



Cyngor Cymuned Cegidfa
Guilsfield Community Council

MINUTES

Minutes of a meeting of Guilsfield Community Council
held on Tuesday 18th March 2025 in the Old School Guilsfield at 7:30 p.m.

Present: Cllr Clair Taylor - Chairman
Cllr Martin Dyer
Cllr Amy Williams
Cllr Phyl Edwards
Cllr Glynne Turner – Via Zoom

Also present: Kimberly Wright – Community Council Clerk
Mr Carwyn Jones.
Two members of the public

GCC/158. Elect a Chairman.

RESOLVED - Members elected Cllr Clair Taylor to chair this meeting.

GCC/159. Welcome from the Chairman

The chairman welcomed councillors to the meeting.

GCC/160. Apologies for absence.

Members received apologies from the following councillors,

- Cllr Stan Rawlings
- Cllr Trevor Trevor

GCC/161. Declarations of Interest

RESOLVED – No declarations of interest were received.

RESOLVED – Members agreed to discuss this item at this point.

GCC/162. Cemetery capacity.

Mr Carwyn Jones, Environmental Health Officer at Powys County Council gave members an update regarding the cemetery capacity.

Mr Jones explained that he believes there are approximately five years left before the cemetery reaches full capacity.

Members explained the field adjacent to the cemetery was given to the Community Council for the expansion of the cemetery.

Mr Jones explained that the field would need to be in a condition suitable for Powys County Council to take over its running. This would include the field infrastructure, planning permission, a pathway through etc, costing around £25,000.

Cllr Glynne Turner asked if there were grants available for the Community Council.

RESOLVED – The Clerk and Cllr Amy Williams to look at available grants. The Clerk to speak to Planning regarding the process of getting the adjacent field prepared for Powys County Council to take over. To report back to Councillors.

Mr Carwyn Jones will be consulted on the process. Cllrs to meet with Mr Jones at the site in early June.

Public Question Time and Participation.

Two members of the public raised a number of issues with planning application 19/1529/FUL Pickstock's development. The residents have made a complaint to Powys County Council, but have been advised to make a formal complaint. Considering the 84-day timescales advised in correspondence to the homeowner in relation complaint made to Powys County Council online. It is the view of the GCC that the presence of a PCC Enforcement Offers present on site is required immediately, before further breaches of Planning are witnessed.

- Land levels within the north-eastern part of the development site have been raised significantly, with this not appearing to have been consented to via the planning process. Significant amounts of material have been brought into the site to raise land levels.
- The land levels surrounding Plot 10 of the approved development, within the northeastern corner of the site, adjacent to the boundary at No. 59 Rhoslan. The car parking area for this plot is now on land which has been raised significantly. The dwelling itself at Plot 10 (currently under construction) is sited on raised land levels, and to the rear of the dwelling, significant raising of levels has occurred, with retaining walls also constructed, which do not have planning permission. The location of this property in relation to the existing property grossly reduces the homeowner's privacy and reduces natural light levels. The change of roof profile to a HIP roof profile would alleviate some of the natural light issues. Also, for the first time since construction began, the rear garden of 59 Rhoslan has had standing water on the lawned area, which is a direct impact from the adjacent land levels being raised. Therefore, concerns were raised about how the boundary with 59 Rhoslan will be finished, considering the hugely different levels.
- A large raised terrace/patio has been constructed to the rear of Plot 10 which was not approved as part of the planning process. It extends across the whole width of the dwelling at Plot 10, being significantly closer to the boundary and the resident's garden, not shown on the approved plans.
- As well as this, construction works are frequently taking place in the early morning (starting soon after 7 am). Condition 28 of the Outline approval confirmed that works were not to start before 8 am on any given day. The residents have recorded four times in 2 weeks that machinery etc has been used on the development site between 7 am - 7:30 am.
- Also the vaping on site is observed daily.

WJ

- The 7m boundary with Bele Brook is believed not to follow the profile of the bank of the brook and is less than the defined 7m in the submitted plans.
- Compromise ideas discussed – the rear garden of 59 Rhoslan and neighbouring property and associated boundary fencing to be raised to align with the level of the adjacent development at the developer's cost.
- HIP roof should be installed rather than the currently planned roofing system.
- Cllr Williams to liaise with the homeowner and share knowledge from her recent experience at the Wern.

Two members of the public left the meeting.

GCC/163. Minutes.

RESOLVED - Members approved the minutes from Guilsfield Community Council meeting held on Monday 17th February 2025 subject to an amendment on Cllr G. Turner's declaration of interest – the wrong planning application was noted.

GCC/164. Financial report

Members noted that the bank balance on the 28th of February stood at £34,840.91
Due to five unpresented cheques, numbers 172, 173, 174, 175 and 176 at a total of £934.50, the actual balance stands at £33,906.41

A. Payments due, including any received after this agenda.

RESOLVED – Members discussed and approved the following payments;

- I. Invoice 2423 – £272.80 Clerk salary for March
- II. Invoice 2424# - £68.20 HMRC Tax payment March
- III. Zoom monthly fee - £15.59
- IV. Website hosting fee - £30.00 (March)
- V. One Voice Wales membership - £346 (Based on 805 chargeable dwellings @ 43p per dwelling, based on the valuation list, not the electoral register)
- VI. One Voice Wales Councillor training – inv 9107 - £40
- VII. One Voice Wales Councillor training – inv 9040 - £40
- VIII. One Voice Wales Councillor training – inv 9191 - £40

B. Budget/Actual comparison

Members discussed the Budget/Actual comparison.

RESOLVED – Members approved the budget/actual report

C. Asset register

Members discussed the asset register.

RESOLVED – Members approved the asset register

GCC/165. Internal audit

Members discussed an internal auditor for the 2024/2025 financial year

RESOLVED – Members agreed for Ms V. Voysey to do the council's internal audit for 2024/2025

GCC/166. Teams to replace Zoom

Members discussed the possibility of replacing our current Zoom subscription for Teams

RESOLVED – Members agreed to change their current membership of Zoom to Teams for £37.20 + VAT annually.

GCC/167. Playground repairs.

Members discussed the playground repairs, following the ROSPA inspection report and discussed the broken bench at the playground.

RESOLVED – Members agreed for the Clerk to contact Stewart Sheppard to visit the benches in the playpark and quote the council on the repairs.

The Clerk updated members on an email received from Pickstock Homes, explaining that the development funds include the provision of a playground. Since the Community Council already has a playground close to the development, they are willing to give the funds of the playground development to the Community council, for phase two of the playground. This would total to £18,000.

Resolved – Members discussed and decided that the Clerk should ask for further funds, as the polymeric surfacing alone would amount to £18,000.

GCC/168. Village benches.

Members noted that our insurance company has informed the Clerk that volunteers would not be covered by the council's insurance to carry out repair works to the benches.

Cllr Clair Taylor updated members on the costings of repairs etc, to the benches around the village. Ten benches were checked. The total expected cost would be a maximum of £200.

RESOLVED – Members agreed to the £200 maximum cost of materials to repair/refresh the benches. Any volunteer wanting to help must sign a waiver before completing any work. The waiver and risk assessment will be written up by Cllr Amy Williams. A register of volunteers to be held by the Clerk.

GCC/169. Highway/footpaths/lighting/biodiversity and environmental matters in the community.

- a) **Highways** - Pot hole survey completed by Cllr Clair Taylor and Cllr Amy Williams. A total of 72 potholes across 23 locations were counted. Cllr Clair Taylor to submit the report to Highways.
- b) **Footpaths** – A resident recently fell at Fairview Avenue, due to poor lighting, and was unable to judge the kerb due to 3 lights currently unserviceable, which would have illuminated her route.



RESOLVED – The clerk is to report any light not working near this location. Cllr Clair Taylor to get the light post number to the Clerk for her to report them.

c) **Lighting** – As above.

d) **Flooding** – Nothing to report.

e) **Biodiversity and Environment** - Nothing to report.

GCC/170. County Councillor update.

County Councillor Ian Harrison was unable to attend the meeting.

GCC/171. Councillor Training

Members have received the training dates for March and April 2025.

GCC/172. Any Correspondence

No update was given.

Cllr Glynne Turner left the meeting.

GCC/173. Planning.

Members are to receive and consider the planning applications below:

- **25/0299/HH** | Erection of a first floor side extension | 31 Oldcastle Avenue Guilsfield Welshpool SY21 9PA

RESOLVED – Members approved this application with no comment.

GCC/174. Planning decision notices

Members noted the following decisions:

i. **Approved**

- **25/0143/DIS** | Discharge of conditions 3, 4 and 5 of planning approval 24/1419/REM | Cross Wood Cemetery Lane Guilsfield Welshpool Powys SY21 9NF
- **25/0115/FUL** | Construction of single and double garage for 2 dwellings approved under 22/0035/FUL | 2 Plots At Land Adjoining The Belan Guilsfield Welshpool Powys
- **25/0094/HH** | Erection of rear extension | Mytton House Guilsfield Welshpool SY21 9ND

ii. **Withdrawn**

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

iii. **Refused**

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

iv. **Review**

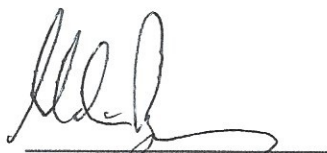


- **19/1529/OUT** Outline application for residential development of up to 22 dwellings (with some matters reserved), formation of vehicular access and estate roadway including all associated works and formation of field access| Land East Of Groes-lwyd (West Of Rhoslan) Guilsfield Welshpool Powys

RESOLVED – Members agreed for the Clerk to submit the concerns raised by the residents during the public participation session, to Planning Enforcement and Environmental Health.

GCC/175. Date and Time of next meeting.

Members noted that the next Meeting of Guilsfield Community Council will be held on **Wednesday, 16th April 2025, at 7:30 pm** in The Old School building.


Signed (Chairman)

29/4/25
Date