



**Cyngor Cymuned Ffordun gyda Thre'r-Llai a Threlystan**  
**Forden with Leighton and Trelystan Community Council**  
 Glanllyn Leighton Welshpool Powys SY21 8HJ

Clerc i'r Cyngor | Clerk to the Council: Rachel Tibbott

**APPROVED MINUTES OF COUNCIL'S ORDINARY BUSINESS MEETING**  
**On Thursday 29<sup>th</sup> September 2022 at 7pm.**  
**Held remotely via Teams and at Leighton Village Hall**

**1. Welcome, Attendance, Apologies for Absence:**

1.1 The meeting was held remotely online and at Leighton Village Hall and assurance was sought that everyone could be heard and could engage in the meeting.

1.1.1 Attendance - Cllr Suzanne Rowlands, Cllr Rachael Briggs, Cllr Anthony Day, Cllr Di Stephens, Cllr Clive Eaton-Stevens and Cllr Mark Williams

1.2 Invited Guests in attendance: Cllr Amanda Jenner and Cllr Jeremy Brignell-Thorp

1.3 Apologies:

1.4 *for absence approved by Council:* Cllr Neil Edwards, Cllr Shaun Rees and Cllr Adam Lloyd

1.4.1 *for absence received:*

1.5 *Other Members Absent:*

1.6 In attendance – Rachel Tibbott (Clerk to the Council)

**2. Declarations of Members' Interests and Dispensations:**

2.1 None

**3. Public Participation:**

3.1 None

**4. Minutes of Previous Meeting(s)**

4.1. To approve & sign the minutes as a correct record of the following:

4.1.1 Ordinary Business Meeting 18<sup>th</sup> August 2022

**RATIFIED**

4.2. To report, for information purposes only, matters arising from the minutes of the following:

4.2.1 Ordinary Business Meeting 18<sup>th</sup> August 2022

**4.2.1 – De-fib at the Cock Hotel – new box needed. 3 redacted quotes received. Defib World chosen at a cost of £455+10.99 deliv=£465.99 (ex VAT). **RATIFIED.****

**Can apply for free defibs through Save a Life Cymru. ACTION: CLERK TO ORDER DEFIB BOX AND APPLY FOR FREE DEFIBS FOR BOTH LEIGHTON CENTRE AND TRELYSTAN CROSSROADS. ALSO, CLERK TO SEND ARTICLE TO BOTH NEWSLETTERS STATING WHERE DEFIBS ARE SITUATED IN THE VILLAGES AND HOW TO ACCESS.**

## 5. County Council reporting

5.1 To receive reports from County Cllr Jeremy Thorp and County Cllr Amanda Jenner

5.1.1 A discussion followed regarding the rising energy costs for PCC and who pays for the unmetered lighting supplies. Cllr Jenner to ask the question. The full council is meeting in two weeks where she will be putting in a motion on drains as the blocked drains in both Leighton and Forden are proving a flood risk. Pentre signage should be done soon. Cllr Jenner will be running a surgery with Russel George at the Green Dragon, Buttington and with Craig Williams in November/December and also reported she had become the LA governor for Leighton CP School.

A member of the public had reported there is an ongoing dog fouling problem along the Church road in Leighton, Cllr Jenner suggested she bring it up at the next governor meeting and the school children made some signs to put up along this stretch.

Cllr Brignell-Thorp reported he is continuing with the queries regarding the Tavarn site, Forden but not making much progress. The drains in St Michaels have been cleared. The footpath between The Cock Hotel and the school junction where the gate has been screwed shut has been reported. Cllr Brignell-Thorp is trying to inform owners and tenants about the Insulation Heating main scheme to help the vulnerable and people in poorly performing houses of F and G rating.

**19:36 Amanda Jenner left the meeting**

## 6. Correspondence

6.1. To note, discuss and resolve, if necessary, any actions that arise from previously distributed correspondence.

6.1.1 Local Development Plan Replacement – this information must be returned by 10<sup>th</sup> October (emailed out to all 6/9/22). This includes land we want to see protected as well as developed.

6.1.2 Training plan – this is new and has to be completed by 5<sup>th</sup> November. **ACTION: ALL**

**COUNCILLORS TO COMPLETE THEIR TRAINING PLAN AND RETURN TO CLERK BY NEXT MEETING AT THE LATEST.**

## 7. Policies/Committees

7.1 To adopt the Complaints Policy **RATIFIED**

**ACTION: CLERK TO CHECK WHAT OTHER POLICIES ARE IN PLACE FOR STAFF COMPLAINTS.**

7.2 To set up a committee to look at risk assessments/hire agreements/policies for sports pavilion, tennis courts, bowling green, football pitch, playgrounds etc.

7.2.1 It was decided that Cllr Suzanne Rowlands, Cllr Shaun Rees, Cllr Neil Edwards and Cllr Anthony Day to set up a committee to look at all the above and meet after the main meetings. **ACTION: CLERK TO SOURCE TERMS OF REFERENCE FOR THIS COMMITTEE.**

## 8. Highways, play & recreation parks and buildings.

8.1. To report and resolve if desired any business in connection to the highways within the parish.

**8.1.1** Heritage Green playpark - 3 redacted quotes were received, and quote A was selected – SDW Ltd. **ACTION: CLERK TO CONTACT SDW AND ALSO START STREETWISE APPLICATION TO LOWER CURBS.**

**8.1.2** Lack of visibility exiting Tavern Park – It was suggested that Cllr Brignell-Thorp contact Dave Gardener for a meeting on site to show issues and also discuss the ongoing potholes issue on The Stubb and Kingswood Lane.

8.2 To report and resolve if desired any business in connection to the play, recreation parks and outdoor spaces managed or influenced by the council.

**8.2.1** To discuss any updates regarding the land adjoining Lyndale, Forden. **SEE CONFIDENTIAL ITEM 12.1**

**8.2.2** No letter was received from Powys regarding the annual playpark inspections. Clerk has contacted them to be added, Powys have apologised.

**8.3** To report and resolve if desired any business in connection to the buildings managed or influenced by the council.

**8.3.1** Sports Pavilion – replacement of locks, quote received. It was decided that this can be discussed at the first BUILDINGS/GROUNDS committee meeting.

**9. Planning & Building Control**

9.1.Planning & Building Control Specific Correspondence: to receive and circulate for information such correspondence, if any, as will be brought to the attention of the council by the Clerk.

**None**

9.2.Powys CC Planning Determinations: to report from Powys CC notifying the community council of planning decisions in the community council areas (Check correspondence)

**None**

9.3.Planning Inspectorate Appeals: Notice(s) of Appeal: to receive & resolve responses to Notices of Planning Appeal including but not limited to those listed below details of which can be found at <http://pa.powys.gov.uk/online-applications/?lang=EN> Later Notices may be considered at the discretion of the Chair: Planning Enforcement:

Ref.	Site	Description
22/1274/OUT	Land Adjoining The Barbican, Cilcewydd , Forden , Welshpool SY21 8RY	Outline: Erection of 4 dwellings with garages and all associated works (all matters reserved) <b>WITHDRAWN</b>
22/1308/FUL	The Gaer, Forden, Welshpool, SY21 8NR	Erection of a silage pit and all associated works <b>SUPPORTED</b>

9.3.1. From other bodies to FLTCC: to report for information, planning enforcement matters within the community.

**None**

9.3.2. From FLTCC to other bodies: to report planning enforcement matters within the community.

**None**

## 10. Finance

10.1 To receive report from RFO to include items for Payment: to resolve to approve items for payment (to follow) **ACCEPTED**

Invoice Summary September 2022				
Payee	Details	Cheque No	Power	£
HMRC	PAYE payment	BACS	Schedule 12, paragraphs 30, 30D and 30E	£391.35
Rachel Tibbott	Clerk & RFO Wages £769.02 +4.49HP Aug +4.49HP Sep	BACS	Schedule 12, paragraphs 30, 30D and 30E, s144	£778.00
Popsie's Mops	Pavilion cleaning	BACS	s.133	£75.00
Andrew Evans Landscapes	Sports Field cutting	BACS	s.2,s.133,s.19	£521.15
Powys County Council	Business Rates	DDR	s.164, s.44, ss 9&11	£150.00
Shropshire ITC Ltd	Office monthly charge	BACS	ss.37-47	£13.68
Quickbooks	Online package	DDR		£3.60
Savings account	Transfer from current	STD		£100.00
Hinson Parry	Surveyors report			£1,800.00
KP Fire	Fire Extinguisher check	BACS	s.2	None
Splash Plumbing	Replacement of faulty showers			£436.80
Forden Recreation Assn	Revenue Grant	BACS	s.52	£1,000.00
Leighton Village Hall	Revenue Grant	BACS	s.52	£1,000.00
Roy Evans	Window and gate latch	BACS		£125.00
	<b>TOTAL</b>			<b>£6,394.58</b>
<b>Income</b>	Precept 2nd Trench 31.8.22			£12,273.00
	Leighton Tibbott Memorial Match			£25.00
	Pat Humphreys Surveyors Fees			£1,500.00
<b>Current Account Balance</b>	<b>27.9.22</b>			<b>£24,459.39</b>
<b>Business Premium ME</b>	<b>27.9.22 incl £6.11 interest 5/9)</b>			<b>£20,117.76</b>
<b>After the above payments are taken/added</b>				
<b>Current Account Balance</b>				<b>£18,068.41</b>
<b>Business Premium ME</b>				<b>£20,217.76</b>

10.2 Independent Remuneration Panel for Wales - Statement of Payment Returns For 2021 – 2022

*In accordance with Section 151 of the Local Government Measure 2011, Community and Town Councils must publish within their authority area the remuneration received by their members by 30th September following the end of the previous financial year. (Paper sent out).*

**ACCEPTED**

10.3 Setting draft budget for 23/24 **ACTION: CLERK AND CLLR SUZANNE ROWLANDS TO MEET TO AGREE DRAFT BUDGET BEFORE NEXT MEETING**

10.4 Councillors "Opt out" expenses forms for 22/23.

10.5 Adding Cllr Shaun Rees to the mandate **ONGOING**

10.6 Second Precept received.

## 11. Chairperson's & Members Announcements, Items for Future Agenda & Date of Next Meeting

11.1 Chairperson's announcements: to receive for information announcements from the Chairperson and Members.

11.1.1 Congratulations to the bike show organisers. A wonderful event in memory of Richard.

**ACTION: CLERK TO EMAIL RHIANNON.**

11.2 Items for future agenda: to bring forward for information items for consideration for future agenda.

**None**

11.3 Date of next hybrid meeting for information: **ORDINARY BUSINESS MEETING Thursday 27<sup>th</sup> October to be held at Forden Community Centre at 7pm.**

**20:18 Cllr Jeremy Brignell Thorp left the meeting and the confidential meeting followed.**

## 12 CONFIDENTIAL SESSION EXCLUSION OF PUBLIC AND PRESS

Under the Public Bodies (Admission to Meetings) Act 1960 (2) to resolve, if required, that members of the public and press be requested to leave the meeting by reason of the [specified] confidential nature of the business about to be transacted.

12.1 Discuss Surveyors Report and matters regarding Lyndale Forden

**12.1.1** The independent surveyors report and the statement from the family was discussed in full. It was formally proposed to accept the initial offer from the family for the extension to the easement on condition that a right of access is granted, and a roadway put down to the field level, with a gate, from the new development site to the sports field. This was voted against.

A discussion followed regarding the proposed right of access on to the Sports Field from the development and it was felt this would be a huge asset to the community if this was granted. Emergency services could then have direct access onto the sports field should there be any accidents or incidents in the future. This would be worth a great deal to the community but would be very hard to put a monetary value on.

It was formally agreed to contact the Land agent to state that FLTCC has agreed they would like to obtain a right of way with gated access to the sports field from the new development site at Lyndale and are therefore willing to negotiate the valuation for the extension to the easement made by Hinson Parry & Company.

**ACTION: CLERK TO EMAIL ALL COUNCILLORS FOR AGREEMENT ON  
EMAIL BEFORE SENDING.**

Meeting closed at 20:58 and all thanked for attending

**Signed :** \_\_\_\_\_ **Dated :** \_\_\_\_\_