MINUTES

Members present: Cllr Ann Williams, Cllr Fiona Waldron, Cllr Ian Jones, Cllr Janet Jones, Cllr Lynnette Kretchmer, Cllr Peter Lewis, Cllr Sean Cowham, Cllr Sophie Nazar, Cllr Zarena Allan
Apologies: Cllr Alison Barrett, Cllr Mark Rosser

1: FC26-27/068 : Apologies
Apologies received from Cllr A Barrett and Cllr M Rosser
Reason : Planned holiday

2: FC26-27/069 : Declarations of Interest
Declarations of interest registered from:
None declared

3: FC26-27/070 : Public Participation
Council received an interesting presentation from Keith Blacker on Llanfyllin Community Energy Initiative.

During the public participation session, a resident raised concerns regarding community and business engagement in relation to the planning of Christmas events and a new Thursday market at the Public Institute. The resident emphasised the importance of open and timely communication with local businesses and traders.

It was clarified that the Thursday market at the Public Institute is not a Town Council initiative. The Public Institute is a separate organisation and the establishment of the market did not require consideration or approval by the Town Council. The Christmas events were considered separately under the relevant agenda item.

4: FC26-27/071 : Approval of Minutes
Cllr Allan commented on minute FC26-27/065, noting that she had not subsequently been involved in the development of the Llanfyllin One website and that the website had since launched. The comments were noted. The original minute remains unchanged as it records the decision made by Council at that meeting.

RESOLVED: That the minutes be approved as a true and accurate record of the meeting. Cllr Allan’s comments in relation to FC26-27/065 were noted.

5: FC26-27/072 : Matters Arising
Bus Shelter : The Clerk reported that installation on the Powys CC highway would need to be commissioned through Powys, at an estimated cost of £6,000–£8,000. A green-roof option would be approximately £12,000, with potential part-funding from Powys.

RESOLVED: To reconsider the project and potential funding options as part of the 2027/28 budget-setting process.

6: FC26-27/073 : Mayors & County Councillor Report
Cllr Lewis provided updates further discussions regarding the closure of the Llanfyllin Depot and changes to winter gritting routes. Attendance at a meeting regarding the proposed closure of the Llanrhaeadr medical practice. A visit to Llanfyllin Fire Station to thank the crew for their efforts in responding to the significant number of fires during the recent dry spell.

7: FC26-27/074 : Clerks Report
NOTED : Clerk identified a need for a Volunteer and Event Policy - to be submitted for review and adoption at the next meeting

8: FC26-27/075 : Councillor Reports
Cllr Allan advised that she had attended the meeting regarding the closure of Llanrheadr Surgery on 10th September.

Cllr Allan reported that she had written, on behalf of the WI, to Powys County Council regarding the depot closure and winter gritting routes and had received a response from Cllr Jackie Charlton.

Cllr Williams provided an update on the Pensioners’ Lunch and requested funding for the annual Christmas Lunch.

Other updates were considered under the relevant agenda items.

9: FC26-27/076 : Policy & Finance

a) Schedule of Payments
The Schedule of Payments was reviewed and checked Cllr Ian Jones. Validated by: Cllr Peter Lewis

RESOLVED: To approve the Schedule of Payments.

b) Bank Reconciliation
The bank reconciliation was reviewed and validated by Cllr Janet Jones

RESOLVED: To approve the bank reconciliation.

c) Arts Connection Grant Underspend
Council considered the remaining underspend from the Arts Connection grant.

RESOLVED: That the remaining grant funding be allocated towards the photographic competition.

10: FC26-27/077 : Correspondence : Bridge Street Parking

Council considered correspondence regarding parking at the upper end of Bridge Street and discussed the difficulties being caused by vehicles parking in this area.

It was noted that parking restrictions in Bridge Street had previously been reviewed by Powys County Council as part of the 2018/19 review of on-street waiting and parking restrictions. The resulting 2019 Traffic Regulation Order removed the previous double yellow lines at the bridge end of Bridge Street following representations from the Town Council at that time.

Council agreed that the current parking arrangements at the upper end of Bridge Street were causing an issue and that an informal approach should be made in the first instance.

11: FC26-27/078 : Cae Bodfach Wayleave Agreement

The Council reviewed the proposed wayleave agreement relating to the electrical supply required for the EV charging infrastructure at Cae Bodfach. Comments were noted regarding the removal of parking bays whilst the work was being carried out.

RESOLVED: To approve the wayleave agreement and authorise the Town Clerk to progress the necessary arrangements.

12: FC26-27/079 : Events

Christmas Events : Christmas Events: Council considered arrangements for the 2026 Christmas events. It was agreed that Llanfyllin One would manage the indoor market stalls, with Cllr Cowham supporting the development of wider Christmas activities and opportunities for collaboration between the Town Council and Llanfyllin One to enhance community engagement. The provision of an outdoor market was also discussed. It was noted that this would require a road closure and Council agreed that the option should be explored, subject to confirmation of the associated requirements and costs. **St Myllin's Day :** Council considered arrangements for the 2027 St Myllin's Day event. It was agreed that 19th June 2027 would be the most appropriate date.

13: FC26-27/080 : Pride in Place Grant Update

Cae Bodfach Activity Play Park : The Town Clerk provided an update on the project and confirmed that delivery and installation of the equipment was anticipated for late October/early November, subject to completion of manufacturing. Three quotations were presented for the drainage and site clearance works required prior to installation. Council considered the quotations and agreed the option representing best value for money. RESOLVED: To appoint the selected contractor to undertake the required drainage and site clearance works at a cost of £2,580 plus VAT. **Public Toilet Refurbishment :** Cllr Allan advised that she was unable to provide an update on the project and, following discussion, confirmed that she no longer wished to be involved in progressing the refurbishment. Cllr Cowham advised that he had held preliminary discussions with a local contractor, but no engagement had been confirmed as yet. The Town Clerk raised concerns regarding delivery timescales, noting that the grant funding must be fully spent, invoiced and claimed by the end of February 2027. Cllr Allan suggested that any funding which could not be utilised should be returned. Council agreed that, should the refurbishment not be deliverable within the required timeframe, alternative eligible projects should instead be explored with the funding team, subject to their approval. Cllr Allan raised concerns that the information on the website regarding public toilet provision at the Public Institute could be misleading. RESOLVED: To continue with design and pricing but to note the current position and grant timescales and, if necessary, explore alternative eligible use of the funding with the funding team rather than return unspent funds.

14: FC26-27/081 : Community Asset Transfer

Council considered the proposed Community Asset Transfer of the Market Square and discussed the potential benefits and financial implications of proceeding based on the area currently offered by Powys County Council.
It was noted that the proposed rent of £1 per annum, if demanded, was considered reasonable. However, the U5010 could not form part of the transfer while it remained designated as highway. The estimated cost of removing the highway designation would be a minimum of £4,800, excluding the mandatory consultation and associated legal costs.
Council considered that the transfer in its current form offered limited additional benefit when balanced against the potential costs of future maintenance and regeneration works, for which additional funding would need to be identified.
It was RESOLVED to defer a decision on whether to proceed with the Community Asset Transfer and review the matter again at the next Council meeting.

15: FC26-27/082 : Cae Bodfach Management Plan Working Group

Cllr Allan presented the work undertaken by the Cae Bodfach Management Plan Working Group, which had been distributed to councillors for review prior to the meeting.

There was extensive discussion, with strongly differing views expressed regarding the scope and purpose of the Working Group. It was clarified that the expectation of a management plan was a practical plan for the ongoing maintenance and management of Cae Bodfach, including mowing, grounds maintenance and routine upkeep, rather than proposals for the future development of the site.

Council recognised the work undertaken and the ideas generated by the Working Group. While the material presented did not currently constitute a management plan in a form that could be formally adopted by Council, the proposals and continued community engagement were considered important to informing the future development plan for Cae Bodfach.

The discussion also reinforced the need for a Volunteer and Event Policy, as previously identified within the Clerk's Report.

Council considered whether to respond to previous correspondence and articles in the Chronicle concerning Cae Bodfach. It was RESOLVED that no response would be issued given the time elapsed since publication and the potential to further exacerbate the matter.

Cllr Cowham agreed to prepare a draft Cae Bodfach Management Plan for consideration at the next Council meeting.

16: FC26-27/083 : Potential Asset Acquisition

Following consideration of the matter, it was RESOLVED that Cllr Lewis be authorised to hold discussions on behalf of the Council. Any proposals or decisions arising from those discussions will be brought back to the Council for consideration and approval.