



GUILSFIELD
COMMUNITY
COUNCIL

Cyngor Cymuned Cegidfa
Guilsfield Community Council

MINUTES

Minutes of a meeting of Guilsfield Community Council
held on Tuesday 25th of June 2024 in the Old School Guilsfield at 7:30 p.m.

Present: Cllr I. Harrison - Chairman
Cllr G. Turner
Cllr C. Taylor
Cllr T. Trevor

Also present: Kimberly Wright – Community Council Clerk
Ten members of the public

GCC/25. Chairman Welcome

The chairman welcomed Councillors to the meeting.

GCC/26. Apologies for absence.

RESOLVED – Members received apologies from the following councillor;

- Cllr E. Jones

GCC/27. Declarations of Interest

RESOLVED – Cllr T. Trevor declared a personal interest in the planning application;
24/0708/CLE | Certificate of lawfulness for an existing use/operation (section 191) for erection of a building to house Bio Mass boilers | - Maes Mawr Hall
Maes Mawr Welshpool SY21 9DD

GCC/28. Public Question Time and Participation.

Members of the public attended the meeting to discuss the planning application;

Re-visiting due to material changes made to the application.

24/0444/FUL | Proposed 8 no. holiday lodges, reception/office building and toilet/shower block, installation of septic tank, access and access tracks and associated works | Land East Of Burgedin Hall Pool Quay Welshpool Powys.

Members of the public raised the following concerns:-

- Looking on the NRW Flood Risk Map this site is identified as being at High Risk to flooding from Surface Water and Small Watercourses. The creation of hard standing in the form of tracks will also have an impact on surface water drainage and will also add to the problem.
- Flooding occurs in this area on a regular basis and results in prolonged periods where residents are blocked in and the A483 Trunk Road is also impassable.
- The single-track road leading to the proposed site is not fit for higher levels of traffic. Increased traffic from visitors to the holiday lodges would

JA



worsen the already problematic congestion and pose serious safety risks. The road infrastructure in the area is not designed to accommodate such an increase.

- The proposed development of 7-8 holiday lodges will undoubtedly result in a significant increase in noise levels in what is currently a quiet, rural area.
- Given the initial proposal for 7-8 lodges, there is a valid concern that this number could increase over time
- Residents experiencing problems with vehicles using the hard standing in front of their cottage as a passing place, which is being damaged as a consequence.
- Environmental concerns also play a crucial role in our objection. Protected newts have been observed in a nearby stream, and their habitat could be at risk from the development. Additionally, the proximity to the canal poses a danger, particularly for visitors unfamiliar with the area, increasing the risk of accidents.

RESOLVED – Members voted unanimously to bring the application up to this stage of the agenda for discussion.

Re-visiting due to material changes made to the application - 24/0444/FUL | Proposed 8 no. holiday lodges, reception/office building and toilet/shower block, installation of septic tank, access and access tracks and associated works | Land East Of Burgedin Hall Pool Quay Welshpool Powys

RESOLVED – Members strongly oppose this application and made the following comments;

- The extremely narrow road leading to the proposed site is not fit for higher levels of traffic. Increased traffic from visitors to the holiday lodges would worsen the already problematic congestion and pose serious safety risks
- Flooding issues – Supporting evidence to be received from Mr. Southern
- 8 lodges would not help bring many visitors into the village and there is a valid concern that this number could increase over time

GCC/29. Minutes.

RESOLVED - Members approved the minutes from the Annual Meeting and Council meeting both held on Monday 20th May 2024

RESOLVED - Members approved the minutes from the extraordinary Council meeting held on Tuesday 28th of May 2024.

GCC/30. Financial report

Members received the Council's financial report.

A. Financial statement.

Members noted that the bank balance on the 31st of May 2024 stood at £32,531.

B. Bank reconciliation. Members noted that due to unrepresented cheques,

- 104 – Clean page design -£30
- 106 – One voice Wales - £40



- 107 – V. Voysey Internal audit - £50
- DD – B.T - £43.38
- and a refund from the First rescue training (defibrillator pads)
£464.40

The total bank balance on the 5th of June stood at £32,832.98

C. To note and approve payments due, to include any that come in after this agenda.

- I. Invoice 2403 - Clerks salary for June 2024 - £248.00
- II. Invoice 2404 - Mrs K Wright HMRC Tax payment June 2024 - £62.00
- III. Zoom monthly fee - £15.59
- IV. Website hosting fee - £30.00
- V. Members noted that Zurich Insurance provider was selected at the Extraordinary Council meeting on Tuesday 28th of May 2024, for £632.00
- VI. Room hire – Old School - £81.00

D. Members to note and approve the financial accounts year ended 31st March 2024

RESOLVED – Members discussed and approved the Financial Accounts Year Ending 31st March 2024.

E. Members to approve the Analysis of reserves on 31/03/2024

RESOLVED – Members discussed and approved the Analysis of Reserves on 31/03/2024.

F. Members to note and approve the Annual Return

RESOLVED – Members discussed and approved the Annual Return.

G. Members are to note and approve the Budget/Actual comparison – 31st March 2024

RESOLVED – Members discussed and approved the Budget/Actual comparison – 31st March 2024.

H. Members discussed the following defibrillator pad quotations.

1. HCE - (hce-uk.com)- £162.82 each inc VAT (Delivery £9.99)
2. The Defib Pad - Zoll AED Plus CPR-D padz Defibrillator Pads (thedefibpad.co.uk)- £153.59 each inc VAT (Free delivery)
3. Safelincs -Zoll AED Plus Training CPR-D padz Set (safelincs.co.uk) - £127.07 inc VAT (Delivery from £3.19)

RESOLVED – Members agreed unanimously to quote number 3 - Safelincs -Zoll AED Plus Training CPR-D padz Set (safelincs.co.uk) - £127.07 inc VAT (Delivery from £3.19)

I. Bank payments

Members noted that all direct bank payments will now need two signatures before payments can be made.

9A



J. **Members noted** that One Voice Wales has circulated an updated version of financial regulations and standing orders. These will be circulated at the next meeting, for discussion and adoption.

GCC/31. Highway/footpaths/lighting/biodiversity and environmental matters in the community.

- a. Highways
 - Speed reduction through the Groes.
 - B4392 lane from Guilsfield to Derwen in an appalling state. Gullies need emptying – Clerk to contact Highways to inspect
 - Laundry Lane to Maesmawr Road should be inspected for blocked drains
 - Clerk to request inspection
 - Gaer Fawr Lane to B4392 should be inspected for blocked drains
 - Clerk to request inspection
 - I. Harrison has written about claims to Powys County Council regarding potholes in the latest version of Spotlight.
- b. Footpaths
 - Footpath to Derwen flooded, due to insufficient drainage. This is causing people to have to walk onto the road to avoid flooding, a huge Health and Safety concern. Kimberly to request the gullies be emptied.
- c. Lighting
 - I. Harrison will forward an email to the Clerk regarding street lighting and 'dark skies' lighting by 2026. Timings of the street lighting to be sorted.
- d) Flooding – Nothing to report.
- e) Biodiversity and Environment – Nothing to report.

GCC/32. Councillor Training

The Clerk requested all Councillors send her copies of training they have completed, if any further training has been completed since she asked previously.

GCC/33. Council members.

Councillor I. Harrison informed members that new residents have moved in at the Wern and one of the residents is interested in joining the council to represent the rural area of Guilsfield.

GCC/34. Review with police/Youth development

Councillor I. Harrison informed members that there are residents at the Garth who are qualified in Marshall Arts, and are keen to start a dojo somewhere within the village. I. Harrison to liaise with Gwen (Youth Officer.)

Cllr I. Harrison had a walkabout the village with two police officers, pointing out various 'meeting spaces' which highlighted the need for greater surveillance in areas.

GCC/35. Any Correspondence

Members are to be updated.

GCC/36. Planning.



Members considered and commented on the following planning applications:

I.24/0765/FUL | Raise roof of existing agricultural building and all associated works | Stonehouse - Farm Maes Mawr Welshpool SY21 9DB

RESOLVED – Members support the application with no comment.

II.24/0737/DIS | To discharge condition 3 of planning permission 23/1153/RES in relation to Section 38/278 highways agreement | - Tan Y Gaer Guilsfield Welshpool Powys SY21 9PR

RESOLVED – Members agreed there is not enough information to comment on this application.

III.24/0736/DIS | Discharge of condition 15 of planning approval 19/1984/OUT in relation to footways, pedestrian crossings and replacement highway signage, street lighting and drainage assets | Tan Y Gaer Guilsfield Welshpool SY21 9PR

'Condition 15: Within 90 days from the commencement of the development, detailed engineering drawings for a lit and drained 2m footway link along the Class II B4392, pedestrian crossings at the junction of Celyn Lane and adjacent to the dwelling known as Swn Y Fele, replacement highway signage including gateway signage, replacement street lighting, replacement drainage assets, and all associated works, shall be submitted to and approved in writing by the Local Planning Authority.'

RESOLVED – Members do not support the discharge of condition 15, it does not satisfy safety regulations from connecting the site to the village for Celyn Lane. The pavement to the shop is narrow and in poor condition.

IV.24/0703/AGR | Construction of a silage clamp | - Varchoel Hall Guilsfield Welshpool SY21 9PY

RESOLVED – Members neither support nor object to this application and not comment.

V.24/0708/CLE | Certificate of lawfulness for an existing use/operation (section 191) for erection of a building to house Bio Mass boilers | - Maes Mawr Hall Maes Mawr Welshpool SY21 9DD

RESOLVED – Cllr T. Trevor declared a personal interest in this application.

VI.24/0715/HH | Erection of an extension and alterations (demolition of existing garage) | 17 Maes Y Celyn Guilsfield Welshpool Powys SY21 9BL

RESOLVED – Members agreed to support this application with no comment.

VII.23/1454/DIS - Fairview Garage Guilsfield Welshpool Powys

Members discussed that the Clerk and chairman write to Planning Authorities, (as agreed at the previous meeting) and to highlight the following issues in the development;

- Development is too close to the boundary.
- Design has changed since the original plans were submitted.
- Once walls/insulation and storage are in place, the houses will be very close to the current legal building compliance regulations.

RESOLVED – Members agreed to support this application with no comment.

GCC/37. Planning decision notices

Members noted the following decisions:

i.Approved

Members noted that there were no applications approved at the time of this agenda.

ii.Withdrawn

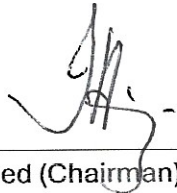
Members noted that there were no applications withdrawn at the time of this agenda.

iii.Refused

Members noted that there were no applications refused at the time of this agenda.

GCC/38. Date and Time of next meeting.

Members noted that the next Meeting of Guilsfield Community Council will be held on **Wednesday 17th of July 2024 at 7:30 pm** in The Old School building.



Signed (Chairman)

17/7/24

Date