



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 26th February 2026 at 7pm
At Forden Community Centre

102/25 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 Terry Lomas, Cllr Clayton Bowen and Cllr Rachael Briggs.

Attendance online:

The Chair welcomed Councillors and Clerk to the meeting.

Apologies for absence approved by Council: Cllr Mark Williams and Cllr Shaun Rees

Apologies for absence received:

Other members absent:

In attendance: Rachel Tibbott (Clerk to the Council)

103/25 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.

None.

104/25 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.

None

105/25 Minutes of Previous Meeting

105/25.1 To approve and sign the minutes as a correct record of the Ordinary Business Meeting on 29th January 2026. **RATIFIED**

105/25.2 Matters Arising from the above meeting.

106/25 County Councillor Reports: to receive updates for information on County Council matters from the County Councillors.

Cllr Jenner's report was read out on her behalf.

Cllr Brignall-Thorp gave a quick PCC budget update. He reported that he is concerned with Planning issues and is continuing to fight the case as there seems to be widespread issues throughout the County. Regarding the Gypsy & Traveller application site – more info will be shared asap.

Q: Have the claims to PCC for pothole damage to vehicles gone up?

A: Not sure but will try and find out that information.

107/25 Planning & Building Control

107/25.1 Planning & Building Control Correspondence

107/25.1.1 Planning Aid Wales: to receive latest planning news and training opportunities

107/25.1.2 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.

Initials:

None.

107/25.2 Powys CC Planning Determinations: to report from Powys CC notifying the community council of planning decisions, if any, in the community council area.

107/25.3 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

107/25.4 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.

107/25.4.1 Proposed *anaerobic digestion plant and all associated works at Lower Leighton Farm, Leighton.*

No requested information received from Farm Biomethane or Roger Parry.

107/25.5 Planning Applications Consultations

107/25.5.1 To receive for information, representations regarding planning applications (if any).

107/25.5.2 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
26/0093/FUL	The Gaer, Forden, Welshpool, SY21 8NR	Erection of covering over manure store	SUPPORTED

107/25.6 Planning Enforcement

107/25.6.1 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.

107/25.6.2 From FLTCC to other bodies: to resolve reports of planning enforcement matters within the community.

None

108/25 Highways, play & recreation parks and buildings.

108/25.1 To report and resolve if desired any business in connection to the highways within the parish.

108/25.2 To report and resolve if desired any business in connection to the play, recreation parks and outdoor spaces managed or influenced by the council.

108/25.2.1 Football Club

a. Risk assessment received **ACCEPTED**

b. No insurance certificate received yet but football club meeting with Insurers to check

c. Adding to FLTCC insurance?

Awaiting response to b. above first

108/25.2.2 Resolve replacement of pipe running under the gate in sports field together with new posts and gate

FLTCC were under the impression the football club were repairing it but they are repairing the one on the roadside. **RESOLVED** to replace the posts and gate and check pipe underneath.

ACTION: Cllr Day to seek a quote for these works.

108/25.2.3 Review all risk assessments. – completed but need to look at:

a. Posts in junior pitch hedge – Cllr Day to seek a quote

b. Signage behind football posts pulling fence down. IN PROGRESS

Initials:

108/25.2.4 Trees growing around/above the lights on hardcourt area – awaiting dry period for work to be completed.

ACTION: Clerk to ask Arbserv about the trees in Leighton playpark as they are nearly touching the equipment and causing dangerous algae to form on the safety surface making it slippery.

108/25.2.5 Treatment Plant – maintenance plan.

Email received from Phil Sherrard 19th Feb to say “I am currently advising our property team about the issues with STP and the school, so hope this will progress shortly”.

108/25.2.6 Cemetery

- a. Original Conveyance located – need to register ownership under FLTCC. Resolve to engage solicitor to register on our behalf - will need a valuation doing first. Should we also look at amending Sports Field and Pavilion, playgrounds etc at the same time? What about Green?

RESOLVED to engage Arwel Jones of Gilbert Davies Solicitors to register the Cemetery as FLTCC. To engage David Jones of Morris Marshall & Poole to value site.

ACTION: Clerk to find out who owns the Green in front of the Church as FLTCC cannot repair the pathway and continue maintenance and insurance if it is not owned by FLTCC.

- b. Potholes on boundary of highway where it joins the car park – reported to highways as very dangerous for users of cemetery and church. Dave Gardener has forwarded it to relevant inspector 17th Feb.

ACTION: Cllrs Day and Bowen to look at manhole cover in cemetery car park.

108/25.2.7 Branches blown down in storm on Sports Field - Arbserv have agreed to chip these when doing other work.

108/25.2.8 Notice boards in Leighton & Trelystan in need of maintenance work.

ACTION: Clerk to contact manufacturer.

108/25.3 To report and resolve if desired any business in connection to the buildings managed or influenced by the council.

108/25.3.1 To report and resolve any work undertaken and future works needed at the Pavilion:

- a. Urgent Electrical works needed on boiler system, 4 Contactors £700 and 2 new Stats £95 – resolve to accept quote for works **RATIFIED**
- b. Resolve to ask manufacturer to service cylinders after above work has been completed, which will activate the warranty £265 per cylinder **RATIFIED**
- c. Resolve to ask Splash to service annually and record in book to ensure warranty is covered.

ACTION: Clerk to check if we are paying for this anyway with the annual legionella service? If not ask Splash if they do legionella testing etc.

- d. Electrical testing of main supply etc ONGOING

109/25 Finance and Assets

109/25.1 Finance Specific Correspondence

109/25.1.1 To circulate for information such other financial correspondence, if any, as will be brought to the attention of the council by the Clerk.

109/25.2 Items for Payment: to resolve to approve items for payment for February 2026.

Initials:

RATIFIED

Invoice Summary February 2026				
Payee	Details	Power	Type	£
Rachel Tibbott	Wages £838.70 + £6.49HP+£4.50 paper+£3.20 a4 file+ £14 land registry	Schedule 12, paragraphs 30, 30D and 30E, s144	BACS	£866.89
LGPS	Pension		BACS	£310.05
SITC	Monthly Office 365 charge	Schedule 12, paragraphs 30, 30D and 30E, s144	BACS	£50.84
Quickbooks	Online Accounts		DDR	£19.20
Carters Cleaning	Pavilion cleaning	s.133	BACS	£91.80
Pete Shepherd	4 x Contacts for boilers + labour		BACS	£840.00
Leighton Village Hall	Hire of hall for meetings Nov, Jan, Feb (extra) and March		BACS	£64.50
OVW	Membership 26/27		BACS	£0.00
Pumpworld	Replacement Stats in Pavilion		BACS	£114.00
Pumpworld	Service of Cylinders		BACS	£0.00
Gilbert Davies Solicitors	Registering of Cemetery		BACS	£0.00
Savings account	Transfer from current		STD	£300.00
	TOTAL			£2,657.28
Income				
Internment	Bernard Edward Humphreys - Ashes			440
Current Account Balance				£20,871.25
Business Premium ME				£114,138.09
Current Account Balance	When above expenses are taken out			£18,653.97
Business Premium ME				£114,438.09

109/25.3 Financial Balances: to report for information the consolidated balances to date, after transfers, receipts and payments. **RATIFIED**

109/25.4 To resolve budget/expenditure so far.

109/25.5 Financial Regulations (Clerk & Chair) ONGOING

109/25.6 The Anti-Poverty Grant has been spent and completed. **RATIFIED**

109/25.7 Defib pads – order pads for four defibs and batteries urgently **RATIFIED**

110/25 Training: to resolve any training undertaken and to be done.

None. Cllr Stevens to attend Planning training

111/25 Councillor Vacancies

Still one vacancy.

112/25 Bio-Diversity Section 6

112/25.1 Biodiversity Grant Application. **RATIFIED**

Initials:

112/25.2 To resolve that the Council has agreed to: apply for and accept the package; maintain the package, and budget for this maintenance for a minimum period of 5 years. **RATIFIED**

112/25.3 To resolve that a copy of the Grant Terms & Conditions for the above are signed and dated by the RFO or Chair of Council. **RATIFIED**

112/25.5 Section 6 report for 2026 onwards. ONGOING

112/25.6 All 3 Churches have received their cemetery grants and have passed their grateful thanks onto the Councillors.

113/25 Deed of Easement

113/25.1 Still awaiting response from Harrisons - 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. **RATIFIED**

113/25.2 As above - To resolve updating the original Deeds for the Sports Ground etc into Forden with Leighton and Trelystan Community Council **RATIFIED**

114/25 Correspondence

114/25.1 One Voice Wales (OVW) and Society of Local Council Clerks (SLCC)

114/25.1.1 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

114/25.2 General Correspondence: To note, discuss and resolve, if necessary, any actions that arise from previously distributed correspondence.

114/25.2 Digital Health Maturity Report Response

ACTION: Clerk to reply that there will be a Welsh and English button on front page, only translate the front page, nothing else. The Councillors and users are happy with .org. FLTCC will not have a social media page as the village fb pages are very good.

115/25. Chairperson's & Members Announcements, Items for Future Agenda & Date of Next Meeting

115/25.1 Chairperson's announcements: to receive for information announcements from the Chairperson, Members and Clerk. *None*

115/25.2 Items for future agenda: to bring forward for information items for consideration by the Clerk for future agendas. *None*

115/25.3 Date of next hybrid meeting for information: ORDINARY BUSINESS MEETING 26th March 2026 at Leighton Village Hall.

116/25 CONFIDENTIAL SESSION EXCLUSION OF PUBLIC AND PRESS

116/25.1 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.

116/25.2 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.

Initials:

Meeting closed at 20:25

Signed: _____ Date: _____

DRAFT