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 ORDINARY BUSINESS MEETING
On Thursday 24th September 2026 at 7pm
At Forden Community Centre

60/26 Welcome, Attendance, Apologies for Absence: to record attendance.
Attendance in the hall: Cllr Adam Lloyd (CHAIR), Cllr Terry Lomas, Cllr Di Stevens, Cllr Clayton Bowen, and Cllr Anthony Day
Attendance online:
The Chair welcomed Councillors and Clerk to the meeting.
Apologies for absence approved by Council: Cllr Shaun Rees, Cllr Suzanne Rowlands, Cllr Rachael Briggs and Cllr Mark Williams
Apologies for absence received:
Other members absent:
In attendance: Rachel Tibbott (Clerk to the Council)

61/26 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.

62/26 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

63/26 Minutes of Previous Meeting
63/26.1 To approve and sign the minutes as a correct record of the Ordinary Business Meeting on 30th July 2026 and Extra Ordinary Business Meeting on 3rd September 2026. **RATIFIED**
63/26.2 Matters Arising from the above meeting.

64/26 County Councillor Reports: to receive updates for information on County Council matters from the County Councillors.
Cllr Jenner
Recycling and bin collections seem to be a lot better.
Gypsy & Traveller Site **–** Cllr Jenner has requested a proper explanation from Powys as to why they cannot extend the current site and a detailed email has been received from Matt Perry Chief Officer Place in Powys stating it is due to the flood risk. Cllr Jenner has also asked for land registry documents but nothing received yet. An update is due in October.
The Stubb road has very bad potholes – Cllr Jenner to liaise with Cllr Brignell-Thorp.
If any Cllrs know of any drains that need jetting please let Cllr Jenner know.
Unsuitable for HGV road signs are now up at the end of the Beeches in Trelystan/Marton and the resurfacing works seem to be holding up. Cllr Stevens to keep Cllr Jenner informed.

65/26 Planning & Building Control

65/26.1 Planning & Building Control Correspondence

65/26.1.1 Planning Aid Wales: to receive latest planning news and training opportunities

65/26.1.2 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

65/26.2 Powys CC Planning Determinations: to report from Powys CC notifying the community council of planning decisions, if any, in the community council area.

65/26.3 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

65/26.4 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.

65/26.4.1 Farm Biomethane Ltd - report of farm visit by Cllrs Lloyd and Williams.

To resolve Scoping Opinion response to FLTCC RATIFY

The following response was **RESOLVED**:

Forden with Leighton & Trelystan Community Council considers that the proposed anaerobic digestion facility has the potential to result in significant environmental, social and community impacts due to its scale and its location within the heart of the small rural village of Leighton. The Council is particularly concerned about the cumulative effects of increased HGV traffic, flooding issues, noise, odour, air quality, lighting and visual impacts on nearby residents, Leighton Primary School, Leighton Village Hall, Coed Isaf Day Centre, children's play park, tennis courts, public rights of way, listed buildings, Mid Wales Airport and the setting of Powis Castle. Concerns are also raised regarding pedestrian safety, as access to key community facilities requires people, including older members of the community and pre-school children and their carers, to walk along roads without continuous pavements. The Council therefore requests that the Environmental Impact Assessment provides a robust, evidence-based assessment of all potential impacts, both individually and cumulatively, and clearly demonstrates whether a development of this scale can be accommodated without unacceptable harm to the village, its residents, its heritage assets and its valued community facilities.

The Community Council also requests that the assessment should be undertaken using appropriate baseline data, address both construction and operational phases, assess cumulative and in-combination effects, and clearly demonstrate how adverse impacts can be avoided, reduced or mitigated. The Environmental Impact Assessment should explain the alternatives that have been considered and the reasons for selecting the proposed site and design.

65/26.5 Planning Applications Consultations

65/26.5.1 To receive for information, representations regarding planning applications (if any).

65/26.5.2 To receive and resolve responses to consultations (full applications(s) details(s) at https://service.powys.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register) including but not limited to those listed below. Later applications may be considered at the discretion of the Chair:

Ref:	Site	Description	Date received
NONE			

65/26.6 Planning Enforcement

65/26.6.1 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.
None

65/26.6.2 From FLTCC to other bodies: to resolve reports of planning enforcement matters within the community.
None

66/26 Highways, play & recreation parks and buildings.

66/26.1 To report and resolve if desired any business in connection to the highways within the parish.

a. Bus route improvements - X75, X76 and X77 bus services from Llanidloes to Welshpool, via Newtown
ACTION – AWAITING RESPONSE FROM CLLR BRIGNELL-THORP

66/26.2 To report and resolve if desired any business in connection to the play, recreation parks and outdoor spaces managed or influenced by the council.

66/26.2.1 Football Club

a. Adding to FLTCC insurance – **CLOSED**, Cllrs happy with Zurichs response to this query.
ACTION: CLLRS LLOYD AND DAY TO LOOK AT FOOTBALL CLUB RISK ASSESSMENT AND ALL CONSTRUCTIONS EVERY 3 MONTHS.
b. Contract showing Football Clubs responsibility for their assets ONGOING

66/26.2.2 Resolve quote for replacement of pipe running under the gate in sports field together with new posts and gate.

Email received from Powys Estates Dept stating:
Grey Water entering the gulley behind the blue container - Initial findings suggest that a small pipe may have fractured or become disconnected. With David Thompson, I have commissioned our Civil Engineering Team to undertake a further detailed inspection, and then with FLTCC access permission, to go ahead and complete any works necessary and making good the area afterwards. The initial time plan for works to be undertaken is during November 2026 subject to:

- A work plan being shared with FLTCC so you can discuss and approve at your October meeting.
- Agreement that PCC can work on your land to rectify the situation and make good.
- The weather / ground situation.
- Discussions about what plant we require on site and how we will access the site with the plant.

RESOLVED: await further information from PCC and suggest that the pipe is extended all the way to the brook to prevent this situation arising again.

ACTION: CLERK TO CONTACT POWYS WITH ABOVE.

66/26.2.3 Review all risk assessments. – completed but need to look at:

RESOLVED: to return Football club's risk assessment to them to add dates of completion and also dates when things need to be completed by. Review dates of periodicy.

ACTION: CLERK TO CONTACT FOOTBALL CLUB

a. Posts in junior pitch hedge
b. Signage behind football posts pulling fence down. ONGOING

66/26.2.4 Treatment Plant

Email received from Powys Estates Dept: Despite proactively chasing this through August and September, I sincerely regret to inform you that I have not yet received the Draft Legal Paperwork regarding STP2 from the Lawyer dealing with this within the PCC Legal Team.

66/26.2.5 Cemetery

a. Valuation completed by MMP. Now in the hands of Gilbert Davies solicitors. ONGOING

b. Rules on size, height and materials to be used in headstones.
ACTION: CLERK TO ASK ME AND A HUGHES IF THEY HAVE RULES FROM OTHER GRAVEYARDS.

66/26.2.6 No agreement can be found showing FLTCC are responsible for Forden School playpark or Leighton School playpark.
Email received from Powys Estates Dept:
Leighton: Please let me know if this is still relevant, or if Officers from PCC have now been in contact with you following my discussions with them on 29/07/2026.
Forden: Please let me know if this is still relevant, or if Officers from PCC have now been in contact with you following my discussions with them on 29/07/2026.
Please Kindly Note: The Schools Property Team do not cover Play-Park leases. It would be best if you direct any pending and future enquiries to: Angela Protheroe Corporate Property Lead Email: angela.protheroe@powys.gov.uk Angela and her team will then assist you.
ACTION: CLERK TO CONTACT ANGELA PROTHEROE TO FOLLOW UP.

66/26.2.7 Bowling Green and Equipment, to resolve:

a. Adding rubber mat strips or bark to the gaps around the green?
Clerk contacted local companies to see if it would be possible to cut the rubber mats into strips but sadly no one able to do this. Local tree surgeon has offered free wood bark if we are willing to go and pick it up with tractor and trailer. **RESOLVED**: tree bark is best solution
ACTION: CLERK TO CONTACT CLLRS.

b. Ramp for access onto green from Pavilion?
ACTION: CLERK TO COST UP METAL FOLD UP RAMPS WITH ARMS ONLINE.

c. Selling bowling equipment.
ACTION: CLLR BOWEN TO CONTACT ABERMULE BOWLING CLUB. CLERK TO CONTACT OTHER LOCAL CLUBS.

66/26.3 To report and resolve if desired any business in connection to the buildings managed or i69nfluenced by the council.

66/26.3.1 To report and resolve any work undertaken and future works needed at the Pavilion:

a. Electrical testing of main supply etc ONGOING accept but check financial regs
Electrical report received and the following work accepted:
RESOLVED: to accept quote of £2445 from Peter Sheppard for upgrade of 3 phase distribution board.

b. Clerk to purchase cleaning materials for Pavilion together with replacement of some broken equipment
1. Stuart - Replacement of hinge of Wicket into ground (off its hinges). **COMPLETED**
2. Purchase of toilet rolls, white bin in visitors. **COMPLETED**
3. Replacement toilet holder in mens and fitted by handyman? **COMPLETED**
4. Handyman – replacement screw in soap holder in visitors, officials drain in middle of room not screwed down. **COMPLETED**

67/26 Finance and Assets

67/26.1 Finance Specific Correspondence

67/26.1.1 To circulate for information such other financial correspondence, if any, as will be brought to the attention of the council by the Clerk.

67/26.2 Items for Payment: to resolve to approve items for payment for September 2026. **RATIFIED**

Invoice Summary September 2026

Payee	Details	Cheque No.	Power	£
Rachel Tibbott	Clerk Wages £ 826.90+HP Ink £ 6.49 plus £4.99 toilet rolls plus £1.75 white bin	BACS	Schedule 12, paragraphs 30, 30D and 30E, s144	£840.13
HMRC	PAYE payment	BACS	Schedule 12, paragraphs 30, 30D and 30E	£880.23
LGPS	Employers Pension contribution	BACS		£257.11
Andrew Evans Landscapes	Sports Field cutting	BACS	s.2,s.133,s.19	£486.00
Powys County Council	Business Rates	DDR	s.164, s.44, ss 9&11	£190.00
Shire tech Services	Office monthly charge 0285	BACS	ss.37-47	£45.54
Quickbooks	Online package	DDR		£19.20
Carters Cleaning	inv 5108 5126 5154	BACS		£158.40
Banadesign	Website Hosting	BACS		£201.60
KP Fire	Inv 23123 Annual fire checks Pavilion	BACS		£67.20
Boys & Bodens	Inv 354510 toilet roll holder for Pavilion	BACS		£20.95
The Handyman Company	Cleaning Pavilion fascias	BACS		£395.00
Savings account	Transfer from current	STD		£300.00
	TOTAL			**£3,861.36**
Income	Interest			£316.29
	Tennis Fees 2026			£340.00
	Motorbike Show fees 2026			£80.00
Current Account Balance				£16,003.40
Business Premium ME				£126,855.31
After the above payments are taken/added				
Current Account Balance				**£12,562.04**
Business Premium ME				**£127,471.60**

67/26.3 Financial Balances: to report for information the consolidated balances to date, after transfers, receipts and payments. **RATIFIED**

67/26.4 To resolve budget/expenditure. **RATIFIED**

67/26.5 Financial Toolkit (to be worked through each meeting) – Theme C – Social Media Policy

67/26.6 Microsoft Contract ONGOING

67/26.7 To resolve acceptance of quote from Peter Sheppard regarding replacement of paper holders with hand dryers.

RESOLVED: to accept quote of £1885 for instalment of new hand dryers in all rooms in the Pavilion plus new circuits etc.

68/26 Training: to resolve any training undertaken and to be done.

None

69/26 Councillor Vacancies x 1

70/26 Bio-Diversity Section 6

70/26.1 Biodiversity Grant - resolve what to do with bird boxes, hedgehog box and Bug hotel.

- Bulbs have also now been received, to be split into 3 and allocate to 3 churches and ask local school children and Church Wardens to plant with local Cllrs.
  ACTION: CLERK TO CONTACT CHURCH WARDENS, SCHOOLS AND LOCAL PRESS.

71/26 Website and Advertising

71/26.1 Adding Welsh to the website. First page only in first instance. ONGOING

72/26 Cemetery

72/26.1 Contacting owners of benches ONGOING

73/26 Public Meetings

73/26.1 Schedule of dates – first coffee morning held in Forden which local Cllrs attended, will hopefully be more. Leighton and Trelystan Cllrs regularly attend Leighton coffee mornings. **CLOSED**

74/26 Risk Assessments

74/26.1 Resolve to review the risk assessments for 26/27 - Cemetery, Pavilion, Tennis Courts and Sports Ground. **RATIFIED**.

74/26.2 Should FUFC review their risk assessment? See previous discussion.

74/26.3 Resolve that the annual inspection done by ROSPA are considered the annual risk assessments for Leighton, Forden School and Heritage Green Playparks? **RATIFIED**.

75/26 Correspondence

75/26.1 One Voice Wales (OVW) and Society of Local Council Clerks (SLCC)

75/26.1.1 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

None

75/26.2 General Correspondence: To note, discuss and resolve, if necessary, any actions that arise from previously distributed correspondence.

None

76/26. Chairperson's & Members Announcements, Items for Future Agenda & Date of Next Meeting

76/26.1 Chairperson's announcements: to receive for information announcements from the Chairperson, Members and Clerk.

Forden Motorbike Committee to be commended once again for another great show.

76/26.2 Items for future agenda: to bring forward for information items for consideration by the Clerk for future agendas.

None

76/26.3 Date of next hybrid meeting for information: 29th October 2026 ORDINARY BUSINESS MEETING at Leighton Village Hall

77/26 CONFIDENTIAL SESSION EXCLUSION OF PUBLIC AND PRESS

77/26.1 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.

77/26.2 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 21:08

Signed: _____ Date: _____