



**Cyngor Cymuned Ffordun gyda Tre'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

**NOTICE, SUMMONS & AGENDA – ORDINARY BUSINESS MEETING**

**A MEETING OF FORDEN WITH LEIGHTON & TRELYSTAN COMMUNITY COUNCIL**

will be held on Thursday 29th January 2026 at 7pm

**remotely online and at Leighton Village Hall**

All members of the Council are summoned to attend.

To join online

Please contact the Clerk: [clerk@fltcc.org.uk](mailto:clerk@fltcc.org.uk) for online meeting details

Please note, meetings may be recorded only with the prior written consent of the Council.

In accordance with the Public Bodies (Admission to Meeting) Act 1960 Section 1, extended by Local Government Act 1972 Section 100, the meeting is open to the public to attend as observers except where excluded (during the whole or part of the proceedings) by resolution of the Community Council by reason of the confidential nature of the nature of the business to be transacted.

22nd January 2026

*Rachel Tibbott*

Clerc i'r Cyngor | Clerk to the Council

**AGENDA**

**88/25 Welcome, Attendance, Apologies for Absence:** to record attendance.

**Apologies:**

**89/25 Declarations of Members' Interests and Dispensations:** to receive declarations of interest from Members in accordance with Part III of the Local Government Act 2000, which established the Local Government Code of Conduct for Members, and to note Members' dispensations. Members are asked to submit any declaration forms to the Clerk.

**90/25 Public Participation:** to receive members of the public who wish to address the council in respect of any item of business included in the agenda. Any member of the public wishing to speak must notify the Clerk by email [clerk@fltcc.org.uk](mailto:clerk@fltcc.org.uk) no later than 15 minutes prior to the start of the meeting. Members of the public addressing the council are asked to respect matters of confidentiality and privacy.

**91/25 Minutes of Previous Meeting**

91/25.1 To approve and sign the minutes as a correct record of the Ordinary Business Meeting on 27th November 2025.

91/25.2 Matters Arising from the above meeting.

**92/25 County Councillor Reports:** to receive updates for information on County Council matters from the County Councillors.

### 93/25 Planning & Building Control

#### 93/25.1 Planning & Building Control Correspondence

93/25.1.1 Planning Aid Wales: to receive latest planning news and training opportunities

93/25.1.2 Other correspondence: to receive and circulate for information such other planning and building control correspondence as will be brought to the attention of the council by the Clerk.

*None at date of issue of Agenda.*

93/25.2 Powys CC Planning Determinations: to report from Powys CC notifying the community council of planning decisions, if any, in the community council area.

93/25.3 Planning Inspectorate Appeals: Notices of Appeals: to receive and resolve responses to Notices of Planning Appeals including but not limited to those listed below. Later Notices may be considered at the discretion of the Chair.

*None at date of issue of Agenda.*

93/25.4 Pre-application Consultations by Developers: to receive and resolve responses to pre-application consultations including but not limited to those listed below. Later applications may be considered at the discretion of the Chair.

**93/25.4.1 Proposed anaerobic digestion plant and all associated works at Lower Leighton Farm, Leighton.**

**Extension granted to 30.1.26 for response.**

#### 93/25.5 Planning Applications Consultations

93/25.5.1 To receive for information, representations regarding planning applications (if any).

93/25.5.2 To receive and resolve responses to consultations (full applications(s) details(s) at <http://pa.powys.gov.uk/online-applications/?lang=EN>) including but not limited to those listed below. Later applications may be considered at the discretion of the Chair:

Ref:	Site	Description	Date received
25/1715/FUL	Land At Pine Lodge, Leighton, Welshpool, Powys SY21 8LP	Change of use of land for a siting holiday let shepherds hut with hot tub shelter, installation of a septic tank and associated works (Retrospective)	2 December 2025 Extension granted
25/1884/REM	Oaklands, Forden, Welshpool, Powys SY21 8NA	Section 73 application for the removal of conditions 3, 4, 6, 8, 14 and 22 and vary conditions 2 and 9 of planning permission 21/2124/FUL	6 January 2026 Extension granted
25/1831/FUL	Red House, Trelystan, Leighton, SY21 8HZ	Erection of proposed roofing over existing manure store and all associated works	23 December 2025 Extension granted
25/1795/FUL	Bridge Cottage, Forden, Welshpool, Powys SY21 8NR	Extension of curtilage to accommodate the erection of a two storey side extension to the dwelling	19 December 2025 Extension granted
25/1923/ELE	Land At Buttington, Welshpool, Powys	Section 37 application of Electricity Act 1989 overhead lines (exemption) (England & Wales) Regulations 2009- Upgrade to an existing 11 kV overhead electricity line	7 January 2026

#### 93/25.6 Planning Enforcement

93/25.6.1 From other bodies to FLTCC: to report for information, planning enforcement matters within the community as will be brought to the attention of the council by the Clerk.

93/25.6.2 From FLTCC to other bodies: to resolve reports of planning enforcement matters within the community.

**94/25 Highways, play & recreation parks and buildings.**

94/25.1 To report and resolve if desired any business in connection to the highways within the parish.

94/25.2 To report and resolve if desired any business in connection to the play, recreation parks and outdoor spaces managed or influenced by the council.

94/25.2.1 Football Club

- a. Risk assessment needs adapting. ONGOING
- b. Result of Insurance query

94/25.2.2 Resolve replacement of pipe running under the gate in sports field.

94/25.2.3 Review all risk assessments. – completed but need to look at:

- a. Posts in junior pitch hedge
- b. Steps going down from Pavilion – COMPLETED
- c. Signage behind football posts pulling fence down. IN PROGRESS

94/25.2.4 Biodiversity and Ecosystems Resilience Duty (section 6).

94/25.2.5 Trees growing around/above the lights on hardcourt area – quotes received.

94/25.2.6 Treatment Plant – maintenance plan

94/25.2.7 ROSPA Inspection Reports received - update.

94/25.2.8 Cemetery

- a. Boundary map and Deeds.
- b. Headstone replacement request – is there a charge for replacement headstones?

94/25.2.9 Branches blown down in storm blocking container access – made safe but will need clearing

94/25.3 To report and resolve if desired any business in connection to the buildings managed or influenced by the council.

94/25.3.1 To report and resolve any work undertaken and future works needed at the Pavilion:

- a. Electrical works ongoing
- b. New lock for storeroom completed
- c. Electrical testing of main supply etc
- d. Carters Cleaning hourly rate increase.

**95/25 Finance and Assets**

95/25.1 Finance Specific Correspondence

95/25.1.1 To circulate for information such other financial correspondence, if any, as will be brought to the attention of the council by the Clerk.

95/25.2 Items for Payment: to resolve to approve items for payment (to follow) for January 2026.

95/25.3 Financial Balances: to report for information the consolidated balances to date, after transfers, receipts and payments.

95/25.4 To resolve budget/expenditure so far.

95/24.5 To resolve precept request for 26/27 is in line with the budget for 2026/27

95/24.6 To resolve budget for 26/27 is in accordance with the Local Government Finance Act 1992.

95/25.7 Investing surplus funds in Government Bonds – Cllr Lomas

95/25.8 Financial Regulations (Clerk & Chair) ONGOING

95/25.9 Pension Regulator – Clerk has been re-enrolled on pension scheme and re-declared (to be done every 3 years)

95/25.10 To resolve continuing with transferring £300 into savings each month to which earmarked funds?

**96/25 Training: to resolve any training undertaken and to be done.**

96/25.1 One Voice Wales and planning joint training “Improving our local places – Welsh case studies and planning updates” emailed 22/1/26

**97/25 Councillor Vacancies**

97/25.1 Clayton Bowen to sign Declaration of Acceptance of Office as co-opted Councillor for Forden ward.

**98/25 Bio-Diversity Section 6**

98/25.1 Cemetery Grant Applications

98/25.2 Final Section 6 report for 2025

98/25.3 Section 6 report for 2026 onwards.

**99/25 Deed of Easement**

99/25.1 To resolve permission for Harrisons solicitors, to amend the original signed Deed of Easements (x2) - to put a line through all references to Forden Community Council, leaving only Forden with Leighton & Trelystan Community Council.

99/25.2 To resolve updating the original Deeds for the Sports Ground etc into Forden with Leighton and Trelystan Community Council

**99/25 Correspondence**

99/25.1 One Voice Wales (OVW) and Society of Local Council Clerks (SLCC)

99/25.1.1 To receive and circulate for information such other items of OVW/SLCC correspondence as will be brought to the attention of the council by the Clerk

99/25.2 General Correspondence: To note, discuss and resolve, if necessary, any actions that arise from previously distributed correspondence.

a. AGM of Forden Recreation Association

**100/25. Chairperson's & Members Announcements, Items for Future Agenda & Date of Next Meeting**

100/25.1 Chairperson's announcements: to receive for information announcements from the Chairperson, Members and Clerk.

100/25.2 Items for future agenda: to bring forward for information items for consideration by the Clerk for future agendas.

100/25.3 Date of next hybrid meeting for information: ORDINARY BUSINESS MEETING 26th February 2026 at Forden Community Centre.

**101/25 CONFIDENTIAL SESSION EXCLUSION OF PUBLIC AND PRESS**

101/25.1 Resolution to exclude the 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.

101/25.2 Confidential Correspondence (confidential reason: data protection of individuals): to receive, and resolve if desired, such other business or correspondence to let of a confidential nature as will be brought to the attention of the council by the Clerk.

**End of agenda**