



GUILSFIELD
COMMUNITY
COUNCIL

Cyngor Cymuned Cegidfa
Guilsfield Community Council

AGENDA

Dear Councillor, you are hereby summoned to attend a meeting of Guilsfield Community Council, to be held on Monday, 21st September 2026, at the Old School, Guilsfield, at 7:00 pm.

Yours sincerely,
K Wright.

Kimberly Wright,
Community Council Clerk

All Councillors should endeavour to attend the Old School for the meeting, but like members of the public, are welcome to attend in person or via Teams.

The Teams login details are as follows: -

Guilsfield Community Council

Monday, 21 September 2026

19:00 - 21:00 (GMT)

Meeting link: [Guilsfield Community Council meeting | Microsoft Teams | Meet-up-Join](#)

Recording of meetings.

Under the openness of Local Government Bodies Regulations 2014, filming, photographing and making audio recordings of all public meetings is permitted.

1. Welcome from the Chairman

The chairman will welcome councillors and residents to the meeting.

2. Apologies for absence.

To receive apologies of absence for this meeting.

3. Declarations of Interest

Members are asked to receive declarations of interest under consideration on this agenda in accordance with Part III of the Local Government Act 2000, The registrable interests of a member are specified in The Local Authorities (Model Code of Conduct) (Wales) Order 2008, SI 2008/788.

Members are reminded that should you declare a pecuniary interest at a meeting, it is your responsibility to inform the Monitoring Officer.

Appendix A

4. Public Question Time and Participation.



Members of the public are welcome to ask questions about items on the agenda or matters about the village itself. It is not always possible to give a verbal response at the meeting, and questions may receive a written reply. No resolution can be made under this item.

5. Minutes

To discuss and approve the minutes of the meeting held on Monday 27th July 2026, and to discuss any matters arising from the minutes.

Appendix B

6. Financial report

To receive the Council's financial report.

A. To note the financial statement.

To note that the bank balance on 31st August 2026 stood at: £51,221.24

Due to two unpresented cheques 138 & 238 – Total £1,000, the actual balance stands at £50,221.24

B. Note and approve payments due, including any received after this agenda.

- Invoice 2611 – £286.39 Clerk salary for September
- Invoice 2612 - £71.61 HMRC Tax payment for September
- 20i website hosting fee August - £12
- 20i website hosting fee September - £12

C. NALC Annual pay settlement.

The National Joint Council for Local Government Services (NJC) has agreed the new pay scales (3.3% rise) for 2026-27 to be implemented from 1 April 2026. Employers are encouraged to implement this pay award as swiftly as possible.

D. Reimbursement for paint.

To discuss reimbursing the cost of paint to repaint the bus shelter in the village. The total invoice is for £21.98. The work has already been carried out.

7. Budget/actual comparison.

To receive and discuss the Budget/Actual comparison as of 31st August 2026

Appendix C

8. Guilsfield Fun Day

To discuss the Father's Day family fun day 2027

9. Playpark Phase 2

To discuss playpark phase 2.

10. Grant update

To discuss any grant updates/availability

11. Guilsfield Place Plan update

To receive an update from Cllr Ian Harrison

12. Councillor email addresses

To receive a quote for Councillors to receive their own Councillor email addresses.

13. BT name change

To note that British Telecommunications Plc (BT plc) has changed its name to British Telecommunications Limited (BT Limited).

14. Benches update.

To receive an update on the scheduled works to the benches in the village.

15. Community Centre

To discuss and decide on a way forward.

16. Remembrance 2026

To discuss the Remembrance service 2026 and discuss the purchase of a wreath.

17. Spotlight

To discuss the Community Council's input in the Spotlights' next edition.

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

- a) Highways
- b) Footpaths
- c) Lighting
- d) Flooding
- e) Biodiversity and Environment

19. County Councillor update.

To receive any update(s) from County Councillor, Cllr Ian Harrison.

20. Any Correspondence

20 MPH - To discuss a recent email received by a resident.

21. Planning.

To note that no planning applications were received at the time of this agenda.

- **24/0444/FUL** - Land East Of Burgedin Hall Pool Quay Welshpool Powys.
Proposed 6 no. holiday lodges, reception/office building, installation of sewage treatment plant, access and access tracks and associated works
- **P/26/0867/LBC** - CLEMATIS, SCHOOL ROAD, GUILDSFIELD, WELSHPOOL, SY21
9NQ Demolition of an outbuilding and erection of replacement garage,

Appendix D



installation of a ground source heat pump, ground-mounted solar panel array, internal alterations and all associated works

Appendix E

- **P/26/0763/HH** - CLEMATIS, SCHOOL ROAD, GUILSFIELD, WELSHPOOL, SY21 9NQ. Demolition of existing lean-to garage outbuilding and erection of a replacement garage, together with the installation of a ground source heat pump, ground-mounted solar panel array, and other associated works

As Above

- **P/26/0703/FUL**- TREM Y DEE, GEUFFORDD, GUILSFIELD, WELSHPOOL, SY21 9DR - Removal of detached garage, erection of single storey extensions and extension of domestic curtilage

Appendix F

Planning decision notices

To note the following decisions:

i. **Approved**

To note that no applications were withdrawn at the time of this agenda.

Withdrawn

To note that no applications were withdrawn at the time of this agenda.

ii. **Refused**

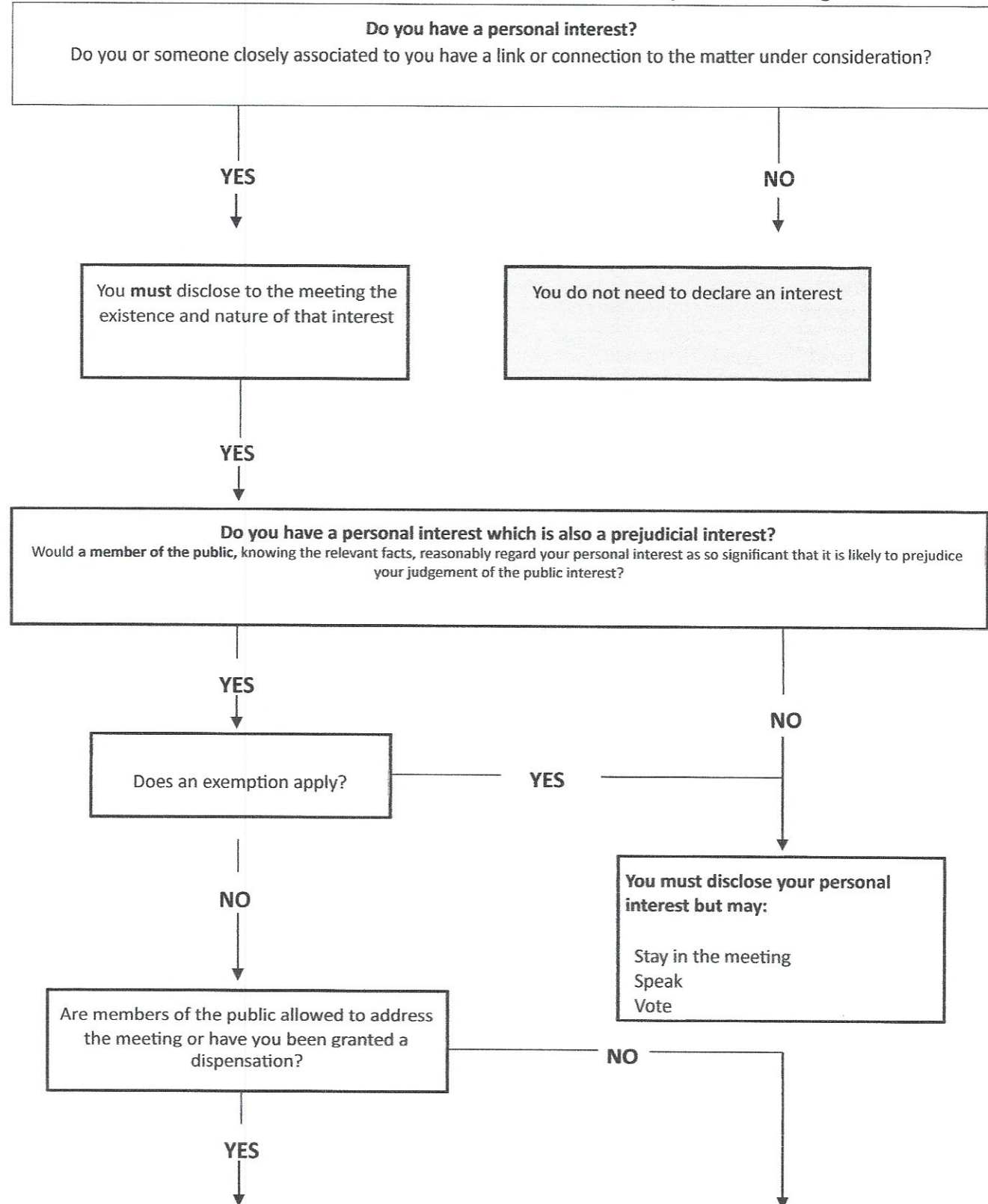
To note that no applications were refused at the time of this agenda.

22. Date and Time of the next meeting

- To note that the next meeting of Guilsfield Community Council will be held on Tuesday, 20th October 2026, at 7:00 pm in the Old School.

Declaration of personal and prejudicial interests

Questions to ask yourself. If in doubt you should ask your Clerk or your Monitoring Officer.



You may address the meeting but must leave the room before consideration of the application begins or act in accordance with your dispensation

You must not address the meeting and must leave the room before the item is discussed

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Cyngor Cymuned Cegidfa
Guilsfield Community Council

MINUTES

Minutes of a meeting of Guilsfield Community Council
held on Monday 27th July 2026 at 7:00 p.m. in the Old School, Guilsfield.

Present: Cllr Christine Jones
Cllr Margaret Bardsley
Cllr Ian Harrison
Cllr Trevor Trevor

Also present: Kimberly Wright – Community Council Clerk

GCC/26/070 Welcome from the Chairman

The chairman welcomed councillors to the meeting.

GCC/26/071 Apologies for absence.

RESOLVED – Apologies received from Cllr Martin Dyer and Councillor Phyl Edwards.

GCC/26/072 Declarations of Interest

No declarations of interest received

GCC/26/073 Public Question Time and Participation.

No members of the public in attendance

GCC/26/074 Minutes

RESOLVED – Councillors approved the minutes of the meeting held on Thursday, 25th June 2026.

GCC/26/075 Financial report

Councillors received the Council's financial report.

A. Councillors noted the financial statement.

The bank balance on 30th June 2026 stood at: £47,289.90.

Due to two unpresented cheques 138 & 238 – Total £1,000, the actual balance stands at £46,289.90.

B. RESOLVED – Councillors approved the following payments;

- Invoice 2607 – £286.39 Clerk salary for July
- Invoice 2608 - £71.61 HMRC Tax payment July
- Invoice 2609 – £286.39 Clerk salary for August
- Invoice 2610 - £71.61 HMRC Tax payment August
- Invoice - Audit Wales £200



- 20i Website hosting fee July 2026 - £12

GCC/26/076 Signatories

RESOLVED – Cllr Christine Jones to be added as an additional signatory for cheque payments and online payments.

GCC/26/077 Guilsfield Fun Day

Councillors discussed the idea of holding a fun day in the village, and made the following resolutions;

- To set the date for Father's Day 2027, Sunday, 20th June 2027.
- Clerk to enquire about the cost for closing the road between the Oak and the Kings Head pubs
- Clerk to make a Facebook post, encouraging people to get involved and join a Working Group to help organise the event.

GCC/26/078 Grant update

Cllr Margaret Bardsley to chase Powys County Council regarding the Regeneration grant
To add playpark phase 2 to the next agenda, and as an ongoing agenda item.

Clerk to obtain a quote for all councillors to have a councillor email address.

GCC/26/079 Benches update.

No update received due to the Chairman, Cllr Martin Dyer, not present at the meeting.

GCC/26/080 Community Centre

Cllr Ian Harrison due to meet Local Development Plan team at two candidate sites in August.
Cllr Ian Harrison will discuss the need for Community centre/village hall provision.

RESOLVED – Cllrs agreed to support Cllr Ian Harrison regarding separate new build Community Centre on the lands adjacent to the football grounds. Two fields marked in the draft replacement LDP for development.

GCC/26/081 Spotlight

RESOLVED – Cllrs agreed for the Clerk to write the next Community Council addition in the next Spotlight. To include the Family Father's Day, fun day event, details of a Working Group for the event, and to advertise the need for more Councillors to join the Community Council.

GCC/26/082 Highway/footpaths/lighting/biodiversity and environmental matters in the community.

a) Highways

Clerk to remind Chairman to write to Highways regarding the white lining, B4392, and the trenches being dug out and tarmacked over.

b) Footpaths

Tree in middle of green – Clerk to obtain quotes to trim the tree.



c) Lighting

All lights in village being inspected. Any lights off will be switched on with 'Dark skies lights'. Initiative being rolled out over the whole of Powys. Should be completed in Spring 2027.

d) Flooding

Canal and River Trust due to sort culverts under canal.

e) Biodiversity and Environment

No update.

GCC/26/083 County Councillor update.

Cllr Ian Harrison updated the Community Council that after meeting the Police Superintendent, an officer will have a more visible presence around the village.

After a recent visit to Powys Archive Centre, it was clear that many clubs/Trust/organisations do not send in their records/minutes. These clubs/Trust/organisations should be encouraged to do so

GCC/26/084 Any Correspondence

Nothing to update

1. Planning.

To note that no planning applications were received at the time of this agenda.

- **P/26/0332/FUL** LANE BUNGALOW, LAUNDRY LANE, MOELYGARTH, WELSHPOOL, SY21 9JF -Erection of a replacement dwelling, installation of package treatment plant and associated works

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

- **25/1641/FUL** Demolition of existing buildings and erection of 24 residential dwellings (5 affordable), formation of vehicular access and all associated works

RESOLVED – Councillors agreed to make no further comment and leave as is.

Planning decision notices

To note the following decisions:

i. Approved

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

Withdrawn

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

ii. Refused

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

2. Date and Time of future meetings.

- To discuss and decide on a new date for the Annual Meeting 2027.



RESOLVED – Councillors agreed to change the date of the Annual Meeting to Monday 17th May 2027.

- Councillors noted that the next meeting of Guilsfield Community Council will be held on Monday, 21st of September 2026, at 7:00 pm in the Old School.

Signed (Chairman)

Date

	Budget 2026/2027	Actual As of 31/07/26	Variance
Grant Aid			
Community Centre/School	0	0	0
The Old School (Room hire)	1200	0	+£1,200
Jubilee Hut	500	0	+£500
PCC (Churchyard Maint.)	600	0	+£600
Spotlight Magazine	1400	0	+£1,400
Royal British Legion	200	0	+£200
Recreational Grants	5000	0	+£5,000
Clerks Salary	4389	£1,145.56	+£3,243.44
Clerks Expenses			
Accommodation	200	0	+£200
Postage/Photocopying	50	0	+£50
Stationery	30	0	+£30
Ink Jet Cartridges/Software	180	0	+£180
Information Commissioner	40	0	+£40
Virus Protection	75	0	+£75
Website	360	£36	+£324
Play Areas			
Park Road Lease	30	0	+£30
ROSPA Inspection	180	0	+£180
Contractor: Grass Cutting/Maintenance	840	£840	0
Other Maintenance	500	0	+£500
Equipment Reserve	3000	£3,336 (Replacement ramp timbers)	-£336
Accommodation/Zoom			
Accommodation	350	£81	+£269
Broadband BT	386	172.56	+213.44
Other Expenditure			
Project Fund/Defibrillators	800	0	+£800
Council Audit			
Internal	60	£60	0
External	375	0	+£375
Insurance	632	£632	0
Elections (accumulating)	0	0	0
O.V.W. (M/Ship)	350	£363	-£13
Training	600	£42	+£558
Contingency Fund	200	0	+£200
Members' Costs & Expenses	2496	0	+£2,496

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Rev	Description	Date	By
A	Access moved, red line amended to suit	10/06/2024	NB
B	2m buffer zone removed, 2m lodges removed from West of site, red line amended to suit	07/10/2024	NB
C	Project name amended, red & blue lines amended	16/10/2024	NB
D	Passing place 2 omitted, red & blue lines amended to suit	07/01/2025	NB
E	Access amended, red & blue lines amended to suit	16/02/2025	NB
F	Passing place 2 reinstated	03/02/2025	NB

**Roger
Parry
& Partners**

Residential - Agricultural - Commercial

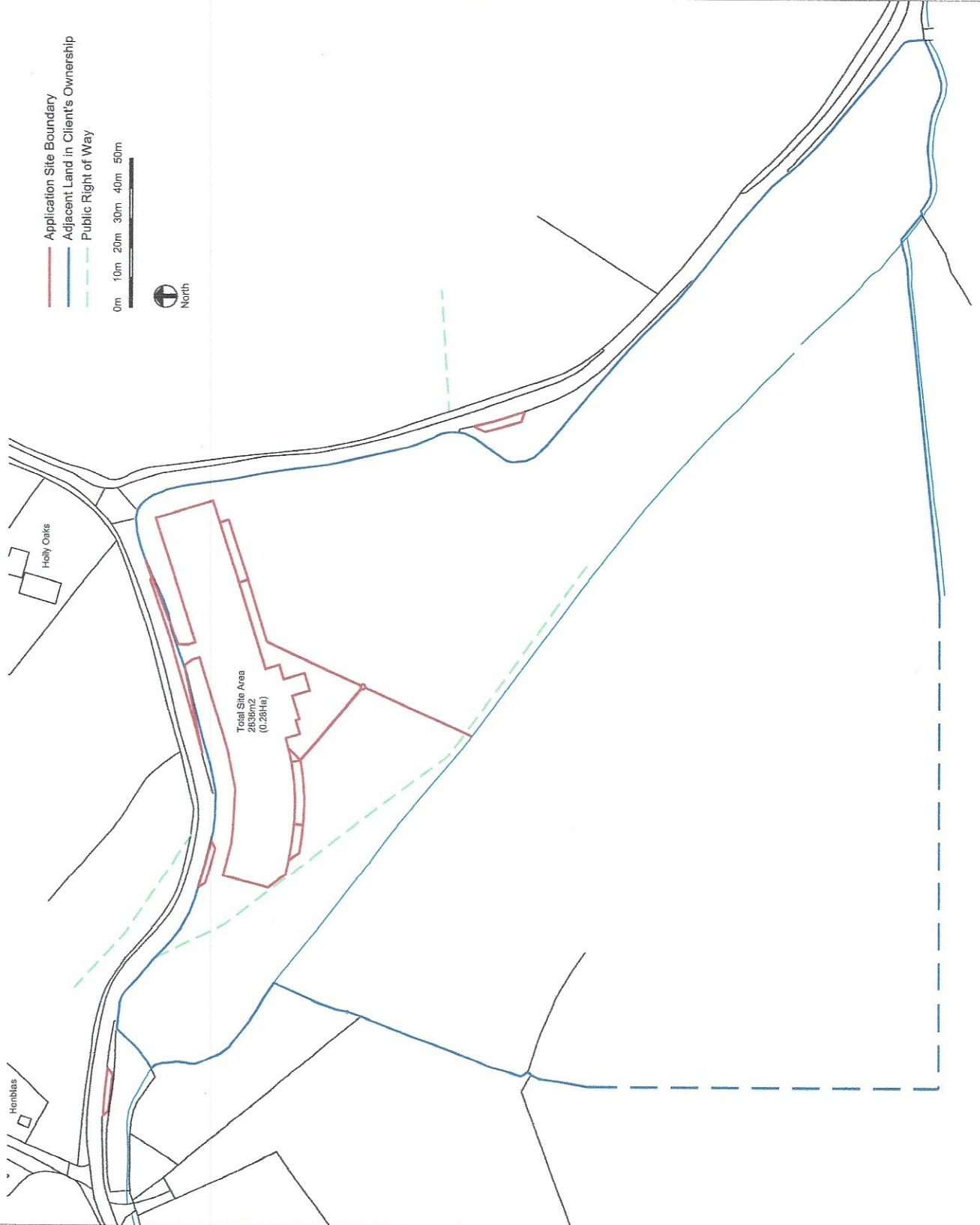
Project	Proposed Lodges
Drawing Title	Location Plan
Location	Lane East of Burrellin Hall, Pool Quay, Welshpool, Powys, SY21 9LN
Client	Mr & Mrs Lewis
Scale	1:1250 @ A3
Drawing No	76359 / GD / 001
Drawn By	NB
Date	10/06/2024

MERCIAN HOUSE, 9 DARWIN COURT, OXON
BUSINESS PARK, SHREWSBURY, SY3 5HU

For further information contact:
Email: info@rogerparry.net
Web address: www.rogerparry.net
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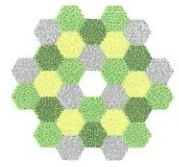
Application Site Boundary
Adjacent Land in Client's Ownership
Public Right of Way

0m 10m 20m 30m 40m 50m

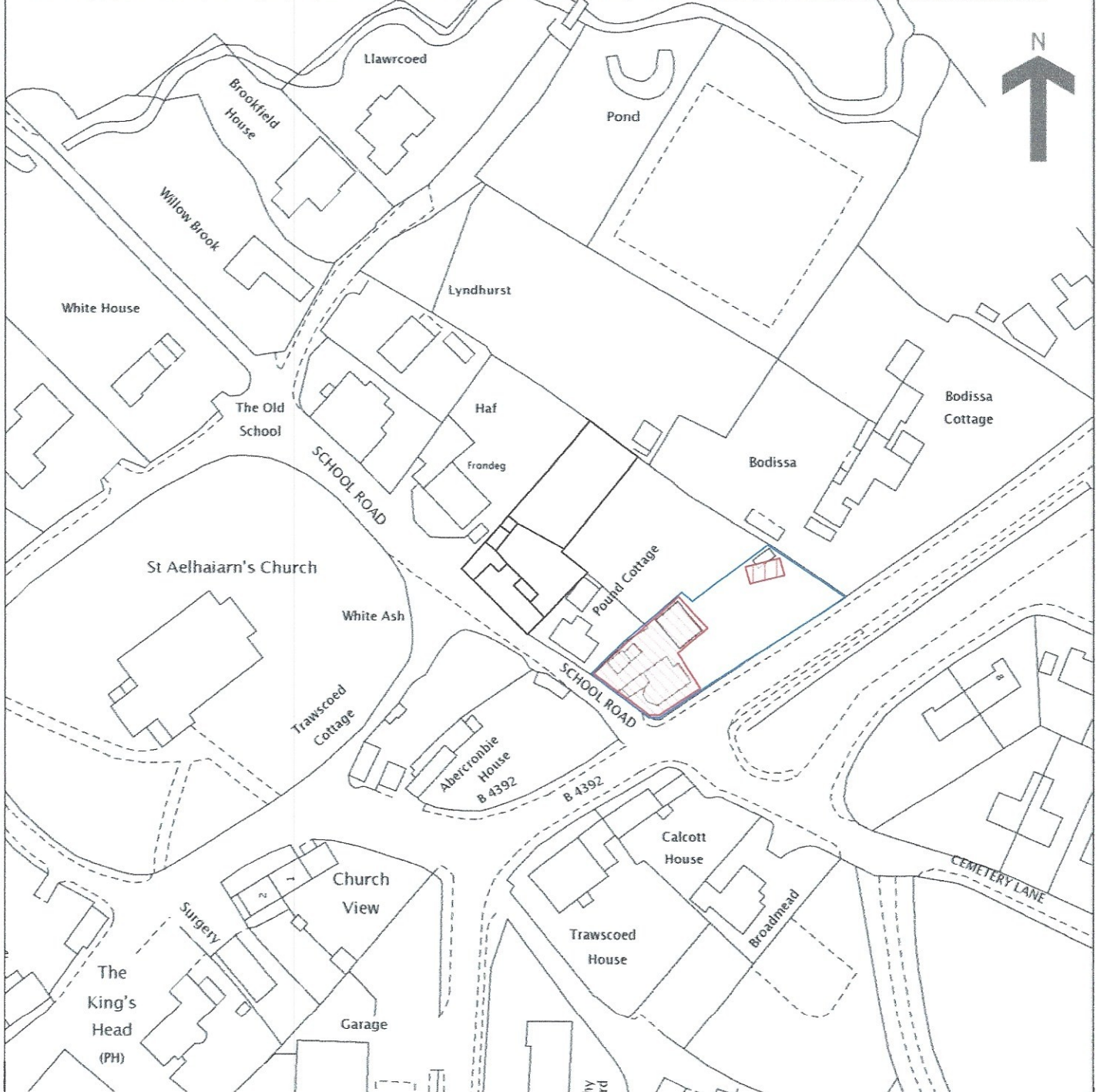


Land Registry Official copy of title plan

Title number **CYM430471**
Ordnance Survey map reference **SJ2111NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Powys**

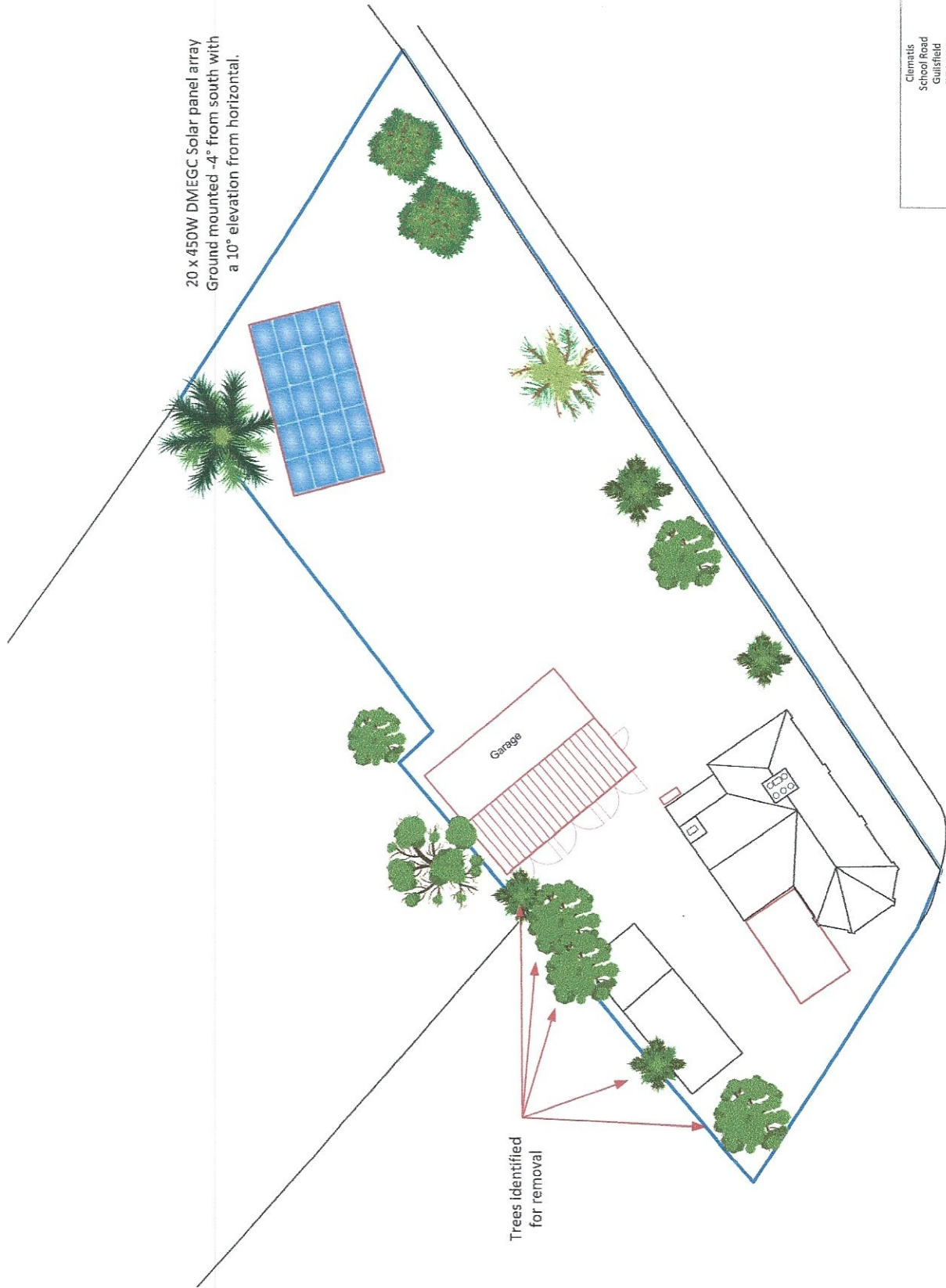


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- Land owned by Applicant
- Extent of development

Clematis School Road Gullsfield SY21 9NQ	
Drawing No.	2026-001-Rev1.0
Subject	Clematis – Location Plan
Drawn By	RJF
Scale	1:1250 Unless stated otherwise
Date	11 th April 2026
File Name	Location Plan



Drawing No.		Clematis School Road	
Subject		Gulfisfield	
Drawn By		SYZ11 9NQ	
Scale		2023-002-Rev1.1	
Date		Clematis - Site Plan	
File Name		RUF	
Paper size		1:200 Unless stated otherwise	
Last Edit		12 th August 2020	
A3		Site Plan 1-200	
12 th Aug 2023		12 th Aug 2023	
Print		12 th Aug 2023	

The image contains two architectural drawings of a building's side elevation, labeled 'Existing Side Elevation' and 'Proposed Side Elevation'. The 'Existing Side Elevation' shows a building with a gabled roof, a chimney, and a large window. The 'Proposed Side Elevation' shows the same building with additional windows and a new roofline. A north arrow is present in the top right corner.

313800

313700

313600

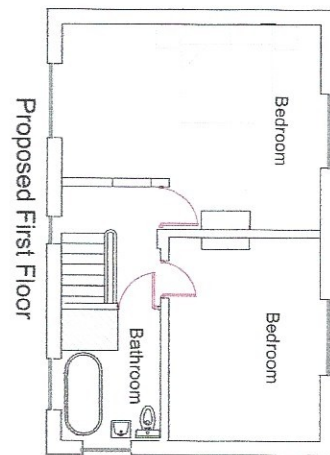
Map copyright and database rights 2005 Ordnance Survey 100012207

North arrow

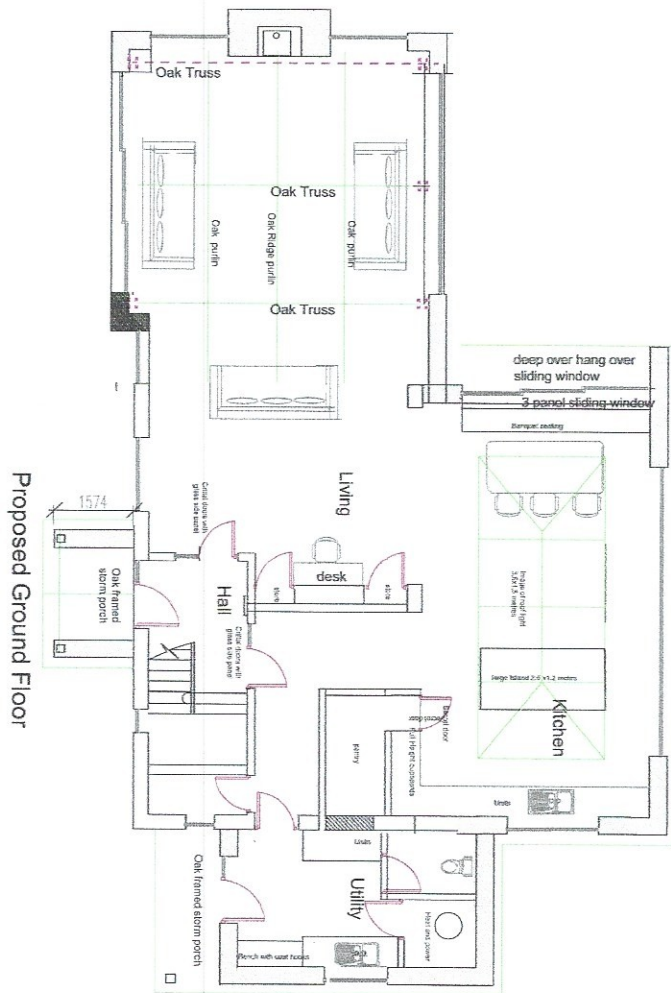
Location plan 1:1250

[illegible]

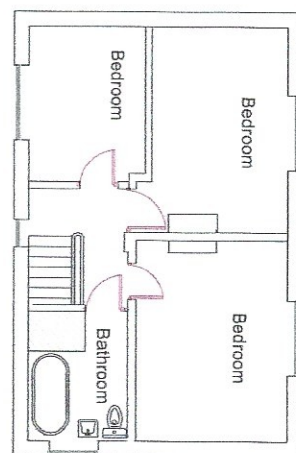
Appendix F



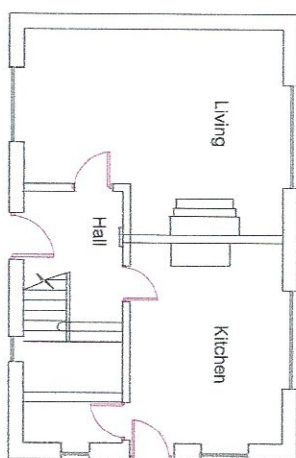
Proposed First Floor



Proposed Ground Floor



Existing First Floor



Existing Ground Floor

1. Organization: <u>University of Maryland - College Park</u> 2. Department: <u>College of Education</u> 3. Program: <u>Ph.D. in Educational Leadership</u> 4. Thesis Title: <u>Exploring the Impact of Social Media on Teacher Education</u> 5. Author: <u>Dr. Jane Smith</u> 6. Advisor: <u>Dr. John Doe</u> 7. Committee Members: <u>Dr. Emily White, Dr. Michael Brown, Dr. Sarah Green</u> 8. Date of Defense: <u>May 15, 2024</u> 9. Location: <u>Room 301, Education Building</u> 10. Abstract: <u>This study examines the influence of social media platforms on the preparation and professional development of teachers. It explores how digital communication tools have transformed traditional teacher education models and the role of social media in fostering collaborative learning and knowledge sharing among educators.</u>	11. Keywords: <u>Teacher Education, Social Media, Professional Development, Digital Learning, Collaborative Learning</u> 12. Abstract: <u>This study examines the influence of social media platforms on the preparation and professional development of teachers. It explores how digital communication tools have transformed traditional teacher education models and the role of social media in fostering collaborative learning and knowledge sharing among educators.</u>	13. Keywords: <u>Teacher Education, Social Media, Professional Development, Digital Learning, Collaborative Learning</u> 14. Abstract: <u>This study examines the influence of social media platforms on the preparation and professional development of teachers. It explores how digital communication tools have transformed traditional teacher education models and the role of social media in fostering collaborative learning and knowledge sharing among educators.</u>	15. Keywords: <u>Teacher Education, Social Media, Professional Development, Digital Learning, Collaborative Learning</u> 16. Abstract: <u>This study examines the influence of social media platforms on the preparation and professional development of teachers. It explores how digital communication tools have transformed traditional teacher education models and the role of social media in fostering collaborative learning and knowledge sharing among educators.</u>	17. Keywords: <u>Teacher Education, Social Media, Professional Development, Digital Learning, Collaborative Learning</u> 18. Abstract: <u>This study examines the influence of social media platforms on the preparation and professional development of teachers. It explores how digital communication tools have transformed traditional teacher education models and the role of social media in fostering collaborative learning and knowledge sharing among educators.</u>	19. Keywords: <u>Teacher Education, Social Media, Professional Development, Digital Learning, Collaborative Learning</u> 20. Abstract: <u>This study examines the influence of social media platforms on the preparation and professional development of teachers. It explores how digital communication tools have transformed traditional teacher education models and the role of social media in fostering collaborative learning and knowledge sharing among educators.</u>
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