

CYNGOR CYMUNED LLANSANTFFRAID AND DEYTHEUR COMMUNITY COUNCIL

THE MONTHLY MEETING OF THE LLANSANTFFRAID AND DEYTHEUR COMMUNITY COUNCIL HELD ON MONDAY
23RD FEBRUARY 2026 AT 7PM AT THE LION HOTEL, LLANSANTFFRAID

PRESENT MR M BEBB (MB), MRS B CROSS - Chair (BC), MRS R DAVIES (RDA), MR R DAWSON (RD), MR R EVANS (RE), MR G THOMAS (GT),

MEMBER OF PUBLIC MR G DAVIES, MR C HUGHES, MISS F DAVIES, MR & MRS A DAVIES

APOLOGIES MR D EDWARDS, MR R JONES, MR D WILLIAMS, MR E WILLIAMS

1.	<p>WELCOME AND APOLOGY</p> <p>The meeting was chaired by BC.</p> <p>Councillors and members of the public were welcomed to the meeting.</p> <p>The apologies received were accepted.</p>
2.	<p>AGREE MINUTES OF MEETINGS HELD NOVEMBER 3RD 2025</p> <p>The minutes of the meeting held on January 26th 2026 had been circulated and it was agreed that they were a true record of the meeting – it was proposed and seconded that they be signed – AIF.</p>
3.	<p>MATTERS ARISING FROM THE MINUTES</p> <p>The Chair discussed the Matters Arising with the councillors:-</p> <ul style="list-style-type: none"> • Defib – Chair had received a phone call from SP Energy who quoted that it would be in the region of £4000 to have electric to the phone box because it would have to be relayed from nearby properties. Chair to continue to look for a defib that doesn't need electric • Highway issues – a phone call in March to chase up the highway matters. • Lights – clerk to obtain numbers • Litter signs – advised that this is the responsibility of the Llansantffraid Recreation Association. BC to take forward with Recreation Association. • Councillor Allowance forms – councillors to complete • Lych gate – clerk to check the progress of this with RD • Item 70 on MA to be amalgamated with item 63 – Flood Forum. A representative from the Flood Forum will be in the village hall on Thursday 5th March 2026 from 2 -3.30 to which all are welcome. • Bench – this will be painted when there is dry weather before the meeting in March • Metal tree surrounds – RJ dealing with this • Hole in hedge by oak tree and bus shelter – this to be escalated to a complaint. • Open Space – EW had spoken to the resident and he was unsure of who owned the land. More information from EW is needed and then possibly Pickstocks to be contacted. • River Bank cottage – planning department to be contacted • Grid on pavement by the Indian restaurant has still not been done • Pot holes by Plas Gwyn and Hazel Mount – temporary repair has been done on these. • Vice Chair signatory – ongoing • Wynnstay wall – GT gave an update on this. The Wynnstay have taken control of the wall and the Marketing department are dealing with the artist direct – the price for the work has increased from £800 to £1500. • In front of the old shop there is going to be a memorial garden in memory of J Prodger who lost his life at work at the Wynnstay. • The hedge by Cranford is okay. • Allotment leak – RE to investigate this further.

<p>4.</p>	<p>PLANNING</p> <ul style="list-style-type: none"> Application Reference: 26/0154/LBC Grid Reference: E:321936 N: 320414 Proposal: Internal and external works to include works to windows, doors installation of external insulation and PV panels to roof Site Address: Glanaber, Winllan Road, Llansantffraid-ym-mechain, Powys SY22 6AH <p>It was proposed and seconded to support the application – AIF.</p> <ul style="list-style-type: none"> Application Reference: 26/0110/CAC Grid Reference: E:321951 N: 320324 Proposal: Demolish conservatory and erect a single storey side extension Site Address: Aelybryn , Church Lane, Llansantffraid-Ym-Mechain, Powys SY22 6AP <p>It was commented that this was in a conservation area. It was proposed and seconded to support the application – AIF</p> <ul style="list-style-type: none"> Application Reference: 25/1879/FUL Grid Reference: E:322233 N: 318299 Proposal: Formation of a Slurry Lagoon and all associated works Site Address: Trewylan Ganol , Llansantffraid-Ym-Mechain, SY22 6TJ <p>It was felt that the Environment Agency should be consulted on this application. It was proposed and seconded to support the application – AIF.</p> <p>Clerk to make enquiries about the Land pods at Gwern Olau.</p> <ul style="list-style-type: none"> Application Reference: 26/0069/FUL Grid Reference: E:321301 N: 322385 Proposal: Change of use of site to allow hire and sales of agricultural machinery and equipment alongside existing repairs/storage use together with extensions and alterations to existing buildings, installation of new package treatment plant and associated works Site Address: Plasgwyn Bungalow , Llansantffraid-Ym-Mechain, Powys, SY22 6TR <p>BC questioned the members of the public present about the Plas Gwyn planning application. MB asked about the neighbours’ comments on the planning application – C Hughes had spoken to the neighbours and said that they were okay with the application. Work to be done to tidy up the location and a hedge to be planted around the perimeter of the application. C Hughes said that he was working with the planning department. BC concerned about the noise from the area and she was assured by C Hughes that it won’t be any more than the cattle make at the moment. The hedge would be a sound bank – there was no condition in the application on sound. CH advised that there was no opposition from the neighbours as there had been before. GT commented that the Highways would evaluate the impact of the planning for the hiring and sales of machinery. GT surprised that the neighbours had not made a representation at the meeting as he had received an email from the neighbours opposing the planning and had no retraction of this opposition from the since. The council had not supported the application previously. It was agreed to register concern regarding the impact of safety of users of the Winllan road that this change of use would have and the council would ask Highways to evaluate the impact.</p>
<p>5.</p>	<p>ACCOUNTS</p> <p>Payments since last meeting</p> <ul style="list-style-type: none"> Hafren Dyfrdwy £47.70 Hafren Dyfrdwy £5.95 <p>Receipts since last meeting:-</p> <ul style="list-style-type: none"> None <p>Monthly bank reconciliation – this was approved.</p>
<p>6.</p>	<p>GRASS CUTTING TENDER To be submitted by the 23rd March 2026.</p>

7.	<p>ALLOTMENTS</p> <p>The rent for the allotments for 2026/2027 will be £25 which includes water. Produce has been stolen from the allotments. It is to be investigated whether or not there is a public right of way through the allotments.</p>
8.	<p>PUBLIC CONVENIENCES</p> <p>Nothing to report.</p>
9.	<p>VACANCY FOR DEYTHEUR COUNCILLOR</p> <p>One application had been received for the vacancy of a Deytheur Councillor from Mr Alun Thomas. GT declared an interest in the application and left the room while the matter was discussed. Chairman read the letter received from Mr Thomas. AIF to Co-opt Mr Thomas.</p>
10.	<p>COUNTY COUNCILLOR'S REPORT – GT</p> <p>GT said that the roads in the area are in a very poor state. PCC have no money to repair the roads but are doing a temporary job of “plugging” the pot holes. PCC is fulfilling its statutory obligation for “plugging” the pot holes on the A and B roads. C and unclassified roads are not being repaired. As a result of the poor condition of the C roads in the area on one particular stretch of road a vehicle became stuck and another stretch refuse collection is not being done and hospital appointments are being missed by residents. There is an extra budget for drains ad plugging.</p> <p>The repairs that are being done are very poor and it was felt that PCC is wasting money. The stretch of road in the village by the Vyrnwy Nursing home will not be resurfaced until 25th July 2026.</p> <p>The C and U roads are inspected every 12 months and the A roads every month.</p> <p>The Welsh Assembly (WG) pay for highway repairs on trunk roads.</p> <p>Highways department have had staffing problems - one being that HGV drivers have not been able to go out on gritters as they hadn't completed their CPC.</p> <p>GT felt that it was a bleak picture at the moment and money is being spent on Children Services and Homelessness. 65% of the budget PCC receives is spent on wages.</p>
11.	<p>STATUTORY REQUIREMENTS</p> <ul style="list-style-type: none"> • Training plan – any training that Councillors have participated in to inform the clerk who will update the training plan.
12.	<p>NEW RECREATION FIELD</p> <p>Gavin Porritt from DPA Design services had agreed to prepare a pre-planning application for the council – FOC. The chair had circulated a justification statement to councillors for the preplanning application before it was submitted.</p>
13.	<p>POLICIES</p> <ul style="list-style-type: none"> • Document Retention • Personal Data Management • Complaints <p>The above policies had been circulated to councillors prior to the meeting. They were approved and ratified.</p>
14.	<p>COMMUNICATION / CORRESPONDENCE</p> <ul style="list-style-type: none"> • A copy of a complaints letter from a resident in Llanfyllin about the condition of the roads in North Powys villages was discussed and it was decided to send a letter to the Chief Executive of PCC, R George, Matt Pecay and to the Senedd Member. It was commented that the non-management of the drains and ditches contributed to the poor state of the roads. • Let's Talk – an invitation sent to attend the event one of which will be held in Welshpool Integrated Family Centre on Tuesday 3rd March 2026 at 7pm. The Chair unable to attend due to other commitments. Minutes of the meeting to be requested. • Montgomeryshire Area Committee – The minutes of the meeting had been circulated to councillors. The Chair read out the major topics of the meeting. The Severn Valley Water Management scheme was explained at the area committee. GT not in favour of flooding agricultural land and felt that there should be better management of their dams. • A draft copy of a letter regarding large scale infrastructure projects to be sent to OVW in a hope that they will respond positively to a collective call and facilitate wider discussion and provide advice and guidance to councils on how best to proceed – AIF for a letter to be sent.
15.	<p>GREEN GEN</p>

	<p>A public meeting had been held in the village hall on Friday 13th February 2026. Concerns were raised that the meeting had been arranged before the local caravan parks were open.</p> <p>GT gave a brief account of the meeting.</p> <p>The Chair to send a response to the consultation which runs from the 4th February to 6th March 2026.</p>
16.	<p>ADMINISTRATION</p> <ul style="list-style-type: none"> • The Chair to dispose of the council's old laptop.
17.	<p>COUNCILLORS' REPORT</p> <ul style="list-style-type: none"> • RD reiterated about the poor state of the lanes. River bank planning – Chair to speak to planning about this. RD was very disappointed with the lack of support for the recreation meeting held in January.
18.	<p>PUBLIC PARTICIPATION</p> <ul style="list-style-type: none"> • GD asked when would the 20-30mph be implemented. He informed the council that there were Senedd Hustings in Llanfyllin on 3rd March 2026. • CH asked for clarification on the electric cost to the phone box. • Road closed at Llyncllys for the next few nights and the diversion is over Deytheur/Penrhos – it was felt that this was not ideal.
19.	<p>NEXT MEETING – MONDAY 30th MARCH 2026 AT 7PM</p> <p>GT was thanked for the use of the Lion Hotel</p>

MEETING CLOSED AT 20.45PM