

# **Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council**

Chair Cllr Wyn Williams Vice Chair Cllr Ian Davies  
Town Clerk Robert A. Robinson MBE FRICS FSLCC  
Crown House High Street Llanfair Caereinion SY21 0QY  
Tel 01938 811378 Mob 07767 267830  
Email Llanfairownclerk@mail.com

19<sup>th</sup> February 2021

To All Llanfair Town Councillors

From the Town Clerk

Dear Councillor,

You are hereby invited to attend a meeting of the Full Council to be held on Monday 28<sup>th</sup> February 2022 at 7pm in the Youth Room of the Institute Bridge Street Llanfair Caereinion Station

Yours sincerely,

*Robert Robinson*

**Robert A Robinson MBE FRICS FSLCC  
Town Clerk & RFO**

# **Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council**

## **AGENDA**

For a meeting of the Full Council to be held on  
**Monday 28<sup>th</sup> February 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 – issued separately.

### **6. Actions taken since the last meeting**

To note the actions to be taken from the last meeting – see appendix A.

### **7. Vacant seat on the Council**

There is a vacant seat on the Council following the resignation of Cllr Kate Roberts. The Council has no actions to take as the elections are due in a matter of 10 weeks.

### **8. Financial (31<sup>st</sup> January 2022)**

|            |                        |                    |
|------------|------------------------|--------------------|
| <b>8.1</b> | <b>Current account</b> | <b>£42,239.75</b>  |
|            | <b>Deposit account</b> | <b>£60,155.49</b>  |
|            | <b>Grants</b>          | <b>£25,000.00</b>  |
|            | <b>VAT reclaim</b>     | <b>£5,109.59</b>   |
|            | <b>Total funds</b>     | <b>£132,504.72</b> |

# **Cyngor Tref Caereinion Llanfair**

## **Llanfair Caereinion Town Council**

**After all cheques cleared and VAT reclaim received the balance is £99,933.00 plus the VAT reclaim.**

### **8.2 Management accounts**

To consider the management accounts as set out at appendix B.  
To confirm the budget revisions to reflect the grant aid and projects.

### **8.3 Orders for payment**

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

## **9. Planning and Development**

### **9.1 22/0127/NMA | NMA Cross Farm Llanfair Caereinion Welshpool SY21 0DP**

Conditions 6, 8b, 9, 20 and 22 in relation to planning approval P/2018/0266.  
These are technical matters that the Council does not normally comment on.

### **9.2 21/2354/FUL Barn At Yew Tree Cottage, Llanfair Caereinion SY21 0DD**

Conversion of barn to recording studio and holiday accommodation.  
See appendix D.

### **9.3 22/0174/REM Y Graig, Graig Farm Cottages , Llanfai, SY21 0DB**

Section 73 application to remove condition 3 of planning approval.  
Condition 3 on the planning approval states:

*‘The change of use hereby approved, namely education facilities (D1 use), shall be used by children and young people who are resident at the care facilities only, outlined in blue on the attached Location Plan.’*

### **9.4 Mizen Hut at Heniarth**

To receive an update on the listing application for the above.

## **10. Allotments**

To discuss and give direction on a proposal to create allotments for Llanfair.

## **11. Church Clock**

To receive a report on the Church Clock and progress towards its repair.

## **12. Youth Club provision**

To discuss and give direction on a proposal to create a Youth Club for Llanfair.  
(over 6 expressions of interest have been received).

## **13. Tourism and sustainability project**

To consider a report on progress towards completion of this project.

# **Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council**

## **14. Powys County Councillor**

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

## **15. Town Clerks Report**

To consider any matters from the Town Clerk.

## **16. Dates of next meetings**

14<sup>th</sup> March

11<sup>th</sup> April

9<sup>th</sup> May (annual meeting)

23<sup>rd</sup> May

# Cyngor Tref Caereinion Llanfair

## Llanfair Caereinion Town Council

### APPENDIX A

#### Actions taken since the last meeting

| No | Details   | Status                     |
|----|---|----------------------------|
| 1  | Publish minutes of 24 <sup>th</sup> January meeting                         | Completed                  |
| 2  | Circulate minutes of 14 <sup>th</sup> February meeting                      | Completed                  |
| 3  | Issue press release in agreement with Chair                                 | Completed                  |
| 4  | Publish the Climate Change Plan   | Completed                  |
| 5  | Complete Allotments investigations  | On agenda for this meeting |
| 6  | Complete Church Clock investigations  | Report at this meeting     |
| 7  | Take forward a Trim Trail scheme for Deri Woods                             | Investigations started     |
| 8  | Inform PCC and others of planning consultation decisions.                   | Completed                  |
| 9  | Complete defibrillator planned training in April.                           | St Johns approached        |
| 10 | Complete mural and wall painting to pump house Deri Woods                   | Instructions given         |
| 11 | Issue approval letter with conditions regarding Deri Woods                  | Completed                  |
| 12 | Complete road closure order application for the Queens Jubilee celebrations | Completed                  |
| 13 | Order gas beacon for Queens Jubilee celebrations                            | Order placed               |
| 14 | Put in place arrangements for Queens Jubilee celebrations                   |                            |
| 15 | Seek more information from Hockey Club regarding the container.             | Completed                  |
| 16 | Take forward for consideration Youth Club proposals                         |                            |
| 17 | Publish revised meeting dates on web site                                   | Completed                  |

# Cyngor Tref Caereinion Llanfair

## Llanfair Caereinion Town Council

### APPENDIX B

| LLANFAIR CAEREINION TOWN COUNCIL          |               |              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |  |  |  |             |  |
|---|---------------|--------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|--|--|--|--|-------------|--|
| ANNUAL ACCOUNTS - YEAR TO 31st March 2022 |               |              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |  |  |  |             |  |
|   | BUDGET        | BUDGET       | ACUTAL          |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |  |  |  |             |  |
|   | ANNUAL        | TO DATE      | TO DATE         | April           | May             | June            | July            | August          | September       | October         | November        | December        | January         |  |  |  |  |             |  |
| <b>INCOME</b>                             |               |              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |  |  |  |             |  |
| Precept                                   | 40000         | 40000        | 40000.00        | 13334.00        | 0.00            | 0.00            | 0.00            | 13333.00        | 0.00            | 0.00            | 0.00            | 13333.00        | 0.00            |  |  |  |  |             |  |
| Burial Services                           | 1800          | 1050         | 1847.00         | 90.00           | 0.00            | 340.00          | 310.00          | 232.00          | 135.00          | 0.00            | 0.00            | 590.00          | 0.00            |  |  |  |  | 150.00      |  |
| Street Scene                              | 5000          | 5000         | 10142.00        | 0.00            | 0.00            | 0.00            | 142.00          | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            |  |  |  |  | 10000.00    |  |
| Recreational                              | 70            | 20           | 20.00           | 0.00            | 0.00            | 20.00           | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            |  |  |  |  | 0.00        |  |
| Mount Field                               | 7813          | 7813         | 7813.40         | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            |  |  |  |  | 7813.40     |  |
| Deri Woods                                | 6058          | 6058         | 6857.64         | 0.00            | 0.00            | 0.00            | 0.00            | 400.00          | 0.00            | 0.00            | 0.00            | 400.00          | 0.00            |  |  |  |  | 6057.64     |  |
| Administration                            | 0             | 0            | 0.00            | 0.00            | 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            | 0.00            | 0.00            | 0.00            | 0.00            |  |  |  |  | 0.00        |  |
| Projects                                  | 50000         | 25000        | 25000.00        | 0.00            | 0.00            | 0.00            | 0.00            | 10000.00        | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            |  |  |  |  | 15000.00    |  |
| Other                                     | 1220          | 1220         | 2428.19         | 0.00            | 200.00          | 1.00            | 0.00            | 2225.69         | 0.00            | 0.00            | 0.00            | 0.00            | 1.50            |  |  |  |  | 0.00        |  |
| <b>Total</b>                              | <b>112761</b> | <b>86561</b> | <b>94558.23</b> | <b>13424.00</b> | <b>200.00</b>   | <b>361.00</b>   | <b>452.00</b>   | <b>26190.69</b> | <b>135.00</b>   | <b>280.00</b>   | <b>1160.00</b>  | <b>13334.50</b> | <b>39021.04</b> |  |  |  |  |             |  |
| <b>EXPENDITURE</b>                        |               |              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |  |  |  |  |             |  |
| Burial Services                           | 6075          | 2275         | 2886.94         | 215.05          | 50.26           | 25.00           | 236.27          | 94.43           | 107.94          | 1758.26         | <b>32.31</b>    | <b>189.89</b>   | <b>177.53</b>   |  |  |  |  |             |  |
| Street Scene                              | 7860          | 6550         | 4319.73         | 471.24          | 1421.75         | 358.45          | 245.47          | 260.16          | 197.54          | 204.39          | <b>243.32</b>   | <b>304.97</b>   | <b>612.44</b>   |  |  |  |  |             |  |
| Recreational                              | 2700          | 2167         | 378.83          | 0.00            | 50.00           | 0.00            | 90.00           | 67.00           | 171.83          | 0.00            | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     |  |  |  |  | <b>0.00</b> |  |
| Mount Field                               | 15313         | 9463         | 9338.40         | 0.00            | 0.00            | 360.00          | 0.00            | 200.00          | 320.00          | 300.00          | <b>0.00</b>     | <b>150.00</b>   | <b>8008.40</b>  |  |  |  |  |             |  |
| Deri Woods                                | 13708         | 11423        | 12414.25        | 604.25          | 4360.00         | 0.00            | 0.00            | 517.18          | 189.29          | 220.00          | <b>25.89</b>    | <b>150.00</b>   | <b>6347.64</b>  |  |  |  |  |             |  |
| Administration                            | 17800         | 8200         | 12230.21        | 670.80          | 3453.38         | 1078.94         | 1898.33         | 1129.13         | 579.13          | 987.73          | <b>651.93</b>   | <b>811.17</b>   | <b>946.53</b>   |  |  |  |  |             |  |
| Publicity/Events                          | 3250          | 3000         | 1716.27         | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 1010.45         | <b>248.55</b>   | <b>457.27</b>   | <b>0.00</b>     |  |  |  |  |             |  |
| Projects                                  | 50000         | 27000        | 26385.44        | 270.00          | 490.20          | 3857.06         | 710.00          | 1299.48         | 0.00            | 1050.00         | <b>8882.91</b>  | <b>4309.00</b>  | <b>5416.79</b>  |  |  |  |  |             |  |
| Other                                     | 500           | 0            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     |  |  |  |  | <b>0.00</b> |  |
| Donations/Grants                          | 3000          | 2940         | 2940.00         | 0.00            | 45.00           | 1145.00         | 0.00            | 0.00            | 1500.00         | 250.00          | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     |  |  |  |  | <b>0.00</b> |  |
| Section 137                               | 50            | 0            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | 0.00            | <b>0.00</b>     | <b>0.00</b>     | <b>0.00</b>     |  |  |  |  | <b>0.00</b> |  |
| <b>Total</b>                              | <b>120256</b> | <b>73018</b> | <b>72610.07</b> | <b>2231.34</b>  | <b>9870.59</b>  | <b>6824.45</b>  | <b>3180.07</b>  | <b>3567.38</b>  | <b>3065.73</b>  | <b>5780.83</b>  | <b>10184.91</b> | <b>6372.30</b>  | <b>21509.33</b> |  |  |  |  |             |  |
| <b>Balance</b>                            | <b>-7495</b>  | <b>13543</b> | <b>21948.16</b> | <b>11192.66</b> | <b>-9670.59</b> | <b>-6463.45</b> | <b>-2728.07</b> | <b>22623.31</b> | <b>-2990.73</b> | <b>-5500.83</b> | <b>-9024.91</b> | <b>6962.20</b>  | <b>17511.71</b> |  |  |  |  |             |  |

# Cyngor Tref Caereinion Llanfair

## Llanfair Caereinion Town Council

### BANK RECONCILIATION

| LLANFAIR CAEREINION TOWN COUNCIL |             |               |           |           |           |          |           |           |           |           |           |           |          |          |
|----------------------------------|-------------|---------------|-----------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|
| RECONCILIATION SUMMARY           |             |               |           |           |           |          |           |           |           |           |           |           |          |          |
|                                  |             |               |           |           |           |          |           |           |           |           |           |           |          |          |
|                                  |             |               |           |           |           | April    | May       | June      | July      | August    | September | October   | November | December |
| BANKING                          | START       | CURRENT       | 55616.12  | 75693.23  | 64747.72  | 38066.65 | 35198.58  | 63204.36  | 60201.40  | 54478.48  | 44015.68  | 50911.43  |          |          |
|                                  |             | DEPOSIT       | 40151.56  | 40151.56  | 40151.56  | 60152.56 | 60152.56  | 60153.99  | 60153.99  | 60153.99  | 60153.99  | 60153.99  | 60155.49 |          |
|                                  |             | TOTAL         | 105767.68 | 115844.79 | 104899.28 | 98219.21 | 95351.14  | 123358.35 | 120355.39 | 114632.47 | 104169.67 | 111066.92 |          |          |
|                                  | END         | CURRENT       | 75693.23  | 64747.72  | 38066.65  | 35198.58 | 63204.36  | 60201.40  | 54478.48  | 44015.68  | 50911.43  | 67239.75  |          |          |
|                                  |             | DEPOSIT       | 40151.56  | 40151.56  | 60152.56  | 60152.56 | 60153.99  | 60153.99  | 60153.99  | 60153.99  | 60155.49  | 60155.49  |          |          |
|                                  |             | TOTAL         | 115844.79 | 104899.28 | 98219.21  | 95351.14 | 123358.35 | 120355.39 | 114632.47 | 104169.67 | 111066.92 | 127395.24 |          |          |
|                                  |             | DIFFERENCE    | -10077.11 | 10945.51  | 6680.07   | 2868.07  | -28007.21 | 3002.96   | 5722.92   | 10462.80  | -6897.25  | -16328.32 |          |          |
| SUMMARY                          | INCOME      | GENERAL       | 13424.00  | 200.00    | 361.00    | 452.00   | 26190.69  | 135.00    | 280.00    | 1160.00   | 13334.50  | 39021.04  |          |          |
|                                  |             | Debtors (VAT) | 0.00      | 0.00      | 0.00      | 0.00     | 5627.00   | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      |          |          |
|                                  |             | VAT           | 0.00      | 0.00      | 0.00      | 0.00     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      |          |          |
|                                  |             | TOTAL         | 13424.00  | 200.00    | 361.00    | 452.00   | 31817.69  | 135.00    | 280.00    | 1160.00   | 13334.50  | 39021.04  |          |          |
|                                  | EXPENDITURE | GENERAL       | 2231.34   | 9870.59   | 6824.45   | 3180.07  | 3567.38   | 3065.73   | 5780.83   | 10184.91  | 6372.30   | 21509.33  |          |          |
|                                  |             | Town Trail    | 0.00      | 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      | 0.00      |          |          |
|                                  |             | VAT           | 232.05    | 983.92    | 216.62    | 140.00   | 243.10    | 72.23     | 222.09    | 1437.89   | 64.95     | 1183.39   |          |          |
|                                  |             | TOTAL         | 3346.89   | 11145.51  | 7041.07   | 3320.07  | 3810.48   | 3137.96   | 6002.92   | 11622.80  | 6437.25   | 22692.72  |          |          |
|                                  |             | DIFFERENCE    | 10077.11  | -10945.51 | -6680.07  | -2868.07 | 28007.21  | -3002.96  | -5722.92  | -10462.80 | 6897.25   | 16328.32  |          |          |
|                                  |             | BALANCE       | 0.00      | 0.00      | 0.00      | 0.00     | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      | 0.00      |          |          |

# Cyngor Tref Caereinion Llanfair

## Llanfair Caereinion Town Council

### 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        |
| LGA1972 | Clerks Salary                         | £470.8     | £0.00     | £478.80    | 101735    |
| LGA1972 | R Houghton (December)                 | £180.00    | £0.00     | £180.00    | SO        |
| LGA1972 | R A Robinson Expenses                 | £115.05    | £11.21    | £126.26    | 101537    |
| LGA1972 | Hampshire Flags (Tourism grant aided) | £1,275.30  | £255.06   | £1,530.36  | 101736    |
| LGA1972 | Rob Isaac                             | £267.00    | £0.00     | £267.00    | 101738    |
| LGA1972 | Mid Wales Print                       | £290.00    | £0.00     | £290.00    | 101739    |
| LGA1972 | Wicksteed                             | £18,000.00 | £3,000.00 | £15,000.00 | 101740    |
| LGA1972 | HSBC                                  | £14.00     | £0.00     | £14.00     | DD        |
| LGA1972 | British Gas Chapel                    | £120.06    | £6.03     | £114.03    | DD        |
| LGA1972 | British Gas Toilets                   | £33.33     | £1.66     | £31.67     | DD        |
| LGA1972 | Toilet cleaning                       | £180.00    | £0.00     | £180.00    | SO        |
| LGA1972 | Rent for office                       | £108.33    | £0.00     | £108.33    | SO        |
| LGA1972 | Election fee PCC                      | £130.00    | 0.00      | £130.00    | 101741    |
| LGA1972 | Training – RAR                        | £150.00    | £25.00    | £125.00    | 101742    |
| LGA1972 | A Sterly Mural Deri Woods             | £500.00    | £0.00     | £500.00    | 101743    |



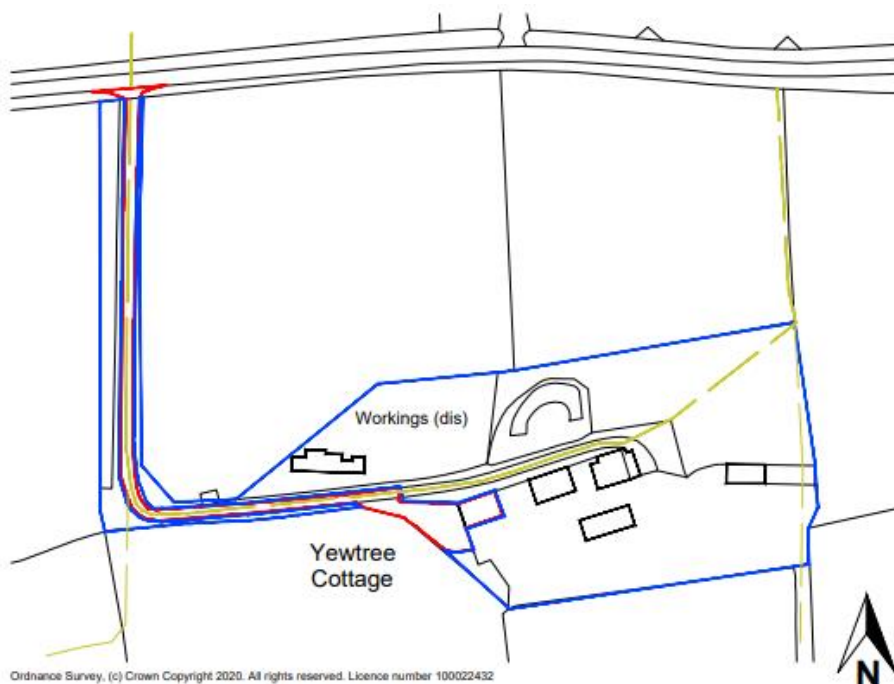
# Cyngor Tref Caereinion Llanfair Llanfair Caereinion Town Council

## APPENDIX D

### Barn At Yew Tree Cottage, Llanfair Caereinion SY21 0DD



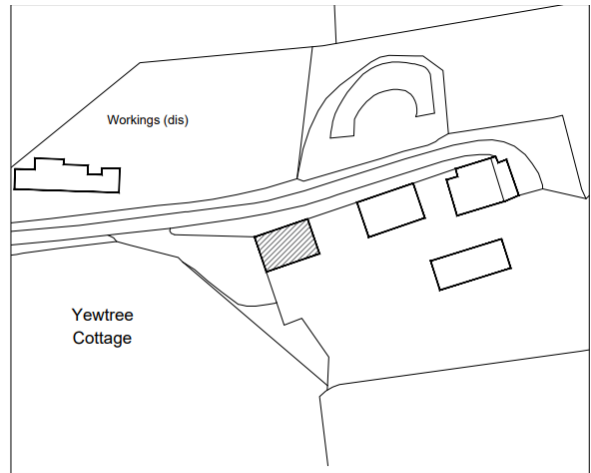
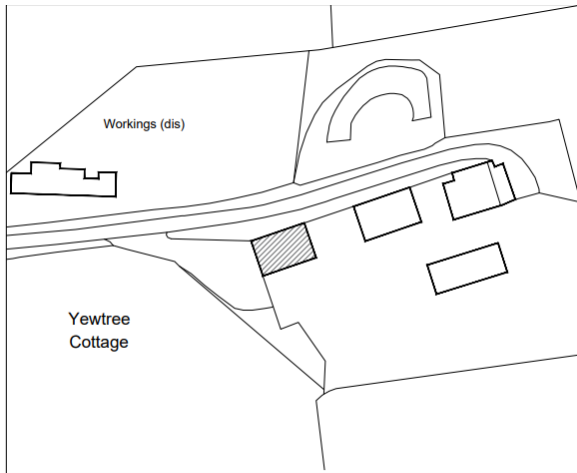
### LOCATION PLAN



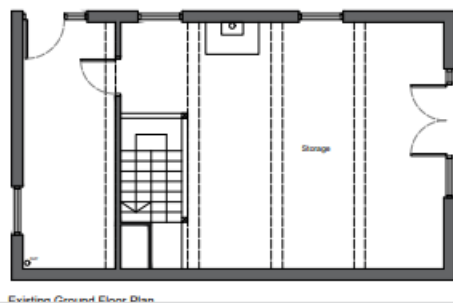
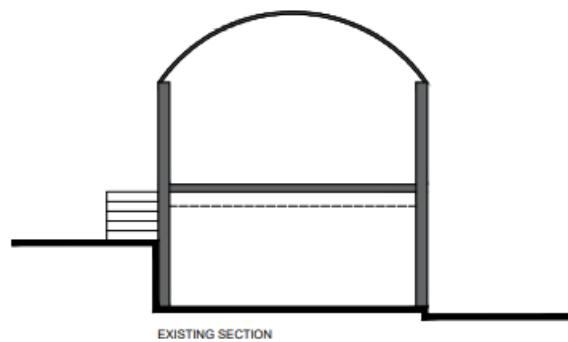
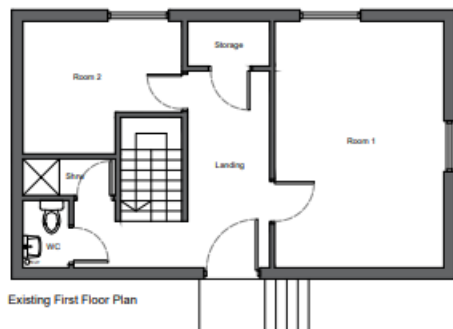
### BLOCK PLAN

# Cyngor Tref Caereinion Llanfair

## Llanfair Caereinion Town Council



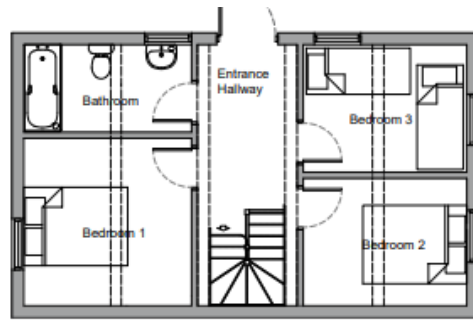
### DETAILED BLOCK PLAN



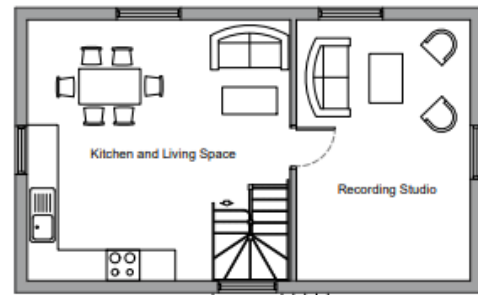
### EXISTING FLOOR LAYOUT

# Cyngor Tref Caereinion Llanfair

## Llanfair Caereinion Town Council



Proposed Ground Floor Plan



Proposed First Floor Plan

### PROPOSED FLOOR PLAN