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

Minutes of the Full Council held on 10/12/2025 6:30pm in Council Chamber, Welshpool Town Hall.

PRESENT:

Cllr Alison Davies
Cllr David France
Cllr Estelle Bleivas
Cllr Jackson Quarrell
Cllr Morag Bailey
Cllr Nick Howells
Cllr Phil Owen
Cllr Phil Pritchard
Sally Fitzgerald
Cllr Revd William Rowell

Apologies for absence:

Cllr Dr Ben Gwalchmai
Cllr Carol Robinson
Cllr Chris Davies
Cllr Richard Church

Absent:

Cllr Julie Arnold

Also in attendance:

Richard Williams - Town Clerk & Responsible Finance Officer
4 member(s) of the public / press

FC101225/1. WELCOME AND APOLOGIES FOR ABSENCE

His Worship the Mayor, Cllr Phil Owen welcomed all to the meeting. Apologies for absence were received from Cllrs Carol Robinson, Chris Davies, Richard Church and Dr Ben Gwalchmai.

FC101225/2. DECLARATIONS OF INTERESTS AND DISPENSATIONS

None.

FC101225/3. PUBLIC PARTICIPATION

Members of the public addressed the meeting to refer to raise objections to Item 10.3. They raised concerns about the loss of green space, impact on wildlife, loss of biodiversity and issues around access to existing septic tanks.

FC101225/4. TOWN MAYOR'S REPORT - DECEMBER 2025

The Mayor gave an update on the recent Winter Festival and thanked staff, especially Paul and Kim for their hard work in pulling together a fantastic event for the community.

FC101225/5. COUNTY COUNCIL AND COUNTY COUNCILLOR UPDATES

None.

FC101225/6. MINUTES AND MATTERS ARISING

FC101225/6.1 Previous Minutes

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

WTCM420 - Proposed by Cllr Revd William Rowell, seconded by Cllr Jackson Quarrell

FC101225/6.2 Matters Arising

None.

FC101225/7. FINANCE

FC101225/7.1 Council Accounts (November - Period 8)

Members noted the financial position at Period 8.

FC101225/7.2 Payment of Invoices - December

The Town Clerk summarised the list of payments for approval, including some additional ones which had been received since the agenda was issued including staff salaries for December. A query was received regarding the invoice from Powys CC for Severn Stars Car Park - the Town Clerk explained that this relates to the market permits used on Monday.

RESOLVED
To approve payment of invoices for December 2025.

WTCM421 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Revd William Rowell

FC101225/8. SECTION 6 BIODIVERSITY REPORT 2022-2025

The Town Clerk summarised the report and explained that the Council has a legal duty to publish a report every three years on how it has met its statutory duty to improve biodiversity. The report contains references to the projects at Maes y Dre, No Mow May and other Council initiatives.

RESOLVED
To approve and publish the Section 6 Biodiversity Report for 2022-2025.

WTCM422 - Proposed by Cllr Morag Bailey, seconded by Cllr Revd William Rowell. A recorded vote was requested.

For: Alison Davies, David France, Estelle Bleivas, Jackson Quarrell, Morag Bailey, Nick Howells, Phil Owen, Sally Fitzgerald, Revd William Rowell
Against:
Abstain: Phil Pritchard

FC101225/9. MOTIONS FOR DISCUSSION

FC101225/9.1 Bull Dingle

Cllrs Quarrell and Rowell highlighted the issues at Bull Dingle including land slippage, waste left behind, monitoring and the delay in replanting. A discussion took place and members decided to write to Powys County Council to highlight all the issues raised and requested that the item remain on the agenda each month.

RESOLVED
To write to Powys County Council to highlight the concerns raised concerning the Bull Dingle.

WTCM423 - Proposed by Cllr Phil Owen, seconded by Cllr Alison Davies

FC101225/9.2 Oldford Estate

Cllr Pritchard asked for an update on the previous motions passed by Council relating to the Oldford Estate. The Town Clerk explained that correspondence had been sent however a response was still pending. It is anticipated that a meeting of all the key partners (ClwydAlyn, Powys CC, Welshpool TC & Oldford Community Association) will be held in the New Year.

FC101225/10. PLANNING - NEW APPLICATIONS

FC101225/10.1 25/0904/FUL

Members considered the planning application and provided the following response:

Response: Note
Comments:
The Town Council notes the application but has concerns over aspects of the proposal, including:
- The ownership of the land
- The absence of evidence to support nesting Peregian Falcons, even though these have been witnessed
- The need to dispose of asbestos safely\r\n- The issues surrounding groundwater and surface drainage as identified by Natural Resources Wales in their planning response
- The identified USTs prevalent across the site and how these will be disposed of safely
- The housing mix and how that serves the current housing demand in Welshpool
- The concerns of local residents which had not been reflected since the pre-application process.

RESOLVED
To respond to the planning authority in respect of 25/0904/FUL with the above response and comments.

WTCM424 - Proposed by Cllr Morag Bailey, seconded by Cllr Alison Davies

FC101225/10.2 25/1524/HH

Members considered the planning application and provided the following response:

Response: Object
Comments:
The Town Council shares the same comments as that provided by the Environment Health on the 9th December 2025.

RESOLVED
To respond to the planning authority in respect of 25/1524/HH with the above response and comments.

WTCM425 - Proposed by Cllr Phil Owen, seconded by Cllr Morag Bailey

FC101225/10.3 25/1744/FUL

Members considered the planning application and provided the following response:

Response: Object
Comments:
The Town Council objects to the application and has concerns over the proposal, including:
- The proposal would result in the loss of the last remaining green space on Salop Road and harm an established wildlife zone adjacent to the Montgomery Canal, contrary to Policy DM2.
- The site is too small and constrained to accommodate the scale of dwelling proposed, resulting in overdevelopment and inadequate space for amenity, landscaping, and drainage, contrary to Policy DM13
- The loss of this greenfield site would permanently erode local character and informal green infrastructure
- While within the development boundary, the site is not suitable for housing and cannot be assumed acceptable as a windfall site; reliance on Policy H1 is therefore misplaced when read alongside DM2 and DM13.
- Concerns around sharing of services and how access would be permitted e.g. septic tank located on land serves adjacent properties.

RESOLVED
To respond to the planning authority in respect of 25/1744/FUL with the above response and comments.

WTCM426 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Morag Bailey

FC101225/10.4 25/1780/LBC

Members considered the planning application and provided the following response:

Response: Support
Comments:

RESOLVED
To respond to the planning authority in respect of 25/1790/LBC with the above response and comments.

WTCM427 - Proposed by Cllr Sally Fitzgerald, seconded by Cllr Nick Howells

FC101225/11. DATE OF NEXT MEETING

The next meeting of Full Council will be held on 28th January 2026 at 6:30pm.

The meeting finished at 19:45.

Signed: Dated:

Councillor (Chair)

Decision/Action Log

ID		Assigned
WTCM420	**RESOLUTION** **FC101225/6.1 Previous Minutes** To approve as a correct record, the minutes from the meeting of the Full Council on 26/11/2025.	Town Clerk & Responsible Finance Officer
WTCM421	**RESOLUTION** **FC101225/7.2 Payment of Invoices - December** To approve payment of invoices for December 2025.	Town Clerk & Responsible Finance Officer
WTCM422	**RESOLUTION** **FC101225/8 Section 6 Biodiversity Report 2022-2025** To approve and publish the Section 6 Biodiversity Report for 2022-2025.	Town Clerk & Responsible Finance Officer
WTCM423	**RESOLUTION** **FC101225/9.1 Bull Dingle** To write to Powys County Council to highlight the concerns raised concerning the Bull Dingle.	Town Clerk & Responsible Finance Officer
WTCM424	**RESOLUTION** **FC101225/10.1 25/0904/FUL** To respond to the planning authority in respect of 25/0904/FUL with the above response and comments.	Events & Markets Manager
WTCM425	**RESOLUTION** **FC101225/10.2 25/1524/HH** To respond to the planning authority in respect of 25/1524/HH with the above response and comments.	Events & Markets Manager
WTCM426	**RESOLUTION** **FC101225/10.3 25/1744/FUL** To respond to the planning authority in respect of 25/1744/FUL with the above response and comments.	Events & Markets Manager
WTCM427	**RESOLUTION** **FC101225/10.4 25/1780/LBC** To respond to the planning authority in respect of 25/1790/LBC with the above response and comments.	Events & Markets Manager

List of Payments Approved by Council
As required by Financial Reg 6.8

Date	Invoice No.	Ref No.	Detail	Total
Core Highways (Traffice Management) Limi [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

Date	Invoice No.	Ref No.	Detail	Total
Arts Alive [ARTS]				
04/12/2025	FP-371	6129	Flicks Last Christmas	£180.00
British Gas Trading Limited [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 Illumination UK Limited [BLACHERE]				
20/11/2025	SP44174	6085	Christmas Lights	£594.00
Fiddes & Son Ltd T/A Bowcom [BOW]				
29/07/2025	SI29883	6117	White Paint	£366.60
Boys & Boden Ltd [BOYS]				
09/12/2025	OUT2	6135	Outstanding Invoice B&B Diff	£7.41
Professional Heating Solutions [DJ PLUMB]				
21/11/2025	2111AHC	6096	Heating call out AHC	£120.00
21/11/2025	2111TH	6097	Rewrite TH thermostat & explor	£240.00
David Whyman Maps [DWHY]				
07/10/2025	155969	6140	155969/6140/David Whyman Maps	£518.12
Enconvo UK Ltd [ENREACH] - paid by Direct Debit				
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
03/12/2025	0000033072/2026	6121	Photocopier Protection 2026	£469.04
03/12/2025	0000021635/2026	6122	Telephone Protection 2026	£127.24
Hardings Shed and Garden Supplies [HARDINGS]				
30/11/2025	202500001972	6134	Tipper Fuel Nov 25	£90.00
HM Land Registry [HMLR] - paid by Direct Debit				
11/11/2025	NOV1	6110	NOV1/HM Land Registry/CYM39463	£7.00
HMRC - PAYE [HMRC]				
10/12/2025	TAX DEC 25	6137	PAYE Tax Dec 25	£7,431.62
Rentokil Initial [INITIAL] - paid by Direct Debit				

Date	Invoice No.	Ref No.	Detail	Total
28/11/2025	35672590	6100	Initial Hygiene Dec to Jan	£916.55
Legal & General (Pensions) [LEGALGEN] - paid by Direct Debit				
10/12/2025	PEN DEC 25	6138	Pension Dec 25	£1,934.25
Lex Autolease Limited [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
LLoyds Bank Cardnet [LLOYDS1] - paid by Direct Debit				
14/11/2025	CN NOV1	6111	CardNet Service Charge TIC Nov	£62.26
17/11/2025	CN NOV 2	6112	CardNet Fees Online Merch Nov	£34.44
Lloyds Bank Credit Card [LLOYDS2] - paid by Direct Debit				
03/11/2025	CC NOV	6106	Cashback	£685.78
LLoyds Bank Charges [LLOYDS3] - paid by Direct Debit				
28/11/2025	NOV25	6115	Bank charges Nov 25	£60.03
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
09/09/2025	3015	6099	Repair damage strip lights	£108.00
Owen???s of Oswestry Coaches Ltd. [OWENC]				
05/12/2025	NOV25	6133	Owens Coaches Nov 25	£1,359.80
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
Powys Pension Fund [PCC2]				
10/12/2025	PFS DEC 25	6139	PCC Pension Dec 25	£475.30
Phils Tool Hire [PHILSTOO]				
03/12/2025	70371	6127	70371/WPO12/18kg Gas Bottle	£42.00
Powis Castle Estate [POWIS]				

Date	Invoice No.	Ref No.	Detail	Total
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
Rialtas 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
14/11/2025	INV04032251	6094	gas TH Oct	£2,550.30
Staff Salaries [STAFF]				
10/12/2025	DEC 2025	6136	Staff Salaries Dec 25	£21,678.71
Linked Technology Limited [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
Welshpool Hardware & 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