



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

DRAFT MINUTES OF COUNCIL ORDINARY BUSINESS MEETING

On Thursday 29th January 2026 at 7pm

At Leighton Village Hall

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

Attendance in the hall: Cllr Suzanne Rowlands, Cllr Anthony Day, Cllr Di Stevens, Cllr Adam Lloyd, Cllr Mark Williams, Cllr Terry Lomas and Cllr Clayton Bowen

Attendance online: Cllr Shaun Rees

The Chair welcomed Councillors and Clerk to the meeting.

Apologies for absence approved by Council: Cllr Rachael Briggs.

Apologies for absence received:

Other members absent:

In attendance: Rachel Tibbott (Clerk to the Council)

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.

Cllr Shaun Rees for both 93/25.5.2 25/1715/FUL and 93/25.4.1 the pre-application for the Anaerobic Digestion Plant and all associated works.

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 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.

Guests Oli Powell (OP) of Farm Biomethane and Fraser Jones (FJ) of Lower Leighton Farm. Yvonne Naylor and Jane Walton of Leighton Village Hall and Alison Eastwood of Leighton School Governing Body.

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. **RATIFIED**

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.

Cllr Brignall-Thorp Cllr was congratulated on the success of the food surplus sessions at Forden Community Centre. He reported that Church Farm application was still in process. The road works in Montgomery will have an effect on some buses through Forden but nothing can be done to resolve this as not allowed to use any other Highways as an alternative in Montgomery.

Cllr Jenner – reported that salt bins etc wont be filled up until closer to the time of bad weather, to prevent the salt being washed away. There will be road works up the Hope road. No through road signage has been agreed for Trelystan /Marton road.

Initials:

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.

OP and FJ reported on the pre-application and many questions were asked by the Councillors and representatives of the Village Hall committee and School Governing Body.

RESOLVED: to reply to the pre planning application stating that the Councillors still had many questions to be answered and were awaiting more information on subjects brought up in the meeting held on 29th January with Oli Powell of Farm Biomethane and Fraser Jones of Lower Leighton Farn, including reports that were currently being written according to Mr Powell. The time given on the pre application was far too short to compile any detailed questions at this time, as the paperwork was only received in the New Year from the Clerk to Trewern Community Council, where it had been sent by mistake. This delay, together with the Christmas/New Year holidays, has only given three weeks response time, with the Councillors only able to meet on the 29th January to discuss the proposal. The Councillors look forward to much more detail in the planning application which they will be able to respond to accordingly. The Councillors would like to know how the local community of Leighton will directly gain from this venture when mains gas isn't available in the village. They would also like to visit a local site of similar size and also a site (if different) currently owned and run by Farm Biomethane. They also request that any reports/information relevant to the pre application is forwarded to the Clerk upon receipt.

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)	SUPPORTED
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	NOT SUPPORTED Comment – visibility splay

Initials:

25/1831/FUL	Red House, Trelystan, Leighton, SY21 8HZ	Erection of proposed roofing over existing manure store and all associated works	SUPPORTED
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	NOT SUPPORTED Comment – obstruction of Public Right of Way.
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	SUPPORTED

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**

RESOLVED: Cllrs Rowlands, Rees, Bowen and Stevens will attend the football club meeting on Monday to stress the importance of receipt of all paperwork including the updated risk assessment and Insurance certificate, as the Community Council has a duty to all members of the public to ensure their safety.

- b. Result of Insurance query

Check that the football club have the new leaning posts, banners and stand on their insurance certificate.

RESOLVED: Add this to the next agenda to discuss after Councillors have attended the club meeting. May need to add these items on to our insurance as a list.

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

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

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

94/25.2.4 Trees growing around/above the lights on hardcourt area – two quotes received.

RESOLVED: to accept Quote B from Arbserve of £450 plus VAT.

ACTION: Clerk to inform both companies

94/25.2.6 Treatment Plant – maintenance plan **ONGOING**

Clerk has received no replies from David Thompson to her many requests for an update

ACTION: Clerk to contact Cllr Brignall Thorp to try and speed up a reply.

94/25.2.7 ROSPA Inspection Reports received

Initials:

Quote received of £900 from Stuart Sheppard to complete the urgent works on the fences at the three playparks and the playhouse in Leighton as highlighted in the ROSPA reports.

RESOLVED: to accept the quote

94/25.2.8 Cemetery

a. Boundary map and Deeds. **ONGOING**

Clerk has contacted both Lloyds and Barclays banks who have no record of the Deeds. Church in Wales have also been contacted.

ACTION: Cllr Day to contact Sheila Bright once again.

b. Headstone replacement request – is there a charge for replacement headstones?

RESOLVED: Charge £33 for an additional inscription on memorial as long as the size of the headstone is the same as the previous one. ME and A Hughes to respond with dimensions of stone if any different to previous size.

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

ACTION: Ask Arbserv if they will chip this wood whilst clearing the trees surrounding the lights on the hardcourt.

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

RESOLVED: To accept all previous quotes from Pete Sheppard with the addition of the urgent work to the outside lights under the veranda. When the electrical testing is completed, then all works from the report will need three quotations to complete.

b. New lock for storeroom **COMPLETED**

c. Carters Cleaning hourly rate increase. **ACCEPTED**

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 for January 2026. **RATIFIED**

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

95/25.4 To resolve budget/expenditure so far. **RATIFIED**

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

RATIFIED Precept request of £55334 giving a 2.65% reduction on Band D property from 2026.

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

RATIFIED Budget set at £58054 with £101120 of Ear Marked funds.

RESOLVED: to add £10,000 to ear marked funds for Cemetery to cover urgent work needed to be done to the pathway, car park, path through Green and Green. Totalling £101120 in ear marked funds.

95/25.7 Investing surplus funds in Government Bonds **CLOSED**

95/25.8 Financial Regulations (Clerk & Chair) **ONGOING**

Initials:

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

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

RESOLVED: to continue putting into General Playparks as all playparks are getting old.

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

All Councillors were encouraged to attend training especially Cllr Bowen as a new Councillor.

97/25 Councillor Vacancies

97/25.1 Cllr Bowen to sign Declaration of Acceptance of Office as co-opted Councillor for Forden ward, witnessed by the clerk. **COMPLETED**

98/25 Bio-Diversity Section 6

98/25.1 Cemetery Grant Applications

RESOLVED: Reports were received from Leighton, Forden and Trelystan Churches indicating how they would meet our bio-diversity requests. All three applications were **RATIFIED**

98/25.2 Final Section 6 report for 2025 **RATIFIED** and uploaded to the website

98/25.3 Section 6 report for 2026 onwards **ONGOING.**

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.

RESOLVED: to await the response from Arwel Jones of Gilbert Davies solicitors and bring to next meeting.

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

RESOLVED: to await information from 99/25.1

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

Councillors are unable to attend as attending a meeting with the football club

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.

None

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

None

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.

None

Meeting closed at 22:10

Signed: _____ Date: _____

Initials: