

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

AGENDA

For a meeting of the Full Council to be held on
Monday 24th January 2022 at 7pm
in the Youth Room of the Institute Llanfair Caereinion

1. Welcome by the Chair

To receive a welcome from the Chair.

2. Record of attendance

To record attendance and record any apologies for absence.

3. Declarations of interest

Members are asked to receive declarations of interest under consideration on this agenda in accordance with the Localism Act 2011 s32 and The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

4. Public Question Time and Participation

Members of the public are advised that they are welcome to ask questions about items on the Agenda or matters about the town 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. Questions should relate to matters of Town Council policy or practice and not relate to the individual affairs of either the questioner or any other named person.

5. Minutes of the last meeting

To consider and approve the minutes of the last Meeting held on Monday 13th December 2021 – issued separately with Agenda.

6. Actions taken since last meeting

To note the actions taken since the last meeting as set out at appendix A.
The Town Clerk issued a full update on activities under separate cover.

7. Financial

7.1 Management accounts

To receive the management accounts summary as set out at appendix B.
The full accounts have been issued to Councillors prior to the meeting.

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7.2 Bank account balances

To note the current bank balances as at 31st December 2021:

Current	£50,911.43
Deposit	£50,155.49
Total bank balances	£101,066.92
Grant Aid	£10,000.00
VAT reclaim	£2,546.44
Total funds	£113,613.36

7.3 Bank charges

HSBC has now started charging for the Council accounts. The November period has invoked a charge of £8. The annual estimate of charges is approx. £300 for both accounts.

7.4 Orders for payment

To approve the orders for payment as set out at appendix C.

8. Planning and Development

8.1 Decisions

To note the planning decisions for November and December 2021:

November 2021

Erection of a rear extension

Yr Helyg Llanfair Caereinion Welshpool SY21 ODB

Ref. No: 21/1319/HH | Validated: Mon 26 Jul 2021 | Status: Approve

Change of use from retail use (class A1) and cafe / bar (class A3) to residential use (class C3)

Bridge House Bridge Street Llanfair Caereinion Welshpool Powys SY21 ORY

Ref. No: 21/1292/FUL | Validated: Thu 22 Jul 2021 | Status: Approve

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December 2021

Application to discharge conditions 3, 4, 7, 8, 14, 15, 19, 23, 28 of planning approval 18/1086/FUL

Banwy Mill Caravan Park Melin-y-ddol Llanfair Caereinion Powys SY21 0ED

Ref. No: 21/0920/DIS | Validated: Tue 18 May 2021 | Status: Approve

Erection of a dwelling and associated access works

Plot Adj Ewenni Glanyrafon Llanfair Caereinion Welshpool SY21 9EB

Ref. No: 21/0411/FUL | Validated: Tue 06 Apr 2021 | Status: Refused

Note: Single reason given for refusal of consent at Ewenni as below:

1. It is considered that the application provides insufficient information to conclude there would be no adverse impacts upon protected and priority species and habitats as a result of the proposed development. The development is therefore contrary to Planning Policy Wales (Edition 11, 2021), Technical Advice Note 5: Nature, Conservation and Planning, LDP Policies DM2 and SP7, and Supplementary Planning Guidance: Biodiversity and Geodiversity (Adopted

8.2 21/2225/REM - Tanyfron Broncafnt Lane Llanfair Caereinion SY21 0BW

Section 73 application to remove conditions 5, 6 and 7 included in planning permission 20/0010/OUT in relation to national and local policies and guidance and previous planning decisions/appeals and to vary condition 14 in relation to national policies and guidance and previous planning decisions/appeals on the removal of permitted development rights. See appendix D1.

8.3 22/0015/FUL - Rhosfawr Uchaf , Cwm Golau, Cyfronydd SY21 9HE

Proposal: Erection of an extension to a poultry rearing unit comprising 2 new buildings, including silos and all associated works (resubmission of 21/0226/FUL)

Also second application:

Application to discharge conditions 5, 18, 20, 21 and 22 from application 20/1890/FUL in relation to Engineering drawings, lighting, landscaping, biodiversity enhancement and materials

See appendix D2.

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8.4 21/2271/NMA - Clyniarth Cottage Cyfronydd Welshpool Powys SY21 9HB

Non Material Amendment to planning approval 19/1710/HH (2 storey extension) to allow amended plans - amendments to roof design and materials.

To note this application.

9. Climate Change Policy

To consider a Climate Change Policy (as out approved in principle in the Town Plan). Suggested items the Council can deliver are set out at appendix E.

10. Church Clock

To receive an update on the Church Clock and the public consultation on funding. The public were consulted via social media with the following suggestions put forward:

- a) The Church has a lot of money (nationally) and should pay for it.
- b) An offer of £500 towards it was received.
- c) Donations or crowd funding.
- d) A Church Clock draw.

The Council has to be careful as it is specifically forbidden to pay for buildings which support religious uses. It could be argued that the clock is not of benefit to the Church but is of community benefit. This is demonstrated by a number of Councils maintaining clocks in other towns and where they are located on Church buildings.

For full report please see appendix F.

11. Allotment Provision

Included in the Town Plan is the investigation leading to more allotments in the Town. The Council is under an obligation if 6 signatures or more are received calling for the provision of same to provide them. However, in practise allotments can only be provided where land is available and it is not at an exorbitant cost.

There are several stages that need to be taken forward before the Council can make a decision.

The Council asked to approve the investigation plan as set out below:

- a) To identify through seeking names and contact details of people who would like an allotment.
- b) To identify what allotment space is already available within a 2 mile radius of the Town and to assess this against the results of (a).
- c) If (a) and (b) above show a need then a site is to be identified and a cost plan prepared for their provision.
- d) The report to Council for a decision shall include any possible grant funding and how the allotments would be administered.

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12. A458 Road Closure

To note the road closure notice as attached at appendix G.

13. Powys County Councillor

To receive an update on County Council activities affecting Llanfair Caereinion.

14. Town and Community Council regulations

To note changes in the Town and Community Council regulations – see appendix H.

15. Town Clerks Report

To consider any matters from the Town Clerk.

16. Dates of meetings in January 2022

To note the following Council meetings for February 2022 and to note that venues will be announced at the time of issue of the agenda (taking into account Covid 19 restrictions).

Monday 14th February 2022 at 7pm – Full Council Meeting.

Monday 28th February 2022 at 7pm – Full Council Meeting.

This section of the agenda is to be held in private session with the exclusion of the public. The reason is that the discussion involves commercial information which is private to the companies involved.

17. Glanyafron Playground

To consider the report on the quotes for playground equipment for the playground including painting of metalwork of any equipment which is to remain in place.

See separate pack issued with agenda.

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APPENDIX A

Actions taken since the last meeting

The note the actions taken since the last meeting as set out below.

No	Action required	Status
1	Post minutes on web site of Full Council meetings.	Completed
2	Complete and circulate minutes of the meeting	Completed
3	Inform PCC of planning decisions	Completed
4	Inform PCC of precept request.	Completed
5	Contact possible Youth Club leader for a meeting.	Messages left
6	Post on social media Church Clock details.	Completed
7	Confirm to WUFC the details of the responsibilities chart.	Completed
8	Queens Jubilee Plan to be prepared.	On agenda
9	Consult in due course with the Youth Council on a logo design.	Arranged
10	Complete getting designs and quotes for playground	On agenda
11	Progress tourism project to completion	Town Guide at proof stage, boards at proof stage, quote for web site being obtained.
12	Ask Solicitors for copies of Mount Field and Deri Woods land registration and governing documents.	Documents received.

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APPENDIX B

Management Accounts summary

ANNUAL ACCOUNTS - YEAR TO 31st March 2022												
	BUDGET	BUDGET	ACUTAL									
	ANNUAL	TO DATE	TO DATE	April	May	June	July	August	September	October	November	December
INCOME												
Precept	40000	26667	40,000.00	13,334.00	0.00	0.00	0.00	13,333.00	0.00	0.00	0.00	13,333.00
Burial Services	1800	1050	1,697.00	90.00	0.00	340.00	310.00	232.00	135.00	0.00	590.00	0.00
Street Scene	5000	142	142.00	0.00	0.00	0.00	142.00	0.00	0.00	0.00	0.00	0.00
Recreational	10020	10020	10,020.00	0.00	0.00	20.00	0.00	10,000.00	0.00	0.00	0.00	0.00
Mount Field	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deri Woods	0	0	800.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	400.00	0.00
Administration	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Publicity/Events	800	400	450.00	0.00	0.00	0.00	0.00	0.00	0.00	280.00	170.00	0.00
Projects	9800	5350	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	1220	200	203.93	0.00	200.00	1.00	0.00	1.43	0.00	0.00	0.00	1.50
Total	68640	43829	53,312.93	13,424.00	200.00	361.00	452.00	23,966.43	135.00	280.00	1,160.00	13,334.50
EXPENDITURE												
Burial Services	6075	2375	2,709.41	215.05	50.26	25.00	236.27	94.43	107.94	1,758.26	32.31	189.89
Street Scene	7860	3887	3,849.29	471.24	1,421.75	358.45	245.47	260.16	197.54	204.39	243.32	304.97
Recreational	2700	1403	378.83	0.00	50.00	0.00	90.00	67.00	171.83	0.00	0.00	0.00
Mount Field	7400	1425	1,330.00	0.00	0.00	360.00	0.00	200.00	320.00	300.00	0.00	150.00
Deri Woods	6950	6750	6,066.61	604.25	4,360.00	0.00	0.00	517.18	189.29	220.00	25.89	150.00
Administration	17500	8200	11,283.68	670.80	3,453.38	1,078.94	1,898.33	1,129.13	579.13	987.73	651.93	811.17
Publicity/Events	3250	152	1,716.27	0.00	0.00	0.00	0.00	0.00	0.00	1,010.45	248.55	457.27
Projects	9800	9800	16,659.65	270.00	490.20	3,857.06	710.00	1,299.48	0.00	1,050.00	8,982.91	4,309.00
Other	500	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Donations/Grants	3000	2940	2,940.00	0.00	45.00	1,145.00	0.00	0.00	1,500.00	250.00	0.00	0.00
Section 137	50	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	65085	36932	46,933.74	2,231.34	9,870.59	6,824.45	3,180.07	3,567.38	3,065.73	5,780.83	10,184.91	6,372.30
Balance	3555	6897	6,379.19	11,192.66	-9,670.59	-6,463.45	-2,728.07	20,399.05	-2,930.73	-5,500.83	-9,024.91	6,962.20

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LLANFAIR CAEREINION TOWN COUNCIL											
RECONCILIATION SUMMARY											
		April	May	June	July	August	September	October	November	December	
BANKING	START	65,616.12	75,693.23	64,747.72	38,066.65	35,198.58	63,204.36	60,201.40	54,478.48	44,015.68	
	DEPOSIT	40,151.56	40,151.56	40,151.56	60,152.56	60,152.56	60,153.99	60,153.99	60,153.99	60,153.99	
	TOTAL	105,767.68	115,844.79	104,899.28	98,219.21	95,351.14	123,358.35	120,355.39	114,632.47	104,169.67	
	END	75,693.23	64,747.72	38,066.65	35,198.58	63,204.36	60,201.40	54,478.48	44,015.68	50,911.43	
	DEPOSIT	40,151.56	40,151.56	60,152.56	60,152.56	60,153.99	60,153.99	60,153.99	60,153.99	60,155.49	
	TOTAL	115,844.79	104,899.28	98,219.21	95,351.14	123,358.35	120,355.39	114,632.47	104,169.67	111,066.92	
	DIFFERENCE	-10,077.11	10,945.51	6,680.07	2,868.07	-28,007.21	3,002.96	5,722.92	10,462.80	-6,897.25	
SUMMARY	INCOME	13,424.00	200.00	361.00	452.00	23,966.43	135.00	280.00	1,160.00	13,334.50	
	Debtors (VAT)	0.00	0.00	0.00	0.00	5,626.52	0.00	0.00	0.00	0.00	
	VAT extra	0.00	0.00	0.00	0.00	2,224.74	0.00	0.00	0.00	0.00	
	TOTAL	13,424.00	200.00	361.00	452.00	31,817.69	135.00	280.00	1,160.00	13,334.50	
	EXPENDITURE	2,231.34	9,870.59	6,824.45	3,180.07	3,567.38	3,065.73	5,780.83	10,184.91	6,372.30	
	Town Trail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	Last yr chq	883.50	291.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	VAT	232.05	983.92	216.62	140.00	243.10	72.23	222.09	1,437.89	64.95	
	TOTAL	3,346.89	11,145.51	7,041.07	3,320.07	3,810.48	3,137.96	6,002.92	11,622.80	6,437.25	
	DIFFERENCE	10,077.11	-10,945.51	-6,680.07	-2,868.07	28,007.21	-3,002.96	-5,722.92	-10,462.80	6,897.25	
	BALANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

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APPENDIX C

Orders for payment

Power	Payable to	Gross	VAT	Net	Cheque no
LGA1972	The Institute Office Rent	£108.33	£0.00	£108.33	SO
Sec 137	Royal British Legion	£50.00	£0.00	£50.00	101726
LGA1972	R Houghton (December)	£180.00	£0.00	£180.00	SO
LGA1972	British Gas (Chapel of rest)	£32.31	£0.00	£32.31	DD
LGA1972	British Gas (Toilets)	£63.32	£0.00	£63.32	DD
LGA1972	R A Robinson Expenses	£126.26	£0.00	126.26	101719
LGA1972	G H Harding (toilet repairs)	£378.00	£63.00	£315.00	101720
LGA1972	Mid Wales Sign and Print	£288.00	£48.00	£240.00	101721
LGA1972	PHS sanitary supplies	£77.76			101722
LGA1972	Community Heartbeat (Defib for Watergate Str)	£3685.00	£660.00	£3025.00	101723/ 4
LGA1972	Town Clerk Salary	£470.80	£0.00	£470.80	101725
LGA1972	HRMC	£353.40	£0.00	£353.40	101600
LGA1972	Toilets – footfall counter	£24.65	£0.00	£24.65	101727
LGA1972	Deri Woods Trust grant	£6,157.64	£0.00	£6,157.64	101728
LGA1972	Mount Field Trust grant	£7,913.10	£0.00	£7,913.10	101729
LGA1972	Toilets – electric – Nov	£120.06	£5.71	£114.35	DD
LGA1972	Toilets – electric – Dec	£160.89	£0.00	£160.89	DD
LGA1972	Chapel of Rest – electric	£103.97	£4.95	£99.02	DD
LGA1972	Rent Institute	£108.33	£0.00	£108.33	DD
LGA1972	R Houghton Toilet Clean	£180.00	£0.00	£180.00	DD
LGA1972	J G Lloyd Grass cutting	£5,218.00	£1,043.60	£6,621.60	101731
LGA1972	Bentons A/C Unit Chapel of Rest	£63.50	£12.70	£76.20	101732

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

APPENDIX D1

PLANNING APPLICATION

1. Application

21/2225/REM - Tanyfron Broncafnt Lane Llanfair Caereinion SY21 0BW

Section 73 application to remove conditions 5, 6 and 7 included in planning permission 20/0010/OUT in relation to national and local policies and guidance and previous planning decisions/appeals and to vary condition 14 in relation to national policies and guidance and previous planning decisions/appeals on the removal of permitted development rights.

2. Application details

The site has a planning consent issued in 2017 for the development of 3 detached houses with an access via the main part of Watergate Street and not using the access along Broncafnt Lane.

The application is seeking to remove the requirement to provide one of the houses as affordable.

The application is also seeking to remove restrictions on permitted development rights.

3. Powys County Council Policy

The Powys County Council policy on affordable housing can be found in the Planning Guidance which sets out the following with regard to this site:

Policy H5 - Affordable Housing Contributions

Proposals for new housing development of five or more dwelling units or on sites of 0.25ha and above will be required to make contributions towards the provision of affordable housing.

The target contributions required to be made by development proposals will be based on the required contribution for the relevant sub-market area as set out below:

- i. Central Powys – 30% contribution.**
- ii. Severn Valley – 20% contribution.**
- iii. North Powys - 10% contribution.**
- iv. South West Powys – 0% contribution.**

Contributions shall be made in the form of on-site affordable housing provision. Alternative forms of contributions, including off-site provision or financial contributions in lieu of on-site provision, will only be considered where it can be demonstrated that on-site provision would not be appropriate.

The provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.

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The Officers appear to be supporting the application currently on the table on the basis that there are substantial highways improvements which should be considered and that the imposition of affordable housing on top of this would make the site unviable.

4. Llanfair Caereinion Town Plan

The Town Council Policies are set out in the Town Plan adopted on 8th November 2021 and the relevant parts of the plan which relate to this site are:

Residential Policies -

B1. The Town Council will support development of those residential sites allocated on the overall plan attached at appendix A.

B2. The Town Council will seek to support the provision of affordable housing but only to a level which makes any development scheme viable and able to be taken forward.

B3. The Town Council will review its residential policies annually taking into account pressure on housing and market conditions.

B4. The Town Council will where appropriate support single plot infill development subject to meeting design criteria and the street scene.

B5. The Town Council will where appropriate seek to ensure all new and refurbished properties have adequate parking provision where ever possible.

B6. Windfall Sites - The Town Council will consider those sites with no designation in the Local Development Plan and Llanfair Town Plan Area on a case by case basis

B7. Although the policies in this section set out guidance to the Town Council sites may be considered on a different basis where there are exceptional circumstances.

5. Llanfair Caereinion Town Council

The Town Council (when the original proposal was submitted) considered the application on 29th November 2017 and supported the application.

The minute reads:

P/2017/1311 - 3 dwellings at Broncafntent – Supported as per previous application. Cllr V Evans left the room during discussions and vote.

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Llanfair Caereinion Town Council

6. Matters to consider

It is suggested that the Councillor take into account the following when considering their decision:

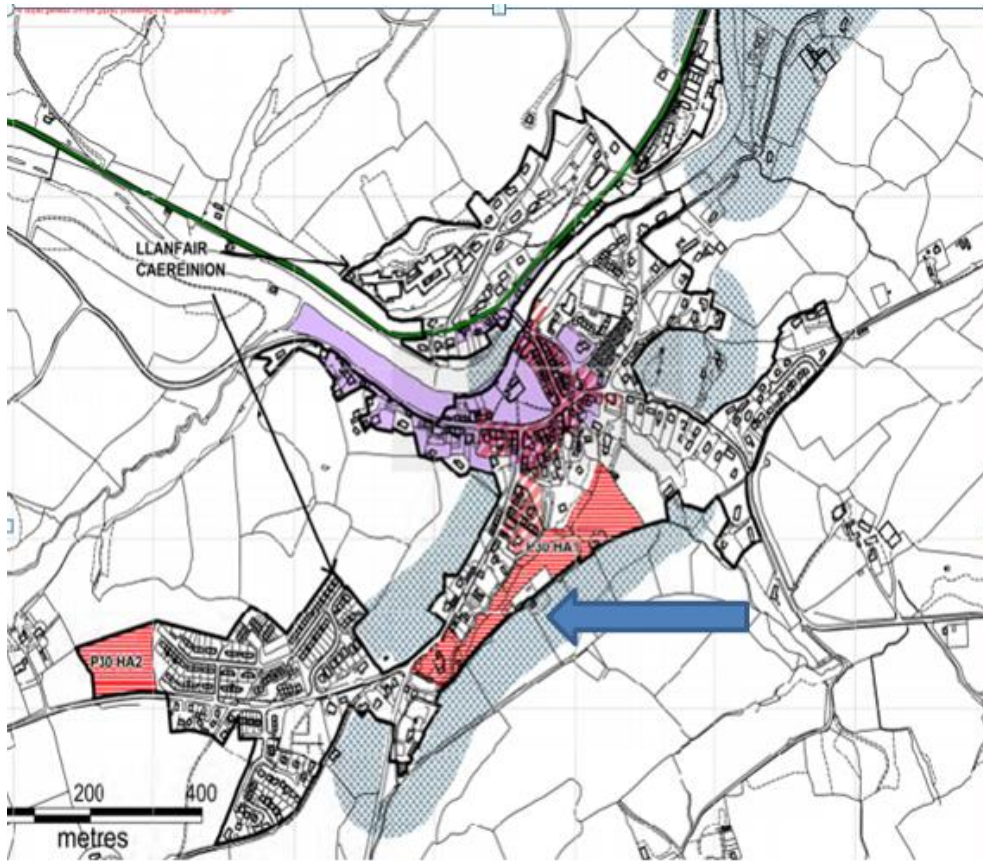
- i) The site is outside the development boundary of the Town. However the Town Council has supported development outside the Town Boundary in recent months. (other side of the road is within)**
- ii) The site has a planning consent issued in December 2017 with conditions including provision of a new access and one of the three units being 'affordable'.**
- iii) The Powys Planning Guidance is seeking 10% affordable housing within the North Powys Area which would be 0.33% of house on this site. You could argue that as the site was outside the development boundary that the price for a consent was an affordable unit.**
- iv) The site offers an alternative access reducing traffic on Broncafnt Lane and bringing out traffic out onto a better junction with Watergate Street. The site also offers passing places along Broncafnt Lane.**
- v) The County Council Officers are suggesting that the Highways improvements are of such a value that they outweigh the need for a social housing unit.**
- vi) The general site value within Powys is 25% of sale value.**

The Councillors are asked to consider if it is better to have 3 new private houses or to stick out in the hope that the site does get development with 2 private and one affordable unit.

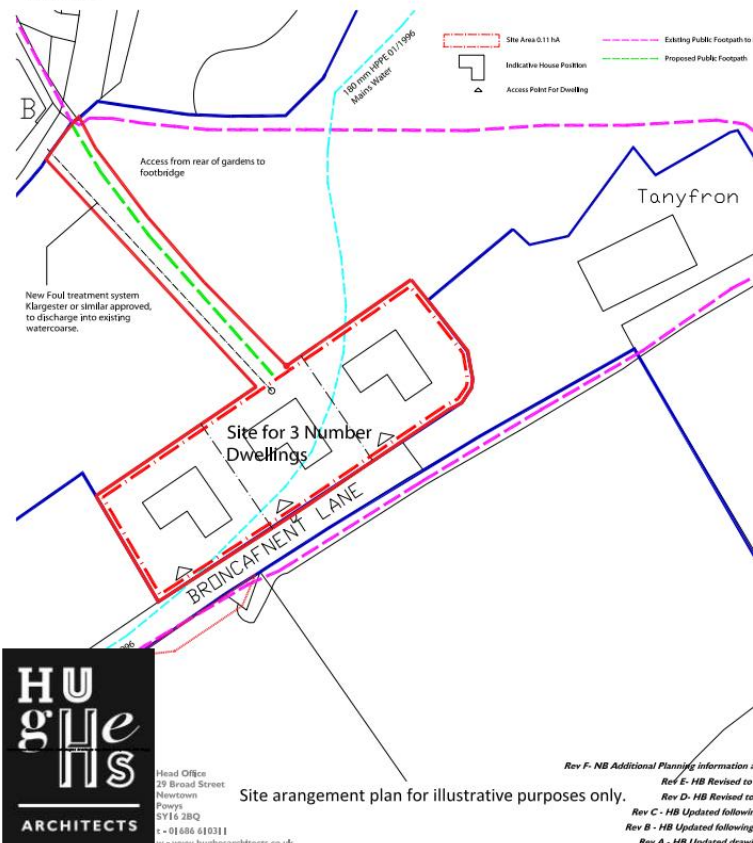
A copy of central area of the Powys Local Development Plan is attached along with the site plan.

**R A Robinson
Town Clerk
January 2022**

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council



Block Plan
Scale 1:500



Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

APPENDIX D2

22/0015/FUL - Rhosfawr Uchaf , Cwm Golau ,Cyfronydd SY21 9HE

The scheme

Proposal: Erection of an extension to a poultry rearing unit comprising 2 new buildings, including silos and all associated works (resubmission of 21/0226/FUL)

Application to discharge conditions 5, 18, 20, 21 and 22 from application 20/1890/FUL in relation to Engineering drawings, lighting, landscaping, biodiversity enhancement and materials.

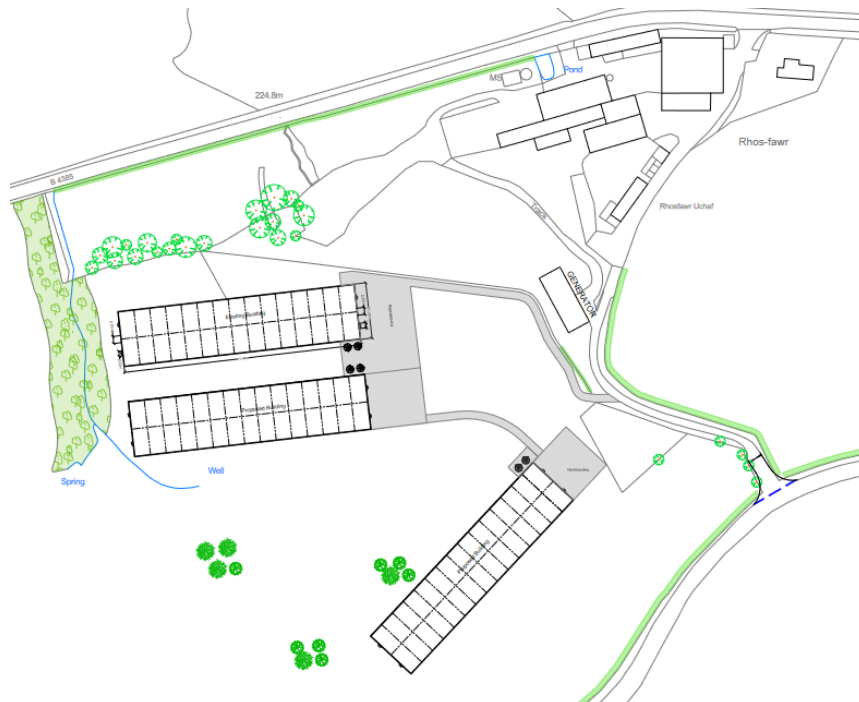


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LOCATION AND LAYOUT PLAN

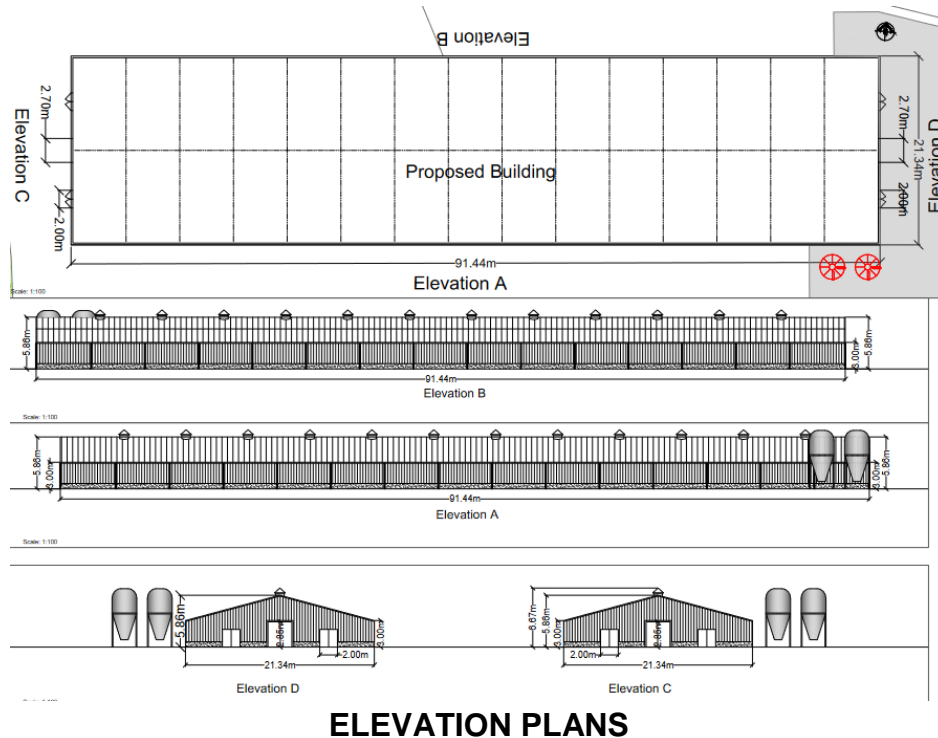


EXISTING PERMITTED SITE LAYOUT SHOWN



MORE DETAILED SITE LAYOUT PLAN SHOWING EXTRA UNIT

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Rhosfawr Uchaf , Cwm Golau, Cyfronydd SY21 9HE

Matters to consider:

The following should be taken into account when considering this application:

- The site is outside the development boundary of the Town but has agricultural use on the site.
- The site has already a consent for similar uses on the site, this is an extension of that use with an extra unit.
- Access was approved on previous applications to be from the entrance away from the B4385.
- The Town Council supported the previous applications on the site.

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APPENDIX E

CLIMATE CHANGE ACTION PLAN

No	Activity	Current situation	Planned actions	Priority
1	Youth lead To involve the youth and take their advice on the activities proposed to help with restricting global warming.	There is a need for youth involvement in the future.	A Youth Council is to be set up with the High School and possibly the new Junior School.	HIGH
2	Drive less Walk, bike, car-pool or take mass transit more often. You'll save one pound of carbon dioxide for every mile you don't drive! Use vehicles less.	Most of the Council's work is local so can be done on foot. A car is only used where necessary.	To continue seeking a reduction in car use where possible.	MEDIUM
3	Recycle more You can save 2,400 pounds of carbon dioxide per year by recycling just half of your business waste.	Limited recycling taking place with the Council litter bins going to normal rubbish.	A planned recycling procedure to be put in place in the office and where possible when disposing of Council rubbish.	HIGH
4	Drinks cups Use bio-degradable cups for Council and Buildings use	When the Council hosts events either bio-degradable cups or rewash able cups are used.	This policy to continue	HIGH
5	Water in a bottle Provide a drinking water station to help encourage people using re-usable bottles.	Provision in the Town is required for a water in a bottle facility.	The provision of a central water point to be put in place. The site to be registered.	MEDIUM
6	Avoid products with a lot of packaging You can save 1,200 pounds of carbon dioxide if you reduce your garbage by 10 percent.	When ordering products little attention has been made to the packaging issues.	Where possible to seek purchase of goods with either less or limited packaging.	LOW
7	Plant a tree A single tree will absorb one ton of carbon dioxide over its lifetime.	The Council looks after a woodland area. There is limited activity to plant new trees.	The Council is to seek to provide and arrange for one new tree to be planted each year.	HIGH
8	Wildlife To protect wildlife and in particular control cutting of hedgerows.	Hedge cutting and grass cutting is completed in line with guidelines on nesting etc.	The Council to continue this practise.	HIGH
9	Wild planting To protect where possible habitats which support wild growth.	To leave areas to grow wild where appropriate. To remove weeds where necessary only.	To continue with leaving areas of wild growth where possible.	HIGH

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No	Activity	Current situation	Planned actions	Priority
10	Pollinating To manage the Council facilities to ensure pollinating is supported.	Areas of appropriate planting maintained.	Continue current practises and also introduce a pollinating garden or gardens.	MEDIUM
11	Turn off electronic devices Simply turning off your television, DVD player, stereo, and computer, when you're not using them, will save you thousands of pounds of carbon dioxide a year.	The Council has no office so to date has no way of doing this. Staff are encouraged to turn off equipment at the end of the day.	The Council has a new office and all equipment will be turned off at the end of the period of use.	MEDIUM
12	Efficient equipment When equipment is renewed to replace with energy efficient products.	The Council has not considered this aspect.	All equipment must where possible be replaced with energy efficient products.	MEDIUM
13	Renewable Energy Support renewable energy schemes.	The Council supports in principle renewable energy but subject to constraints.	The Council will continue to support renewable energy schemes but only to an extent where any power lines are not intrusive or power is carried on 440kva power lines.	MEDIUM
14	Publicity Make the public aware of the Council's actions and consider how to promote the global warming issues.	The Council has not taken this into account to date.	Where possible the Council will promote its Climate Change Policy.	LOW
15	Monitoring Ensure monitoring of the policy so that progress is made.		The Council will have a short report each quarter with a full assessment to be contained in the Annual Report.	HIGH

Key:

HIGH – top priority (asap)

MEDIUM – medium priority (within a year)

LOW – low priority (within 3 years)

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

APPENDIX F

LLANFAIR CAEREINION CHURCH CLOCK

1. Introduction

The Church clock has not been working since spring 2021 and will not work again without extensive works. The community has made its views clear in that they would like to see a clock in the town, not necessarily the Church clock.

2. Activity to date

The Town Clerk has sourced quotes for repairing the existing church clock (approx. £5,000 plus carpentry) and also for new electric clocks (approx. £3,500).

The Church has informed the Council that there is no money from them and if the community wants the clock that they should fund it.

The Town Clerk has researched the regulations covering the various aspects the results of which are set out in this report.

3. Regulations

The regulations of relevance are:

- i) The Town Council is barred from paying any money for ecclesiastical property – however a Church Clock is not part of the building and if there is community benefit may maintain such a clock.
- ii) The Town Council has the power to provide and maintain public clocks.
- iii) There is apparently a Church ruling that bans the use of electric clocks replacing mechanical clocks. (The Town Clerk has been informed this by Smith and Derby Clocks but can find no legislation on this).
- iv) Planning consent may be required for separate Town Clock if more than 4m high.
- v) Any changes to the Church Clock will require PCC approval and a facility issued by the Diocese.

4. Funding

The Town Clerk has published a notice on social media asking for the public to put forward ideas for funding the Church Clock.

From this there is potential immediate funding of approx. £600.

The public suggestions include a grand draw and seeking donations.

The Council may find legal difficulties in collecting money for the repair of a Church Clock (which it does not own). The Council can seek donations towards a Town Clock as they would own it.

Cyngor Tref Caereinion Llanfair

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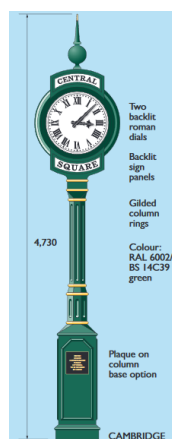
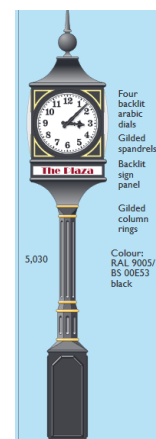
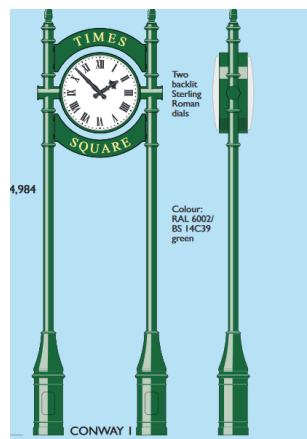
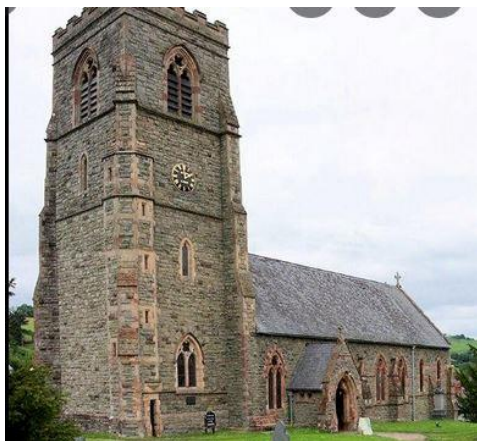
5. Alternatives

The alternatives available (if we want to retain a Town Clock) are:

- i) Refurbish the Church Clock – Cost approx. £5,000.
- ii) Install a Town Clock – see designs below – Cost approx. £7,500.
- iii) Install a Town Clock – turret on the Lichgate – Cost approx. £3,300

If the Council were to consider a Town Clock investigations into grant aid should be completed as well as public donations.

R A Robinson
Town Clerk
January 2022



APPENDIX G

Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

Notification of Works

Project Name: A458 Spring Bank, Welshpool

Proposed Works: Essential works to replace a collapsed culvert.
Programme Start Date: Monday 24th January 2022
Programme Completion Date: Thursday 14th April 2022
Client: NMWTRA
USRN: 26208492
Principal Contractor: G. D. Harries & Sons Ltd.

I refer to the above and wish to inform you that the works noted will be undertaken between Monday 24th January and planned completion on Thursday 14th April 2022 at this location.

This could result in a higher than usual level of noise at intervals and I take this opportunity in apologising in advance for any inconvenience incurred.

A full closure of the A458 will be required and will be implemented throughout the works period (24hrs a day).

Advanced warning signs of the closure will be erected this week to warn motorists of the upcoming works.

Traffic along the diversion route will be monitored to identify any issues / additional mitigation measures that may need to be considered.

Emergency Services (Police / Fire / Ambulance)

All traffic (including Emergency Service vehicles) travelling in the area to utilise the appropriate diversion route(s).

Abnormal loads

The A458 at this location will be closed to all road users and abnormal load movements are required to utilise the official diversion route.

Additional information

Liaison with Welsh Government Orders Branch regarding Traffic Orders has undertaken.

Co-ordination with NMWTRA and Local Authority Street works Managers regarding all aspects of the works (including suitability of diversion route) has been undertaken.

Due to the nature of the work (deep excavations to remove and replace a failed culvert beneath the highway) a road closure is the only suitable method of traffic control to ensure the safety of road users and the workforce.

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Information signs will be erected prior to the works advising the travelling public of the closure dates and times.

Arrangements will be put in place to allow residents to access and leave the properties within the closure.

Winter Service Contractors (PA) will be notified (gritting actions are co-ordinated every night).

Please accept my apologies in advance for any inconvenience incurred.

Further information, including regular updates, regarding this project can be obtained on the website of the Welsh Government's Traffic Information Service www.traffic.wales.

Should you wish to discuss the matter further please contact Traffic Wales on 0300 123 1213.

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APPENDIX H

NEW REGULATIONS FOR TOWN AND COMMUNITY COUNCILS

FROM MAY 2022

New Duties

There are new duties for Town and Community Councils as follows:

- a) Duty to publish an annual report as soon as possible after April of each year.
- b) Power of competence available to qualifying councils.
- c) Duty to involve public on agenda items.
- d) Duty to provide and make available training and a training plan.

Annual Report

The Council is under a duty to produce an annual report each year giving details of finances, what has been achieved and what is planned for the next year. This report is to be produced as soon as possible after the Council year end.

Power of Competence and Section 137

For a Council to be able gain the power of competence the following criteria must be met and re-assessed each year:

- a) 2/3 of Councillor must have been elected and not co-opted.
- b) The Clerk must be qualified with the Certificate in Local Authority Administration.
- c) Two years unqualified audited accounts.

The Power of Competence allows the Council to expend money with no set limit on anything it wishes as long as it benefits the community it serves.

There is also a power to trade.

Use of the Power of Competence

When using the Power of Competence there should be a costed business case for each item of expenditure under this power.

Meeting locations

The Council is under a duty to consider where it meets with regards to access and inclusion. This will include considering if the meetings should be held in different locations around the area.

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Public participation

The Council is under a duty to allow members of the public to make representations (not take part in debate) on any subject on the agenda.

Training

The Council must publish a training plan for the Councillors and Town Clerk in November each year starting with November 2022.

The training shall include:

- Inductions for new Councillors
- Code of Conduct
- Planning and Development
- Finance and governance

Town Clerk CPD

The Town Clerk to meet the regulations shall arrange the following:

- To complete the necessary CPD training to retain FRICS and FSLCC
- To complete the HSE training on Risk Management (cost £127)

R A Robinson
Town Clerk
December 2021