734.21	£106,997.97	£34,705.68	£25,891.75	£250,077.35	£141,333.30	£122,216.78	£49,808.97	£254,001.96	£181,224.01	£112,555.29	£46,939.39
2025-2026	£210,022.16	£176,995.40	£105,878.21	£76,986.30	£295,361.13	£189,828.72	£153,808.65	£87,449.58				



Appendix D

Welshpool Town Council 2025-2026

Detailed Income & Expenditure by Budget Heading 04/12/2025

Month No: 8 **Committee Report**

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Finance & Governance									
210	Administration & Management								
1076	Precept	0	781,600	781,600	0			100.0%	
1080	Income - Interest	88	581	500	(81)			116.3%	
1380	Income - Charity Donations	0	704	0	(704)			0.0%	
1450	Income - Donations	(99)	0	0	0			0.0%	
1455	Income - Warm Hub Donations	567	1,059	0	(1,059)			0.0%	
1500	Income - Commission Sales	50	50	0	(50)			0.0%	
1510	Income - Direct Sales	8	8	0	(8)			0.0%	
	Administration & Management :- Income	**615**	**784,003**	**782,100**	**(1,903)**			**100.2%**	**0**
4000	Salary	6,718	48,999	129,882	80,883		80,883	37.7%	
4005	HMRC	1,209	16,574	13,815	(2,759)		(2,759)	120.0%	
4010	Pension Payments	554	4,529	6,657	2,128		2,128	68.0%	
4011	PCC Pension Shortfall	0	10,100	10,100	0		0	100.0%	
4020	Training Staff	100	410	4,000	3,590		3,590	10.3%	
4021	Training Councillors	186	1,278	1,000	(278)		(278)	127.8%	
4025	Uniforms	0	24	250	226		226	9.8%	
4055	Rates	0	0	7,500	7,500		7,500	0.0%	
4060	Services	107	1,552	7,500	5,948		5,948	20.7%	
4065	Mobile Phones	16	125	250	125		125	50.1%	
4095	Licenses	0	(130)	0	130		130	0.0%	
4100	Cleaning & Materials	18	18	250	232		232	7.2%	
4330	Special Projects	992	992	10,000	9,008		9,008	9.9%	
4340	Equipment	0	43	500	457		457	8.6%	
4400	Vehicles	0	46	0	(46)		(46)	0.0%	
4445	Conferences	0	220	1,000	780		780	22.0%	
4470	Bank Charges	60	501	1,000	499		499	50.1%	
4725	Stationery	127	694	2,000	1,306		1,306	34.7%	
4850	Insurance	0	31,063	32,000	937		937	97.1%	
4855	Audit	0	1,275	2,500	1,225		1,225	51.0%	
4860	Professional Fees	0	6,267	6,448	181		181	97.2%	
4865	Web Site	0	0	500	500		500	0.0%	
4866	IT Costs	902	15,725	15,000	(725)	150	(875)	105.8%	
4870	Mayoral & Senior Allowance	0	294	1,500	1,206		1,206	19.6%	
4875	Health & Safety	0	6,993	7,000	7		7	99.9%	
4880	Electrical Testing	0	0	500	500		500	0.0%	
4885	Elections	0	7,031	1,500	(5,531)		(5,531)	468.7%	
4890	Welsh Language	0	0	500	500		500	0.0%	
4895	Subscriptions	0	2,072	2,000	(72)		(72)	103.6%	

Continued over page

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4900	Miscellaneous Costs	81	1,100	500	(600)		(600)	220.1%	
4925	Section 137	0	(0)	0	0		0	0.0%	
5146	Civic & Hospitality	0	150	500	350		350	30.0%	
5170	Newsletters	0	697	2,000	1,303		1,303	34.8%	
5450	Warm Hub Expenditure	240	445	500	55		55	89.0%	
	Administration & Management :- Indirect Expenditure	**11,310**	**159,086**	**268,652**	**109,566**	**150**	**109,416**	**59.3%**	**0**
	Net Income over Expenditure	**(10,695)**	**624,917**	**513,448**	**(111,469)**				
	Finance & Governance :- Income	**615**	**784,003**	**782,100**	**(1,903)**			**100.2%**	
	Expenditure	**11,310**	**159,086**	**268,652**	**109,566**	**150**	**109,416**	**59.3%**	
	Movement to/(from) Gen Reserve	**(10,695)**	**624,917**	**513,448**	**(111,469)**				

Operations & Development

100	Town Hall								
1100	Income - Corn Exchange	567	3,514	7,000	3,486			50.2%	
1103	Refreshments - Corn Exchange	0	130	0	(130)			0.0%	
1104	Refreshments - Assembly Room	0	100	0	(100)			0.0%	
1105	Income - Assembly Rooms	788	3,147	1,800	(1,347)			174.8%	
1110	Income - Other Rooms	635	1,257	1,000	(257)			125.7%	
1120	Income - Telephone Mast Rental	2,500	2,500	5,000	2,500			50.0%	
1370	Income - Grant	0	2,500	0	(2,500)			0.0%	
	Town Hall :- Income	**4,489**	**13,147**	**14,800**	**1,653**			**88.8%**	**0**
4000	Salary	5,181	36,595	68,355	31,760		31,760	53.5%	
4005	HMRC	946	11,479	6,885	(4,594)		(4,594)	166.7%	
4010	Pension Payments	467	3,679	6,657	2,978		2,978	55.3%	
4055	Rates	0	36,068	35,000	(1,068)		(1,068)	103.1%	
4060	Services	4,865	39,701	60,000	20,299	40	20,259	66.2%	
4085	Repairs & Maintenance	545	24,237	15,000	(9,237)		(9,237)	161.6%	
4095	Licenses	0	870	1,500	630		630	58.0%	
4096	BLT Loan	0	940	0	(940)		(940)	0.0%	
4098	Community Fridge	0	741	0	(741)		(741)	0.0%	
4100	Cleaning & Materials	541	9,070	10,000	930		930	90.7%	
4200	Waste Collection	108	1,738	1,500	(238)		(238)	115.9%	
4202	Consumeables	0	175	500	325		325	35.0%	
4340	Equipment	0	(449)	500	949		949	(89.8%)	
4866	IT Costs	0	0	500	500		500	0.0%	
4875	Health & Safety	0	0	1,000	1,000		1,000	0.0%	
4900	Miscellaneous Costs	0	781	1,500	719		719	52.0%	
	Town Hall :- Indirect Expenditure	**12,654**	**165,624**	**208,897**	**43,273**	**40**	**43,233**	**79.3%**	**0**
	Net Income over Expenditure	**(8,165)**	**(152,477)**	**(194,097)**	**(41,620)**				

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Welshpool Town Council 2025-2026

Detailed Income & Expenditure by Budget Heading 04/12/2025

Month No: 8 **Committee Report**

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
110	Markets								
1200	Income - Market Stalls	1,681	10,956	13,000	2,044			84.3%	
1205	Income - Outdoor Markets	136	732	1,000	268			73.2%	
1300	Income - Rent	287	287	0	(287)			0.0%	
	Markets :- Income	**2,105**	**11,976**	**14,000**	**2,024**			**85.5%**	**0**
4085	Repairs & Maintenance	340	340	750	410		410	45.3%	
4095	Licenses	24	249	500	251		251	49.8%	
4205	Marketing	0	0	250	250		250	0.0%	
	Markets :- Indirect Expenditure	**364**	**589**	**1,500**	**911**	**0**	**911**	**39.3%**	**0**
	Net Income over Expenditure	**1,741**	**11,387**	**12,500**	**1,113**				
130	Recreation								
1340	Income - Rec Club Rents etc	583	1,383	3,000	1,617			46.1%	
1345	Income - Casual Recreation	0	29	0	(29)			0.0%	
1350	Income - Allotments	0	855	600	(255)			142.5%	
1365	Income - Other	0	1,672	0	(1,672)			0.0%	
1370	Income - Grant	20,000	20,000	0	(20,000)			0.0%	
	Recreation :- Income	**20,583**	**23,940**	**3,600**	**(20,340)**			**665.0%**	**0**
4020	Training Staff	0	1,905	2,000	95		95	95.3%	
4025	Uniforms	(368)	(0)	0	0		0	0.0%	
4060	Services	0	1,585	2,500	915		915	63.4%	
4085	Repairs & Maintenance	1,062	5,327	6,000	673	2,277	(1,604)	126.7%	
4202	Consumeables	0	0	500	500		500	0.0%	
4340	Equipment	1,763	1,840	2,500	660		660	73.6%	
4341	Play Equipment	1,991	3,417	10,000	6,583	20,954	(14,371)	243.7%	
4342	Play Area Fencing	0	13,250	16,000	2,750		2,750	82.8%	
4345	End of Season Works	0	0	20,000	20,000		20,000	0.0%	
4355	Country Park Lease	0	530	400	(130)		(130)	132.5%	
4360	Outer Park Lease	0	1,500	1,000	(500)		(500)	150.0%	
4365	STRI/ROSPA	0	520	1,500	980		980	34.7%	
4375	Memorial Garden	214	1,894	250	(1,644)		(1,644)	757.7%	
4380	Allotment Costs	0	0	300	300		300	0.0%	
4400	Vehicles	0	6,827	0	(6,827)		(6,827)	0.0%	
4401	Vehicle Running Costs	0	990	1,000	10		10	99.0%	
4875	Health & Safety	0	16	250	234		234	6.5%	
4900	Miscellaneous Costs	0	0	100	100		100	0.0%	
	Recreation :- Indirect Expenditure	**4,661**	**39,601**	**64,300**	**24,699**	**23,231**	**1,468**	**97.7%**	**0**
	Net Income over Expenditure	**15,922**	**(15,662)**	**(60,700)**	**(45,038)**				

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Welshpool Town Council 2025-2026

Detailed Income & Expenditure by Budget Heading 04/12/2025

Month No: 8 **Committee Report**

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
140	Street Scene								
4000	Salary	4,689	34,942	65,079	30,137		30,137	53.7%	
4005	HMRC	831	10,455	6,566	(3,889)		(3,889)	159.2%	
4010	Pension Payments	467	3,840	4,662	822		822	82.4%	
4020	Training Staff	0	0	1,000	1,000		1,000	0.0%	
4025	Uniforms	393	445	500	55		55	88.9%	
4026	PPE	60	60	500	440		440	12.0%	
4065	Mobile Phones	16	125	200	75		75	62.7%	
4085	Repairs & Maintenance	0	830	1,200	370		370	69.2%	
4200	Waste Collection	175	2,101	2,500	399		399	84.0%	
4202	Consumeables	0	61	0	(61)		(61)	0.0%	
4340	Equipment	0	1,003	3,000	1,997		1,997	33.4%	
4400	Vehicles	1,079	14,025	5,400	(8,625)		(8,625)	259.7%	
4401	Vehicle Running Costs	68	369	1,500	1,132		1,132	24.6%	
4515	Buttington Cemetery	0	1,300	1,500	200		200	86.7%	
4900	Miscellaneous Costs	0	0	200	200		200	0.0%	
	Street Scene :- Indirect Expenditure	**7,778**	**69,556**	**93,807**	**24,251**	**0**	**24,251**	**74.1%**	**0**
	Net Expenditure	**(7,778)**	**(69,556)**	**(93,807)**	**(24,251)**				
150	Toilets								
4060	Services	1,065	8,420	3,000	(5,420)		(5,420)	280.7%	
4085	Repairs & Maintenance	2,418	2,640	1,000	(1,640)		(1,640)	264.0%	
4100	Cleaning & Materials	1,455	5,942	15,000	9,058		9,058	39.6%	
4450	Toilet Costs	0	17	0	(17)		(17)	0.0%	
	Toilets :- Indirect Expenditure	**4,938**	**17,020**	**19,000**	**1,980**	**0**	**1,980**	**89.6%**	**0**
	Net Expenditure	**(4,938)**	**(17,020)**	**(19,000)**	**(1,980)**				
160	Domen Castell								
4055	Rates	0	582	0	(582)		(582)	0.0%	
4060	Services	24	186	1,200	1,014		1,014	15.5%	
4085	Repairs & Maintenance	0	13,838	5,000	(8,838)		(8,838)	276.8%	
4095	Licenses	0	0	1,350	1,350		1,350	0.0%	
4550	Rent Private Land	0	3,000	3,000	0		0	100.0%	
	Domen Castell :- Indirect Expenditure	**24**	**17,607**	**10,550**	**(7,057)**	**0**	**(7,057)**	**166.9%**	**0**
	Net Expenditure	**(24)**	**(17,607)**	**(10,550)**	**7,057**				

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		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
190	Ann Holloway Centre								
1110	Income - Other Rooms	579	2,732	5,000	2,268			54.6%	
1300	Income - Rent	0	375	0	(375)			0.0%	
1635	Income - Lease	0	0	6,000	6,000			0.0%	
	Ann Holloway Centre :- Income	**579**	**3,107**	**11,000**	**7,893**			**28.2%**	**0**
4060	Services	1,378	8,303	12,000	3,697		3,697	69.2%	
4085	Repairs & Maintenance	1,044	4,727	5,000	273	185	89	98.2%	
4100	Cleaning & Materials	90	1,043	4,000	2,957		2,957	26.1%	
4200	Waste Collection	219	809	1,500	691		691	53.9%	
4866	IT Costs	0	0	200	200		200	0.0%	
4875	Health & Safety	0	0	200	200		200	0.0%	
4900	Miscellaneous Costs	7	7	200	193		193	3.5%	
	Ann Holloway Centre :- Indirect Expenditure	**2,738**	**14,888**	**23,100**	**8,212**	**185**	**8,027**	**65.2%**	**0**
	Net Income over Expenditure	**(2,159)**	**(11,781)**	**(12,100)**	**(319)**				
200	Meals on Wheels								
1650	Income - Meals on Wheels	1,896	16,669	20,000	3,331			83.3%	
	Meals on Wheels :- Income	**1,896**	**16,669**	**20,000**	**3,331**			**83.3%**	**0**
4000	Salary	1,817	10,128	21,735	11,607		11,607	46.6%	
4005	HMRC	85	2,124	801	(1,323)		(1,323)	265.2%	
4100	Cleaning & Materials	0	163	500	337		337	32.5%	
4202	Consumeables	0	25	250	225		225	10.0%	
4340	Equipment	0	0	500	500		500	0.0%	
4400	Vehicles	211	1,475	4,000	2,525		2,525	36.9%	
4710	Meal Costs	225	2,145	8,000	5,855	174	5,682	29.0%	
4900	Miscellaneous Costs	0	0	200	200		200	0.0%	
	Meals on Wheels :- Indirect Expenditure	**2,337**	**16,060**	**35,986**	**19,926**	**174**	**19,752**	**45.1%**	**0**
	Net Income over Expenditure	**(441)**	**609**	**(15,986)**	**(16,595)**				
	Operations & Development :- Income	**29,652**	**68,838**	**63,400**	**(5,438)**			**108.6%**	
	Expenditure	**35,495**	**340,945**	**457,140**	**116,195**	**23,629**	**92,566**	**79.8%**	
	Movement to/(from) Gen Reserve	**(5,843)**	**(272,107)**	**(393,740)**	**(121,633)**				
Events & Planning									
180	Tourist Information								
1110	Income - Other Rooms	0	347	0	(347)			0.0%	
1370	Income - Grant	0	23,775	0	(23,775)			0.0%	11,888

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		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
1500	Income - Commission Sales	1,556	46,668	40,000	(6,668)			116.7%	
1505	Income - Rail Ticket	0	4,746	8,000	3,254			59.3%	
1510	Income - Direct Sales	435	8,740	13,500	4,760			64.7%	
	Tourist Information :- Income	**1,991**	**84,276**	**61,500**	**(22,776)**			**137.0%**	**11,888**
4000	Salary	5,216	39,684	63,145	23,461		23,461	62.8%	
4005	HMRC	681	10,160	4,325	(5,835)		(5,835)	234.9%	
4010	Pension Payments	769	5,872	7,552	1,680		1,680	77.7%	
4055	Rates	0	6,436	4,700	(1,736)		(1,736)	136.9%	
4060	Services	250	1,965	10,000	8,035		8,035	19.6%	
4085	Repairs & Maintenance	83	370	2,000	1,630		1,630	18.5%	
4100	Cleaning & Materials	72	877	1,000	123		123	87.7%	
4660	Direct Stock	332	4,276	15,000	10,724		10,724	28.5%	
4661	Commission Costs	8,160	35,381	35,000	(381)		(381)	101.1%	
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	60	737	500	(237)		(237)	147.3%	
4991	Capital Works	0	23,775	0	(23,775)		(23,775)	0.0%	
	Tourist Information :- Indirect Expenditure	**15,623**	**129,836**	**148,622**	**18,786**	**0**	**18,786**	**87.4%**	**0**
	Net Income over Expenditure	**(13,632)**	**(45,560)**	**(87,122)**	**(41,562)**				
6001	less Transfer to EMR	0	11,888	0	(11,888)				
	Movement to/(from) Gen Reserve	**(13,632)**	**(57,448)**	**(87,122)**	**(29,674)**				
230	Events								
1365	Income - Other	0	6	0	(6)			0.0%	
1505	Income - Rail Ticket	808	808	0	(808)			0.0%	
1850	Income - Carnival	0	677	1,000	323			67.7%	
1860	Income -Flicks in the Sticks	0	502	1,200	698			41.8%	
1870	Income - Fireworks Display	0	395	2,000	1,605			19.8%	
1880	Income - Winter Festival	160	1,283	700	(583)			183.3%	
1895	Income - Other Events	0	931	1,500	569			62.1%	
	Events :- Income	**968**	**4,602**	**6,400**	**1,798**			**71.9%**	**0**
4065	Mobile Phones	16	125	250	125		125	50.1%	
4900	Miscellaneous Costs	0	249	500	251		251	49.8%	
5100	Flicks in the Sticks	113	713	1,500	787		787	47.5%	
5105	Fireworks Display	(1,972)	(1,972)	2,500	4,472		4,472	(78.9%)	
5115	Remembrance	1,336	1,586	500	(1,086)		(1,086)	317.3%	
5120	Winter Festival	10	1,060	2,000	940		940	53.0%	

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Welshpool Town Council 2025-2026

Detailed Income & Expenditure by Budget Heading 04/12/2025

Month No: 8 **Committee Report**

		Actual Current Mth	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
5121	Christmas Lights	995	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	2,431	3,000	569		569	81.0%	
5192	Carnival	0	3,221	2,500	(721)		(721)	128.8%	
	Events :- Indirect Expenditure	**498**	**20,217**	**14,750**	**(5,467)**	**0**	**(5,467)**	**137.1%**	**0**
	Net Income over Expenditure	**471**	**(15,615)**	**(8,350)**	**7,265**				
	Events & Planning :- Income	**2,960**	**88,878**	**67,900**	**(20,978)**			**130.9%**	
	Expenditure	**16,121**	**150,053**	**163,372**	**13,319**	**0**	**13,319**	**91.8%**	
	Net Income over Expenditure	**(13,161)**	**(61,175)**	**(95,472)**	**(34,297)**				
	less Transfer to EMR	**0**	**11,888**	0	(11,888)				
	Movement to/(from) Gen Reserve	**(13,161)**	**(73,063)**	**(95,472)**	**(22,409)**				
	Grand Totals:- Income	**33,227**	**941,719**	**913,400**	**(28,319)**			**103.1%**	
	Expenditure	**62,926**	**650,084**	**889,164**	**239,080**	**23,779**	**215,301**	**75.8%**	
	Net Income over Expenditure	**(29,699)**	**291,635**	**24,236**	**(267,399)**				
	less Transfer to EMR	**0**	**11,888**	0	(11,888)				
	Movement to/(from) Gen Reserve	**(29,699)**	**279,747**	**24,236**	**(255,511)**				

Appendix E

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Cyngor Tref y Trallwng | Welshpool Town Council

Invoices / Payments for Approval - Month 9

Date	Invoice No.	Ref No.	Detail	Total	Status
Amberon Ltd [AMBERON]					
30/11/2025	LL621910	6128	road closure winter festival	£708.00	
Angel Voice Singing School [ANGELVOICE]					
01/12/2025	76	6130	Angel Voice Choir Winter Fest	£50.00	
Argae Hall Caravan Park [ARGAE HALL]					
02/12/2025	SEASON25	6132	End of Season Works 2025	£25,656.00	
Arts Alive [ARTS]					
04/12/2025	FP-371	6129	Flicks Last Christmas	£180.00	
British Gas [BGAS] - paid by Direct Debit					
25/11/2025	810335132	6092	electric MB Nov	£12.60	
04/12/2025	725913305	6131	electricity AHC nov	£731.35	
Blachere Illuminations UK Ltd [BLACHERE]					
20/11/2025	SP44174	6085	Christmas Lights	£594.00	
Bowcom [BOW]					
29/07/2025	SI29883	6117	White Paint	£366.60	
Dan Johnson Plumbing & Heating [DJ PLUMB]					
21/11/2025	2111AHC	6096	Heating call out AHC	£120.00	
21/11/2025	2111TH	6097	Rewrite TH thermostat & explor	£240.00	
Enreach [ENREACH]					
30/11/2025	438310	6120	Telephone Dec 25	£603.82	
Festival Fireworks [FESTFIRE]					
30/11/2025	0015	6123	Fireworks Display 2025	£2,000.00	
Grenke Leasing Ltd [GRENKE] - paid by Direct Debit					
22/11/2025	0000501682/2025	6089	Telephone rental December	£81.60	
22/10/2025	0000477430/2025	6090	Telephone rental November	£81.60	Paid on 05/11/2025
03/12/2025	0000033072/2026	6121	Photocopier Protection 2026	£469.04	
03/12/2025	0000021635/2026	6122	Telephone Protection 2026	£127.24	
HM Land Registry [HMLR]					
11/11/2025	NOV1	6110	NOV1/HM Land Registry/CYM39463	£7.00	Paid on 11/11/2025
Rentokil Initial [INITIAL] - paid by Direct Debit					
28/11/2025	35672590	6100	Initial Hygiene Dec to Jan	£916.55	
Lex AutoLease [LEXAUTO] - paid by Direct Debit					
17/11/2025	MIN7930814	6091	Van Lease December	£532.68	
Links Electrical [LINKS]					
13/11/2025	01076484	6118	New Lights TIC	£64.42	
14/11/2025	01076588	6119	Bulb Starters TIC	£6.13	

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Date	Invoice No.	Ref No.	Detail	Total	Status
LLoyds Bank Cardnet [LLOYDS1] - paid by Direct Debit					
14/11/2025	CN NOV1	6111	CardNet Service Charge TIC Nov	£62.26	Paid on 11/11/2025
17/11/2025	CN NOV 2	6112	CardNet Fees Online Merch Nov	£34.44	Paid on 14/11/2025
Lloyds Bank Credit Card [LLOYDS2] - paid by Direct Debit					
03/11/2025	CC NOV	6106	Cashback	£685.78	Paid on 28/11/2025
LLoyds Bank Charges [LLOYDS3] - paid by Direct Debit					
28/11/2025	NOV25	6115	Bank charges Nov 25	£60.03	Paid on 28/11/2025
National Express Ltd [NATEXP]					
30/11/2025	B44220251130	6109	National Express Nov 25	£161.12	
Nick Roberts [NROBERTS]					
09/09/2025	3014	6098	New sockets in market stall	£300.00	Paid on 27/11/2025
09/09/2025	3015	6099	Repair damage strip lights	£108.00	Paid on 27/11/2025
Powys County Council [PCC1]					
10/10/2025	40033089	6086	Trade Waste Oct	£112.27	
06/11/2025	40034442	6087	Trade Waste Nov	£107.14	
01/12/2025	20254499	6107	Hire of Severn Stars	£135.00	
04/12/2025	40035608	6125	Trade Waste Nov	£107.85	
Phils Tool Hire [PHILSTOO]					
03/12/2025	70371	6127	70371/WPO12/18kg Gas Bottle	£42.00	
Powis Estates [POWIS]					
23/12/2025	SI7563	6126	License Fee 2025	£1,350.00	
Permanent Recruitment Solutions [PRS]					
25/11/2025	6999	6095	Cleaning Supply w/e 23rd Nov	£488.16	
01/12/2025	7012	6104	Cleaning Supply W/E 30th Nov	£390.53	
Rialtus Business Solutions Ltd [RIALTAS]					
28/11/2025	33297	6116	Group Training PL/SL KW	£120.00	
Sefe Energy [SEFE] - paid by Direct Debit					
14/11/2025	INV04032204	6093	gas AHC Oct	£638.05	Paid on 24/11/2025
14/11/2025	INV04032251	6094	gas TH Oct	£2,550.30	Paid on 24/11/2025
United Technology [UMICRO] - paid by Direct Debit					
01/12/2025	INV-005535	6101	Ap Management December	£16.74	
01/12/2025	INV-005534	6102	Domain Hosting	£35.40	
01/12/2025	INV-005533	6103	IT Support Dec	£298.78	
Vanrama [VANRAMA]					
17/11/2025	EMNOV	6108	EMAC (Former Autorama) Nov	£53.82	Paid on 17/11/2025
Welshpool DIY [WPLDIY]					
03/11/2025	3137	6088	Various items	£97.62	
Wrexham Concert Band [WREXHAM]					
28/11/2025	30	6114	Marching Band for 2026	£1,200.00	

Total to Approve £42,703.92

Appendix F

Un Llais Cymru

One Voice Wales

Reporting on Section 6

Community and Town Councils

Environment (Wales) Act 2016 Part 1 – Section 6
The Biodiversity and Resilience of Ecosystems Duty

The Biodiversity and Resilience of Ecosystems Duty Report 2025	
Name of Community or Town Council:	Welshpool Town Council
Group:	2

Introduction and Context

- Welshpool Town Council serves a rural market town of approximately 6,500 residents, covering a diverse landscape including parks, sports fields, canal-side corridors, amenity spaces, and civic buildings. The Council delivers a wide range of public services, from green space management to community wellbeing activities, events, markets, and Meals on Wheels.

- The Council directly manages or influences land at:
    a. Maes y Dre recreational ground
    b. Dol y Felin play area
    c. Little Henfaes play area
    d. Burgess Lands play areas and field
    e. Country Park play area and field
    f. Vicarage Gardens and the Tourist Information Centre
    g. Welshpool Town Hall
    h. Ann Holloway Day Centre
    i. Lower Powis Castle Park
- As a public body, the Council is subject to the Environment (Wales) Act 2016 and the Well-being of Future Generations (Wales) Act 2015, and recognises the statutory requirement to maintain and enhance biodiversity and promote resilient ecosystems in all functions.

- The Council's previous Biodiversity & Ecosystem Resilience (BER) Plan, and its Monitoring Report 2022, highlighted strong partnership working, extensive planting activity, reduced carbon emissions, improvements to sustainable land management, and widespread staff engagement.

- This 2025 Section 6 Report sets out progress since the last reporting round (2022–2025) and identifies how Welshpool Town Council will continue embedding biodiversity into decision-making from 2026 onwards.

Un Llais Cymru

One Voice Wales

Action Report 2023 - 2025			
NRAP Objective	**Action carried out to...**		**Monitored by:**
1	-embed biodiversity into decision making & procurement	Introduced Section 6 considerations into committee reports. Reduced paper consumption by expanding e-invoicing, online agendas, and digital recordkeeping. Continued use of a volunteer distribution route for councillor papers to minimise vehicle miles and materials. Procurement continues to favour local suppliers, supporting the circular economy and lowering transport emissions.	Operations Manager; Town Clerk; Committees
	-raise awareness of biodiversity & its importance	Communications promoting biodiversity actions shared on social media and appropriate seasonal signage. Quarterly reports	Comms
2	-safeguard principal species and habitats	Installed new bat and bird boxes across Council green spaces. Participated in tree planting schemes, with fruit trees and climbers added at Maes y Dre and other sites, contributing to habitat enhancement and food sources for pollinators. Adopted No Mow May, reducing mowing across key sites to support pollinator recovery. Recyclable materials introduced for room bookings e.g. cardboard cups. Planted new poppy seeds in the memorial garden using a pollinator-friendly regime.	Operations Team
3	-restore & create habitats and resilient ecological networks	Continued implementation of the Landfill Disposals Tax (LDT) funded improvements at Maes y Dre, expanding green areas and planting fruit trees.	Operations team

		Geotech driveway surface at Maes y Dre has improved drainage and flood management Maintained and expanded pollinator areas, following successful schemes outlined in BER. Supported community involvement in planting sessions, building on BER partnerships with schools and community groups. Installed new garden and run off rainwater harvesting at front of TIC in place of concrete steps	
4	-tackle negative factors: for e.g. reduce pollution, use nature based solutions, address invasive species	Introduced new recycling systems across Council buildings and public-facing venues Organised and participated in litter picks Continued reducing single-use plastics in Meals on Wheels and Town Hall operations Supported reductions in emissions through routine use of EV vehicles e.g. Meals on Wheels service Reduce food waste and through use of 'sell by date' in the Hub and Meals on WheelsPurchase of fridges etc for new initiative – Community fridge to further reduce food waste and avoid landfill	Operations Manager; Town Clerk; Community Services Manager
5	-use improve and share evidence	Used BER baseline (2022) as ongoing evidence for actions and prioritisation. Mapped Council sites requiring further ecological enhancement (draft mapping underway)	Town Clerk/Committees
6	-support capacity and/or other organisations	Collaboration with Montgomeryshire Wildlife Trust, Keep Wales Tidy, Powys County Council, Welshpool Rotary Club,	Committees

		Welshpool Rotaract and other volunteer groups Engagement with schools and community volunteers in planting sessions, extending positive relationships	

Review of S6 duty actions for 2023-2025	
What has worked well?	• Low-mow regimes, tree planting and habitat creation have delivered rapid improvements. • Geotech driveway and parking at Maes y Dre • Community involvement has increased, with volunteers and schools actively supporting planting and maintenance. • EV vehicles have reduced emissions and performed effectively for Meals on Wheels and operational duties. • Recycling improvements in Council buildings have reduced residual waste. • Better integration of biodiversity considerations into reports, procurement and project planning.
What have the barriers been?	• Limited staff capacity for specialised ecological tasks. • Public expectation management regarding reduced mowing and naturalised areas. • Need for improved communication with the public in advance and during environments initiatives / works • Need for improved mapping/data capture to support prioritisation. • Budget pressures affecting larger-scale habitat enhancement works.
What will you change?	• Improved biodiversity mapping to identify priority corridors and habitat gaps. • Inclusion of measurable indicators (e.g., % land under low-mow regime, no. of habitat boxes used) • Closer integration with the Council's Strategic Plan 2025–2028, especially under the Open Spaces & Environment theme • Introduce a base line waste audit for all premises. • Explore grants for further solar panel installation works. • Better communication, and further develop community involvement
How and when will the s6 duty be monitored and the s6 plan reviewed?	• Annual monitoring by the Town Clerk and Operations Manager, reported to the Operations & Development Committee. • Full review in 2028, aligned to the next statutory reporting cycle.

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Back

Group	Description of organisation relative to biodiversity. Organisations:	Minimum Actions	Examples	NRAP objectives for Action Reporting (see template Annex 1)
1	• that own or occupy an office building only and • whose functions are not directly connected to biodiversity and/or land management.	Actions related to buildings management, procurement, sustainability, awareness raising, training, or in partnership with other organisations	Commissions, DVLA	NRAP objectives 1, 4, 6
2	• that own, occupy or manage land their own buildings and grounds, • whose functions are connected with biodiversity and/or land management, or • that can influence those who own or manage land.	As per Group 1 above PLUS grounds management, cascading funding criteria, providing education and training	Public Health Wales, Universities, Sport Wales	NRAP objectives 1,4,6 as above NRAP objectives 2, 3, 5 relating to own grounds
3	• that own or manage land beyond their own grounds, whether their functions are connected with biodiversity and/or land management or not.	As per Groups 1 and 2 above PLUS land management to maintain and enhance biodiversity, and promote the resilience of ecosystems.	Dŵr Cymru, Local Authorities, NRW, Welsh Government	All NRAP objectives

The **Nature Recovery Action Plan for Wales (NRAP)** sets out six objectives for reversing the decline of biodiversity which should be used to help develop and guide actions to comply with the section 6 duty:

The **6 objectives** to maintain and enhance biodiversity are:

Objective 1: Engage and support participation and understanding to embed biodiversity throughout decision making at all levels

Objective 2: Safeguard species and habitats of principal importance and improve their management

Objective 3: Increase the resilience of our natural environment by restoring degraded habitats and habitat creation

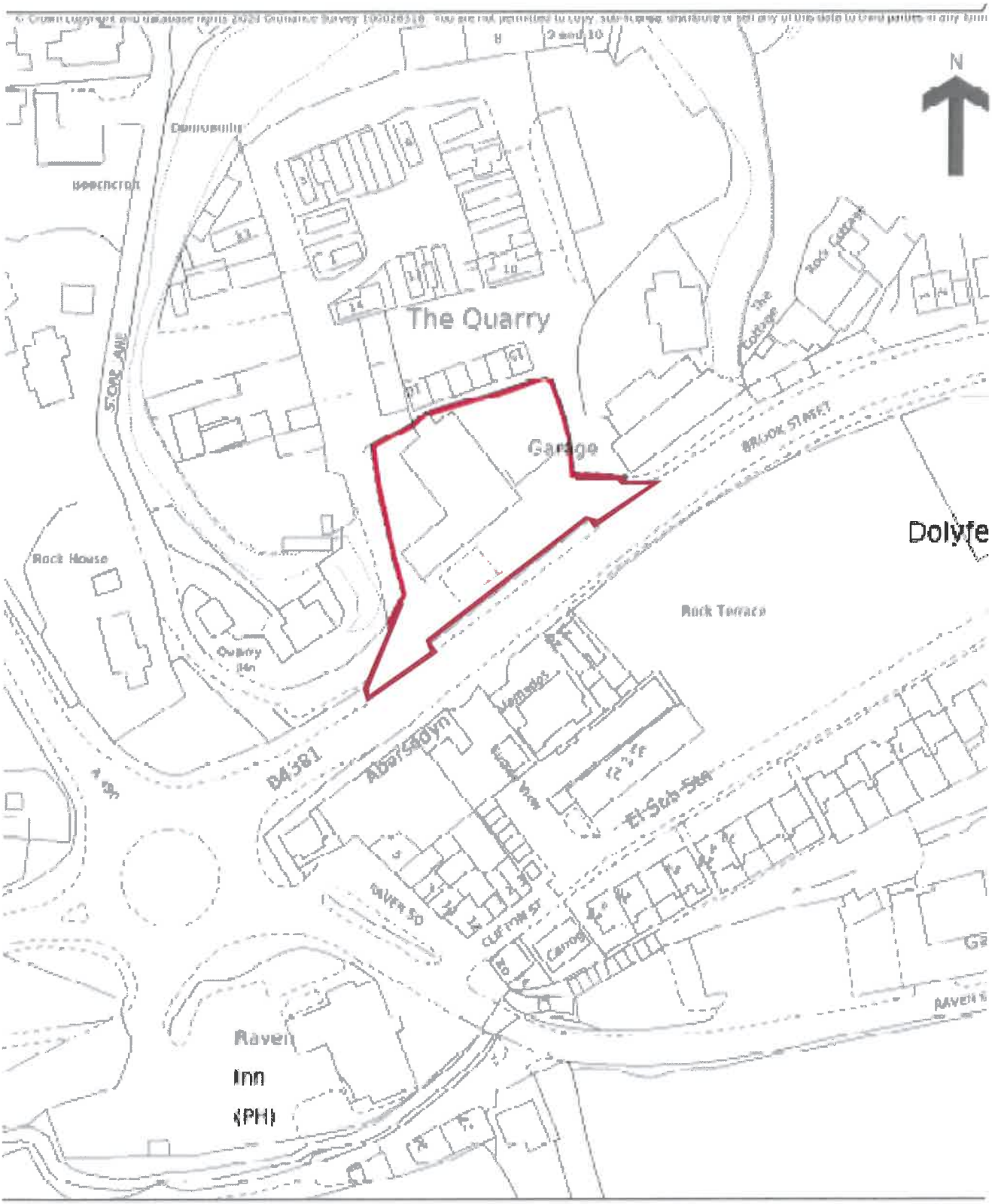
Objective 4: Tackle key pressures on species and habitats

Objective 5: Improve our evidence, understanding and monitoring

Objective 6: Put in place a framework of governance and support for delivery

Appendix G

Ordnance Survey map reference **SJ2107NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Powys**

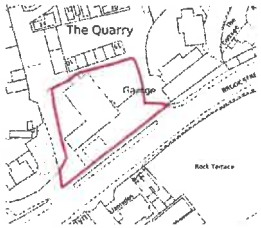




Ground Floor



First Floor



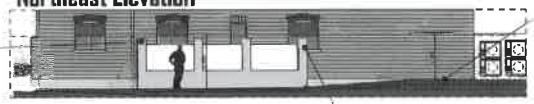
Proposed Housing Development, Former Garage Brook Street, Welshpool.	Frederick Carter Architectural Services	Name 6 Nov 2025 submitted updated	Drawing Scale 1:100, 1:1250 Layout ID P/100/2025/02

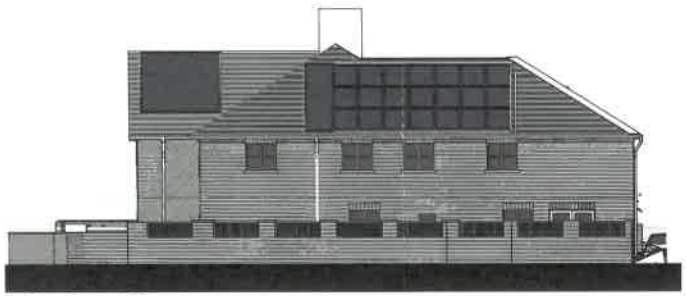


Southeast Elevation

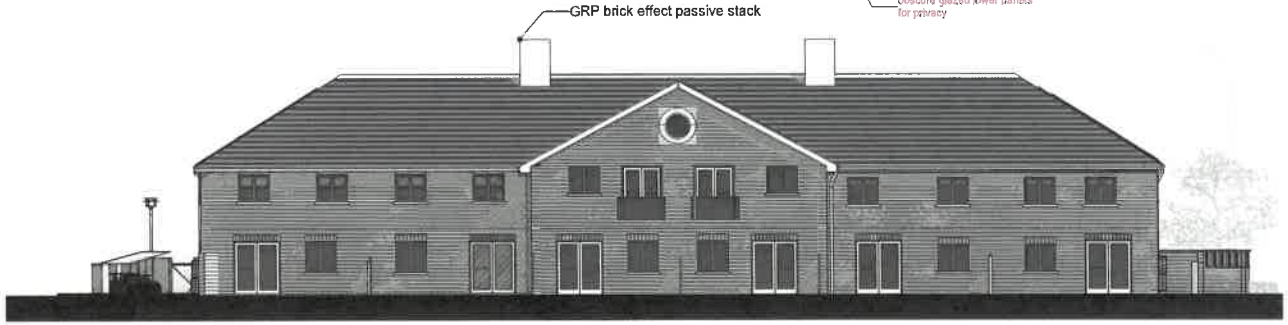


Northeast Elevation

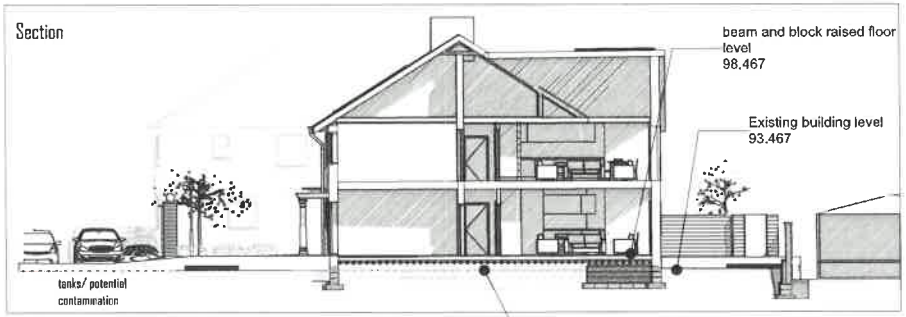




Southwest Elevation



Northwest Elevation



Contamination Mitigation :

To mitigate contamination risks the proposed excavations will be limited to removal of suface concrete/ macadam layer as required for new build and excavations for foundations and services following the appropriate guidance identified in Geo water report.

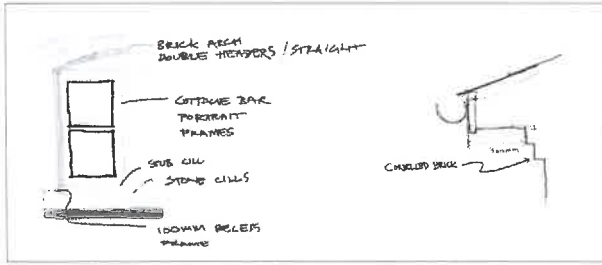
Imported soils used for building up planting areas with membrane containment of attenuation to remove potential contamination feed into surface water drainage system.

Geowater report extract:

3.12 Risks to site workers from inorganic/ organic contaminants may be satisfactorily mitigated by advising them of the presence and nature of contamination and ensuring suitable hygiene (no eating/smoking policy during groundworks) and PPE (boots/overalls/gloves to minimise dermal contact).

3.13 All material removed from site will require Duty of Care documentation in compliance with waste legislation and remedial works including imported soils will require validation.

3.14 Risks to buried services will be low if Pb, PAH, and TPH contaminated materials are removed. Hotspots at TP1 and TP4 should be avoided by water pipes. Regardless of any mitigation, contamination results should be made available to water supply undertakers to confirm suitable specification of pipework. 3.15 Once remedial methods have been finalised these should be summarised in a Remediation Statement detailing remediation objectives and criteria and works to be carried out including validation procedures.



Proposed Housing Development, Former Garage Brook Street, Welshpool.	Frederick Carter Architectural Services		Drawing Scale 1:100 P/100/2023/01 Revision A

Richard Williams (Town Clerk)

From: Frederick Carter <fred@fredcarter.onmicrosoft.com>
Sent: 20 August 2025 14:36
To: Kimberly Wright (Events, Planning and Markets Officer)
Cc: Richard Williams (Town Clerk)
Subject: Proposed Housing Brook Street Welshpool

Many thanks for your email I will try to address the points raised as best I can.
As you will appreciate this is a pre-application consultation to assess the public and and consultee responses to the proposed development and the overall design and as such, some of the more detailed information that has been considered and is required for the application has not been included to ensure only the elements relevant for the consultation are being addressed.

1. The proposals include a majority of 2 and 3 bedroom units. The Powys Local Development Plan identifies the need for mixed housing types in Welshpool which has helped inform the building design. One-bedroom units will form an important role in helping allow local residents the opportunity to get onto the housing ladder.

2. Sale to owner occupiers is the preferred business model however this does not rule out Housing Association occupation as may be required by Powys County Council.

3. A contamination report has been undertaken as would be required for any planning permission and as such the design has been developed to eliminate the risk of contamination issues. The underground tanks were professionally decommissioned following closure of the filling station as registered with the Petroleum Enforcement Authority.

4. Surface water mitigation forms part of the proposals with storm water attenuation and planting to offset the hard surfaces. It should be noted that this will be an improvement to the existing site which has a greater area of non-permeable surfaces. The roof area of the proposed building is also less than that of the existing building and canopy.

5. An ecology report has already been undertaken by professional ecologists and will be included in the application documentation. Nesting falcons were not identified during the survey, however appropriate mitigation would be required and actioned accordingly via professional ecologists should this be the case.

If you have any more queries please do not hesitate to get in touch.

Kind regards,

Fred Carter

Frederick Carter Architectural Services

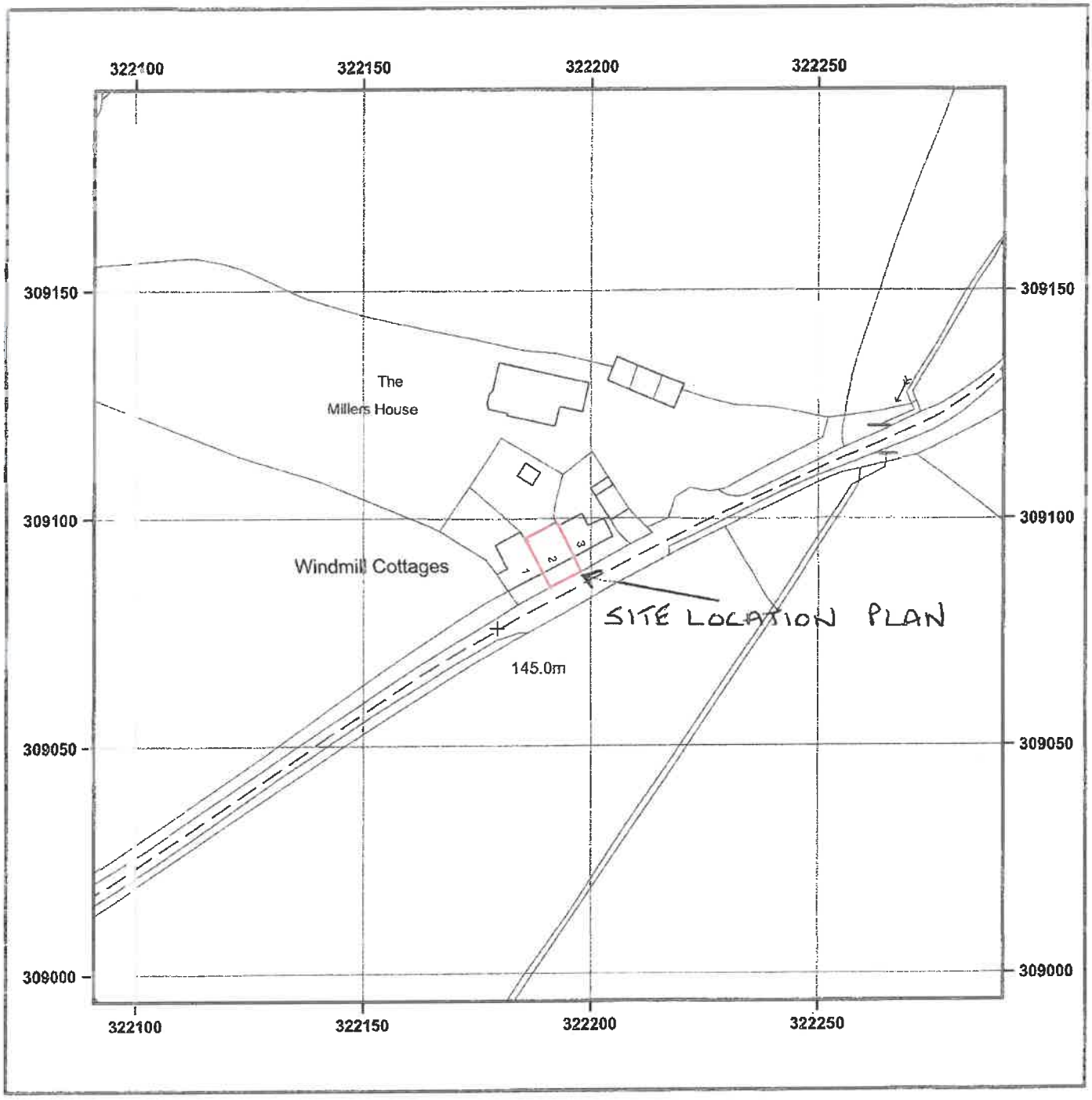


Frederick Carter M.Arch. B.A.Hons. MCIAT
Frederick Carter Architectural Services
01686 805756
07985226376

Appendix H

UK MAP CENTRE
com

North



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0 12.5 25 37.5 50 m

Scale 1:1250 - 1cm = 12.5m - A4 Size

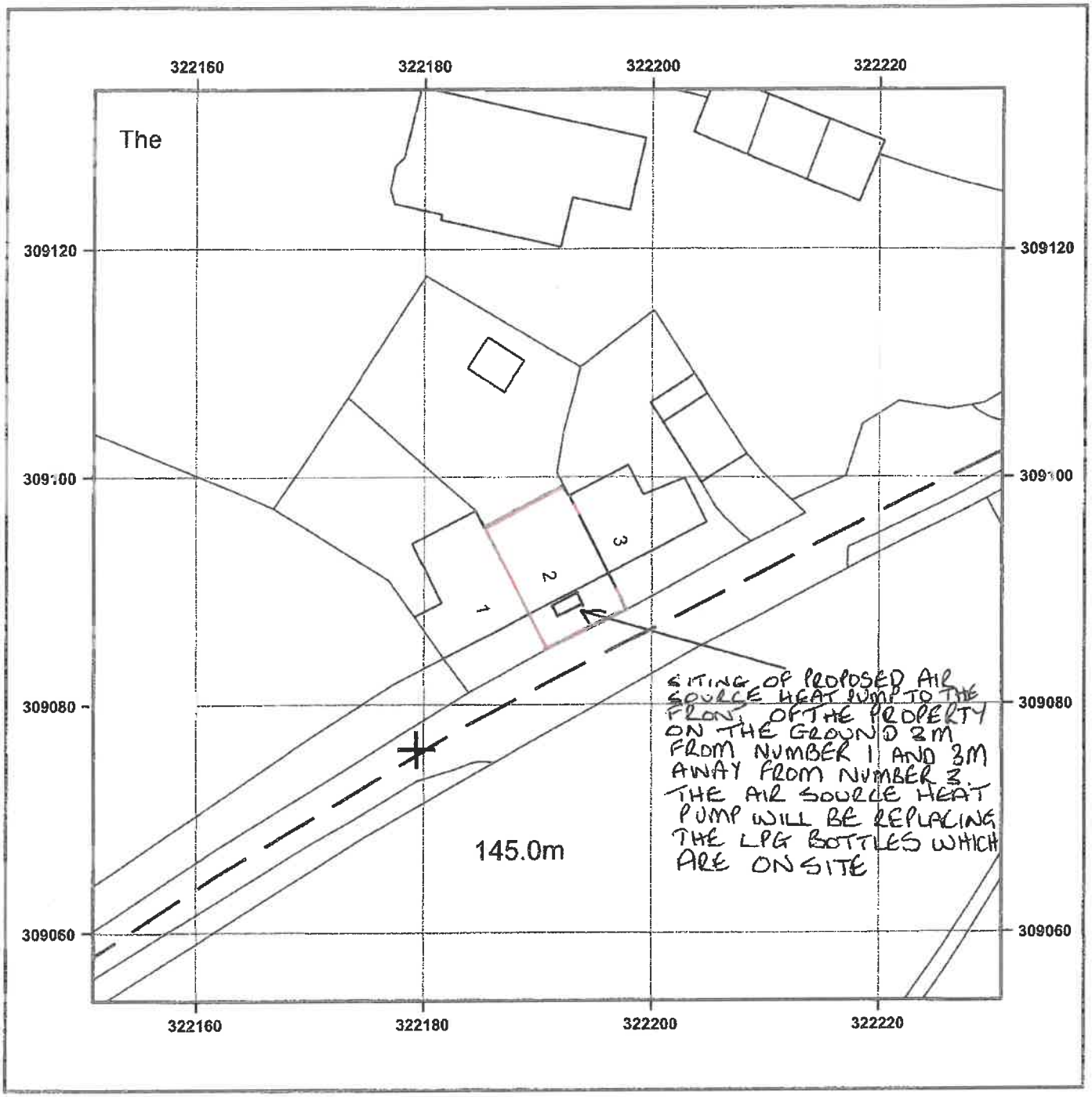
2 WINDMILL COTTAGES TRELYDAN Y TRALLWNG SY21 9HY

Supplied by: www.ukmapcentre.com
Product Info: www.ukmapcentre.com/location-plans-1250-scale
Serial No: 314684
Centre Coordinates: 322191,309094
Production Date: 28/07/2025

Ordnance Survey

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North



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0 5 10 15 20 m

Scale 1:500 - 1cm = 5m - A4 Size

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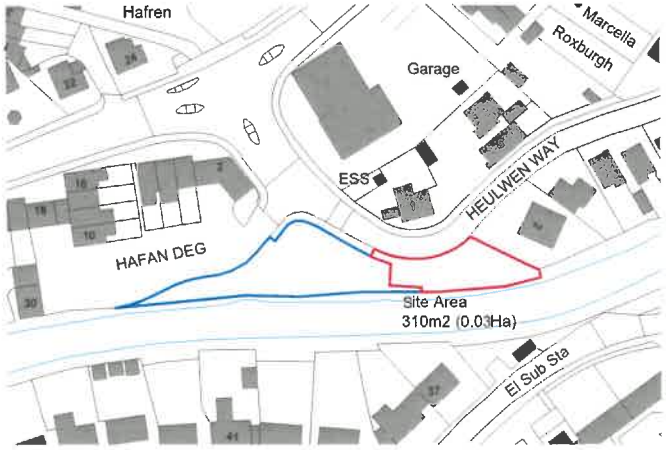
Production Date:30/09/2025

Appendix I

Application Site Boundary
Adjacent Land in Client's Ownership
Public Right of Way

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

North



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Rev	Description	Date	By

Roger Parry & Partners

Residential - Agricultural - Commerical

Project	Proposed dwelling & associated works		
Drawing Title	Location Plan		
Location	Land at Heulwen Way, Welshpool, Powys, SY21 7DB		
Client	Mr Abbott		
Scale	1:1250 @ A3		
Drawing No	77521 / GD / 001	Rev	-
Drawn By	NB	Date	2025/10/22

1 BERRIEW STREET, WELSHPOOL, POWYS, SY21 7SQ
Tel: 01938 554499
E-mail: mail@rogerparry.net
Web address: www.rogerparry.net
Roger Parry & Partners LLP partnership no.OC312203
Registered in England and Wales.
A list of members of the LLP is available at the above address.

RICS



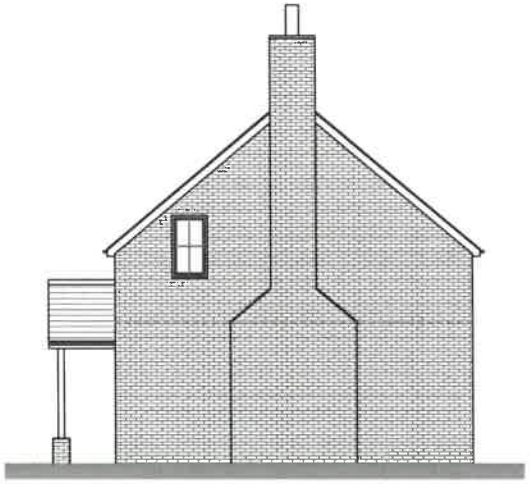
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

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Rev	Description	Date	By
A	Windows added to side elevation following Planner's comments	17/08/2023	NB

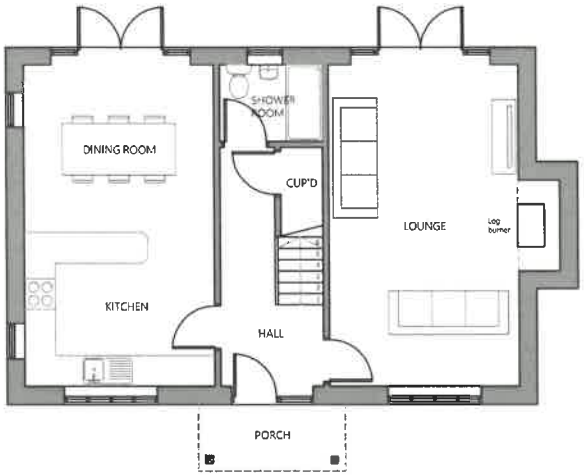
Roger Parry & Partners

Residential - Agricultural - Commerical

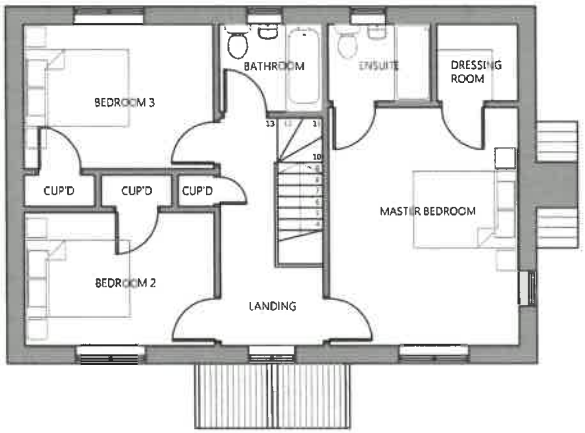
Project	Proposed Dwelling		
Drawing Title	Proposed Elevations		
Location	Land at Heulwen Way, Welshpool, Powys, SY21 7DB		
Client	Mr Abbott		
Scale	1:100 @ A3		
Drawing No	77521 / GD / 101	Rev	A
Drawn By	NB	Date	2023/07/06

MERCIAN HOUSE, 9 DARWIN COURT, OXON BUSINESS PARK, SHREWSBURY, SY3 5HJ
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E-mail: mail@rogerparry.net
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Roger Parry & Partners LLP partnership no.OC312203
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Internal Floor Area:
Ground Floor 60m2
First Floor 60m2
Overall 120m2



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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Rev	Description	Date	By
-	-	year/mm/dd	-.-

Roger Parry & Partners

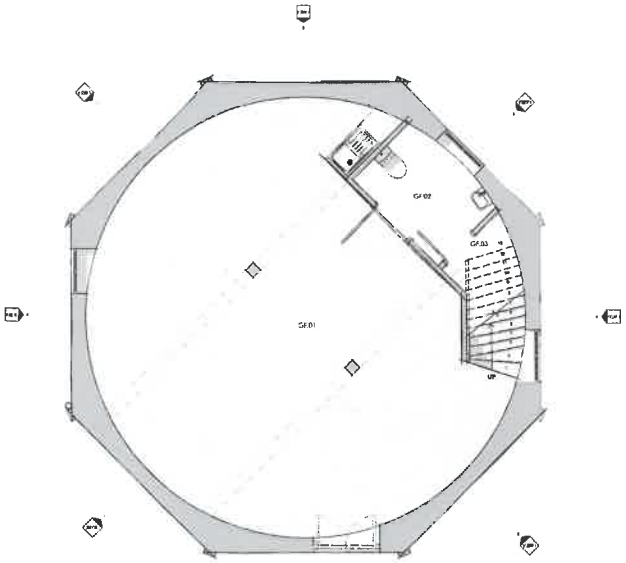
Residential - Agricultural - Commerical

Project	Proposed Dwelling		
Drawing Title	Proposed Plans		
Location	Land at Heulwen Way, Welshpool, Powys, SY21 7DB		
Client	Mr Abbott		
Scale	1:100 @ A3		
Drawing No	77521 / GD / 100	Rev	-
Drawn By	NB	Date	2023/07/06

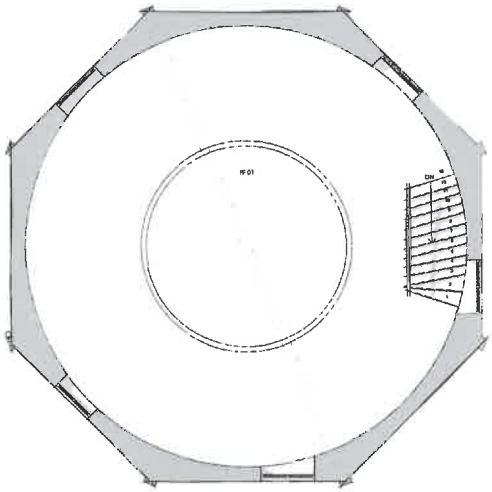
MERCIAN HOUSE, 9 DARWIN COURT, OXON BUSINESS PARK, SHREWSBURY, SY3 5HJ
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Appendix J

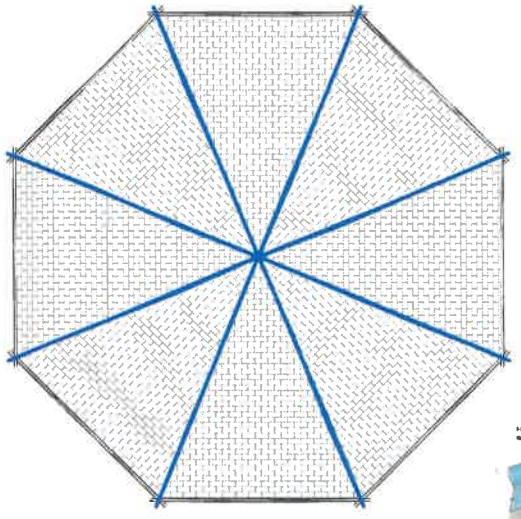
A1



00 Ground Floor Plan
1 : 50



01 First Floor Plan
1 : 50



02 Roof Plan
1 : 50

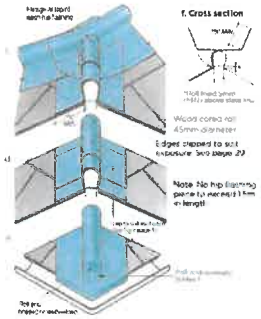
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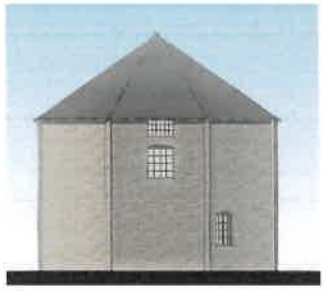
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5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BRITISH STANDARDS.



Introducing lead rolls to the hips of the roof to provide a more robust weathering solution (See detail above)

Replace the lightweight steel frame and carpet over the cobbles in the ground floor with a new stainless steel platform with perforated joints to allow the sub-floor to breathe



1 Elevation 1
1 : 100



2 Elevation 2
1 : 100



3 Elevation 3
1 : 100



4 Elevation 4
1 : 100



5 Elevation 5
1 : 100



6 Elevation 6
1 : 100



7 Elevation 7
1 : 100



8 Elevation 8
1 : 100

Rev	Rev. Description	Date	By	Chk

REV-A ASSOCIATES

www.rev-a.co.uk info@rev-a.co.uk

Client:
Burgesses Land Trust

Project Title:
The Cockpit
New Street
Welshpool
Powys
SY21 7SF

Project Number	25003	Drawing No
Scale:	As indicated	(02)001
Date:	26/11/2025	Rev
Drawn By:	AC	
Checked By:	AR	

Drawing Name:
Proposed Plans and Elevations

Project	Originator	Zone	Level	Type	Role	Number
25003	REVA	XX	XX	DR	A	(02)001

LISTED BUILDING CONSENT

HERITAGE IMPACT ASSESSMENT STATEMENT

for

PROPOSED MINOR ALTERATIONS

at premises known as

THE COCKPIT
NEW STREET
WELSHPOOL
POWYS
SY21 7SF

for and on behalf of

BURGESSES LAND TRUST

December 2025

Silk Sharples Jennings
Chartered Surveyors
22C Vernon Drive
Battlefield
Shrewsbury
SY1 3TF

Tel: 01743 461777

Regulated by RICS

1.0 PROPOSALS

1.1 Roof Repairs

Installation of new rolls to the hexagon shaped roof due to the failure of the current concealed lead soakers, finished with patination oil.

1.2 Roof Repairs

Localised brick stitching with Helifix beams comprising 6mm diameter stainless steel rods inserted into the bed joints to the full extent of the cracking and extending either side of the cracks by 500mm. Repointing to be undertaken in coarse lime mortar.



1.3 Rainwater Goods

To replace the existing defective cast iron rainwater goods with new to match existing as manufactured by Heritage Foundry Limited.

1.4 Fire Alarm System

To install a fire alarm and detection system to comply with BS: 5839. The installation shall incorporate surfaced fixed caballing to avoid unnecessary damage to the historic building fabric.

1.5 Electrical

To replace the aged extract fan within the accessible WC facility for a new Vent-Axia silent fan.

1.6 Steel Frame

A steel frame incorporating plywood panels and carpeting over is decayed and is in need of replacing. It is proposed to replace the lightweight steel frame with a stainless steel frame incorporating perforated panels to allow the existing cobbles to breathe, thus reducing the effects of penetrating dampness.



2.0 SIGNIFICANCE

2.1 The Cockpit is currently used as an administrative base for The Burgesses Land Trust but there is scope to open the building to the public as a tourist attraction. The building has been previously renovated and is in good condition, albeit ongoing repairs are required.

2.2 The Cockpit is believed to be the last remaining structure of its type within its original position and comprises one brick thick walls with traditional lime mortar although previously repointing has been undertaken in cement mortar. It is necessary to preserve the structure to make it wind and weather proof thus protecting the asset for future generations.

2.3 The Cockpit forms part of Welshpool's established historic townscape contributing to the C18 and C19 character. The repairs are deemed essential for continuity of use and survival of the early building fabric.

2.4 The works involve minimal intervention, use of appropriate traditional materials and are wholly reversible. No harm to the buildings architectural or historic significance are anticipated which accords with CADW'S conservation principles and the building will continue to deliver a heritage benefit.

2.5 The minimal essential repairs will be undertaken by contractors conversant with working on historic buildings and will be supervised by a conservation surveyor.

2.6 Under PPW Chapter 6, the works represent sustainable management of the historic environment and under TAN 24, the proposals support the preservation of significance. Under CADW'S conservation principles, interventions are minimal, sensitive and appropriate.

3.0 CONCLUSION

The proposed works to The Cockpit are essential conservation repairs that respect and preserve the building's architectural and historic character. The works align fully with:

- **Planning Policy Wales (Edition 12)**
- **TAN 24: The Historic Environment**
- **Cadw Conservation Principles**

The interventions are minimal, reversible where possible, and use appropriate heritage materials. As such, the works will ensure the continued preservation of the building for future generations with **no adverse impact on its significance**.