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

APPROVED MINUTES OF COUNCIL EXTRA-ORDINARY BUSINESS MEETING
On Thursday 3rd September 2026 at 7pm
Remotely online

56/26 Welcome, Attendance, Apologies for Absence: to record attendance.

Attendance in the hall:
Attendance online: Cllr Suzanne Rowlands, Cllr Adam Lloyd, Cllr Mark Williams and Cllr Anthony Day.
Apologies for absence approved by Council: Cllr Terry Lomas, Cllr Rachael Briggs, Cllr Di Stevens, Cllr Shaun Rees and Cllr Clayton Bowen
Apologies for absence received:
Other members absent:
In attendance: Rachel Tibbott (Clerk to the Council)

57/26 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.

58/26 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

59/26 Planning

59/26.1 Outline planning application (with all matters reserved) for 10 x dwellings and all associated works including formation of an estate road, provision of public open space, drainage and landscaping at Land Between Heatherwood and Kingswood Lane, Forden, Welshpool, Powys, SY21 8LQ.
Pre-Application Consultation – Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended)
RESOLVED: The Councillors responded with the following comments:

1. Sewage
2. Impact on Offas Dyke and the close proximity to the proposed site.
3. Land Drainage – the existing footpath that is Offas Dyke gets very wet and floods currently, concern this will only get worse when construction takes place.
4. Highways – access is through Heatherwood Estate which will mean an increase in traffic which could have a detrimental effect on existing residents. What will happen to the access point to Kingswood as there is a gate there?
5. The Community Council request a contribution towards the upgrade of the existing play area in Heritage Green.

59/26.2 Planning Consultation P/26/0841/LBC, PARK HOUSE, LEIGHTON, WELSHPOOL, SY21 8HJ.
RESOLVED: Supported

ACTION: CLERK TO INFORM THE PLANNING DEPARTMENT THAT THE NEW PLANNING PORTAL IS PROVING HARD TO NAVIGATE – PREVIOUS PORTAL WAS MUCH EASIER.

Meeting closed at 19:30

Signed: _____ Date: _____