

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

Pack of appendices for the full council meeting to be held on Monday 26th February 2024

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| A | Management accounts to 31 st December 2023 | 2 |
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Llanfair Caereinion Town Council

APPENDIX A

| LLANFAIR CAEREINION TOWN COUNCIL | | | | | | | | | | | | | |
|---|------------|------------|-------------|-----------|----------|-----------|------------|-----------|-----------|-----------|-----------|-----------|------------|
| ANNUAL ACCOUNTS - YEAR TO 31st March 2024 | | | | | | | | | | | | | |
| MONTHLY INCOME & EXPENDITURE SUMMARY | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| INCOME | BUDGET | BUDGET T/D | ACTUAL | April | May | June | July | August | September | October | November | December | January |
| Precept | 46,500.00 | 46,500.00 | 46,500.00 | 15,500.00 | | 0.00 | 0.00 | 15,500.00 | 0.00 | 0.00 | 0.00 | 15,500.00 | 0.00 |
| Burial Services | 5,000.00 | 4,166.67 | 3,586.66 | 20.00 | 355.00 | 1,501.66 | 75.00 | 0.00 | 75.00 | 225.00 | 1,335.00 | 0.00 | 0.00 |
| Street Scene | 5,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Recreational | 10,000.00 | 10.00 | 10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Mount Field | 160,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Deri Woods | 250,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Administration | 800,000.00 | 600.00 | 744.63 | 0.00 | 0.00 | 2022.23 | 0.00 | 0.00 | 249.03 | 0.00 | 0.00 | 293.37 | 0.00 |
| Publicity/Events | 600,000.00 | 95.00 | 1,260.00 | 95.00 | 980.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 185.00 | 0.00 |
| Projects (from reserves) | 10,000.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Grants/Donations | 0.00 | 0.00 | 2,520.00 | 0.00 | 0.00 | 2,520.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community | 13,800.00 | 3,850.00 | 3,845.00 | 140.00 | 320.00 | 535.00 | | 2,850.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 82,120.00 | 55,221.67 | 58,466.29 | 15,755.00 | 4,175.00 | 2,238.89 | 75.00 | 18,360.00 | 324.03 | 225.00 | 1,335.00 | 15,978.37 | 0.00 |
| | | | | | | | | | | | | | |
| EXPENDITURE | BUDGET | BUDGET T/D | ACTUAL | April | May | June | July | August | September | October | November | December | January |
| Burial Services | 7,125.00 | 6,083.33 | 8,976.29 | 710.00 | 302.16 | 1,000.00 | 1,612.00 | 1,802.59 | 424.42 | 390.88 | 415.64 | 1,940.55 | 378.05 |
| Street Scene | 15,100.00 | 7,741.67 | 9,540.42 | 258.99 | 350.00 | 308.83 | 275.45 | 656.16 | 386.57 | 288.88 | 304.10 | 364.42 | 6,347.02 |
| Recreational | 2,725.00 | 2,425.00 | 2,509.64 | 266.00 | 825.00 | 250.00 | 87.33 | 337.33 | 219.51 | 87.33 | 152.33 | 197.48 | 87.33 |
| Mount Field | 6,750.00 | 5,591.67 | 4,590.76 | 850.00 | 0.00 | 821.66 | 298.00 | 363.00 | 298.00 | 638.42 | 725.68 | 298.00 | 298.00 |
| Deri Woods | 2,400.00 | 1,950.00 | 3,070.79 | 53.49 | 0.00 | 21.66 | 252.95 | 0.00 | 873.53 | 340.42 | 0.00 | 28.74 | 1,500.00 |
| Administration | 20,500.00 | 14,358.33 | 12,920.59 | 941.19 | 2,289.22 | 825.35 | 1,696.29 | 1,001.86 | 1,809.26 | 694.86 | 1,443.33 | 689.86 | 1,529.37 |
| Publicity/Events | 7,250.00 | 6,450.00 | 7,165.61 | 290.00 | 1,004.69 | 406.60 | 227.66 | 2,240.00 | 395.00 | 0.00 | 1,023.53 | 648.53 | 929.60 |
| Projects / Other | 2,500.00 | 1,850.00 | 1,723.80 | 0.00 | 0.00 | 0.00 | 478.80 | 200.00 | 0.00 | 150.00 | 495.00 | 400.00 | 0.00 |
| Donations/Grants | 3,600.00 | 2,650.00 | 2,711.99 | 654.99 | 195.00 | 362.00 | 0.00 | 1,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Community | 10,600.00 | 9,850.00 | 9,738.28 | 664.65 | 186.67 | 235.82 | 5,970.61 | 661.41 | 186.67 | 808.27 | 606.67 | 186.67 | 230.84 |
| Section 137 | 50.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total | 78,600.00 | 58,950.00 | 62,948.17 | 4,689.31 | 5,152.74 | 4,231.92 | 10,899.09 | 8,762.35 | 4,592.96 | 3,399.06 | 5,166.28 | 4,754.25 | 11,300.21 |
| | | | | | | | | | | | | | |
| Balance | 3,520.00 | -3,728.33 | -4,481.88 | 11,065.69 | -977.74 | -1,993.03 | -10,824.09 | 9,597.65 | -4,268.93 | -3,174.06 | -3,831.28 | 11,224.12 | -11,300.21 |
| | | | | | | | | | | | | | |
| VAT | | | 6,829.40 | 510.24 | 120.00 | 441.24 | 1,627.49 | 825.34 | 359.58 | 170.61 | 446.01 | 538.77 | 1,790.12 |
| CHECK = 0 | | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | | | | | | | | | |
| ERROR CHECKS: MONTHLY TABS | | | CHECK=0 --> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ERROR CHECKS: THIS TAB | | | CHECK=0 --> | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

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BANK RECONCILLIATION

| BANKING CHECKS | | | | | | | | | | | | |
|-----------------|---------|-------------|------------|------------|------------|------------|------------|------------|-----------|-----------|------------|------------|
| | | | | | | | | | | | | |
| | | | April | May | June | July | August | September | October | November | December | January |
| BANKING | START | | | | | | | | | | | |
| | | CURRENT | 30,281.33 | 40,836.78 | 43,965.70 | 47,082.54 | 34,630.96 | 43,403.27 | 38,525.73 | 35,181.06 | 30,903.77 | 41,295.75 |
| | | DEPOSIT | 60,383.41 | 60,383.41 | 60,383.41 | 60,585.64 | 60,585.64 | 60,585.64 | 60,834.67 | 60,834.67 | 60,834.67 | 61,128.04 |
| | | TOTAL | 90,664.74 | 101,220.19 | 104,349.11 | 107,668.18 | 95,216.60 | 103,988.91 | 99,360.40 | 96,015.73 | 91,738.44 | 102,423.79 |
| END | | CURRENT | 40,836.78 | 43,965.70 | 47,082.54 | 34,630.96 | 43,403.27 | 38,525.73 | 35,181.06 | 30,903.77 | 41,295.75 | 28,205.42 |
| | | DEPOSIT | 60,383.41 | 60,383.41 | 60,585.64 | 60,585.64 | 60,585.64 | 60,834.67 | 60,834.67 | 60,834.67 | 61,128.04 | 61,128.04 |
| | | TOTAL | 101,220.19 | 104,349.11 | 107,668.18 | 95,216.60 | 103,988.91 | 99,360.40 | 96,015.73 | 91,738.44 | 102,423.79 | 89,333.46 |
| | | DIFFERENCE | -10,555.45 | -3,128.92 | -3,319.07 | 12,451.58 | -8,772.31 | 4,628.51 | 3,344.67 | 4,277.29 | -10,685.35 | 13,090.33 |
| SUMMARY | | GENERAL | 15,755.00 | 4,175.00 | 2,238.89 | 75.00 | 18,360.00 | 324.03 | 225.00 | 1,335.00 | 15,978.37 | 0.00 |
| | | DEBTORS | 0.00 | 4,226.66 | 5,753.34 | 0.00 | 0.00 | 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 | 15,755.00 | 8,401.66 | 7,992.23 | 75.00 | 18,360.00 | 324.03 | 225.00 | 1,335.00 | 15,978.37 | 0.00 |
| | | GENERAL | 4,689.31 | 5,152.74 | 4,231.92 | 10,899.09 | 8,762.35 | 4,592.96 | 3,399.06 | 5,166.28 | 4,754.25 | 11,300.21 |
| LAST YR CHEQUES | 0 | Last yr chq | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 6829.4 | VAT | 510.24 | 120.00 | 441.24 | 1,627.49 | 825.34 | 359.58 | 170.61 | 446.01 | 538.77 | 1,790.12 |
| | -6829.4 | TOTAL | 5,199.55 | 5,272.74 | 4,673.16 | 12,526.58 | 9,587.69 | 4,952.54 | 3,569.67 | 5,612.29 | 5,293.02 | 13,090.33 |
| | | DIFFERENCE | 10,555.45 | 3,128.92 | 3,319.07 | -12,451.58 | 8,772.31 | -4,628.51 | -3,344.67 | -4,277.29 | 10,685.35 | -13,090.33 |
| | | CHECK = 0 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | OK | OK | OK | OK | OK | OK | OK | OK | OK | OK |

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APPENDIX B

ORDERS FOR PAYMENT

| | | | | | | |
|----------|--------|--------------------|---------------------------------|---------|--------|---------|
| LGA 1972 | 102182 | HARRISONS | Solicitors Banwy Est | 119.25 | 23.85 | 143.10 |
| LGA 1973 | 102183 | ROBERT ROBINSON | Events | 365.29 | 20.90 | 386.19 |
| | | | Admin | | | |
| | | | Toilets | | | |
| LGA 1981 | TRANS | HSBC BANK CHAR | Bank charges | 13.00 | 0.00 | 13.00 |
| LGA 1982 | 102184 | PHS | Toilets san bins | 70.56 | 14.11 | 84.67 |
| LGA 1983 | 102185 | AUDIT WALES | Ext audit 2020-2021 | 325.00 | 0.00 | 325.00 |
| LGA 1984 | 102186 | RICHARD WALTON | Cleaners Cupboard toilets | 225.00 | 45.00 | 270.00 |
| LGA 1985 | 102187 | PCC MOUNT FIELD | Bin rental | 110.15 | 0.00 | 110.15 |
| LGA 1986 | 102188 | HAFREN DYFRDWY | Water rates toilets | 1180.83 | 0.00 | 1180.83 |
| LGA 1987 | 102189 | POWYS C COUNCIL | Playground inspedtion | 60.00 | 12.00 | 72.00 |
| LGA 1988 | 102190 | WPG | Printing | 36.00 | 7.20 | 43.20 |
| LGA 1989 | 102191 | ROB ISSAC | Chapel of Rest decorating | 200.00 | 0.00 | 465.00 |
| | | | Deri Woods path blowing | 200.00 | | |
| | | | Toilets repair to toilet | 45.00 | | |
| | | | Playground path clearance | 20.00 | | |
| LGA 1990 | 102192 | JOHN YALE | Fence repairs - storm dam | 90.00 | 0.00 | 90.00 |
| LGA 1991 | 102193 | BRIDGEN CONTR | Tree removal - storm dam | 400.00 | 80.00 | 480.00 |
| LGA 1992 | 102194 | WG AUDIT | 3 yrly Full Ext Audit 2021-2022 | 2450.00 | 0.00 | 2450.00 |
| LGA 1993 | SO | INSTITUTE RENT | Office rent | 108.33 | 0.00 | 108.33 |
| LGA 1994 | SO | R ROBINSON SALARY | Salaries | 568.53 | 0.00 | 568.53 |
| LGA 1995 | SO | M EVANS SALARY | Salaries | 186.67 | 0.00 | 186.67 |
| LGA 1996 | SO | BRITISH GAS TOILET | Toilet electic supply | 135.34 | 6.77 | 142.11 |
| LGA 1997 | SO | BRITISH GAS COFR | Chapel of Rest electric supply | 30.05 | 0.00 | 30.05 |
| LGA 1998 | SO | BRIDGEN CONTR | Mount Field grass cutting | 298.00 | 136.67 | 820.00 |
| | | | Grave yards grass cutting | 298.00 | | |
| | | | Playground grass cutting | 87.33 | | |
| LGA 1999 | SO | R HOUGHTON | Toilets cleaning | 250.00 | 0.00 | 250.00 |
| LGA 2000 | TRANS | HSBC | Bank charges | 24.50 | 0.00 | 24.50 |

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APPENDIX C1

Pre-application notice PLANNING CONSULTATION

| | | |
|----------|-----------------------------|--|
| 1 | Date of receipt | 14th February 2024 |
| 2 | Site reference | NONE |
| 3 | Website info | <u>Outline Planning for the erection of vehicle service area to include drive thru with parking and associated works at Land adj Maesteg, Llanfair Caereinion, Powys, SY21 0HL - Roger Parry & Partners</u> |
| 4 | Site address | Land adjacent to Maesteg, Llanfair Caereinion, Powys SY21 0HL |
| 5 | Proposed development | Proposed drive thru restaurant, EV Charging Station & Associated works |
| 6 | PCC planning policy | Site has a planning consent for 42 houses, not yet implemented. No policy for this land which is outside the development boundary of the town. |
| 7 | Town Plan policy | <p>The Policies the Town Plan which are relevant to this site are:</p> <p>A3. Restaurant and takeaway food premises The Town Council will where appropriate take into account the effect of any application for changes of use to restaurant, café or takeaway uses upon existing outlets when considering such applications.</p> <p>A5. Retail centre The Town Council will where appropriate object and resist any retail development which is not located within the shopping zone set out in the plan at Appendix A.</p> <p>The Town Council made the following observations on 25th September 2023 were recorded as follows:</p> |

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| | | |
|----------|--------------------------------|---|
| | | <p>61.2 Pre-planning application – Drive through restaurant</p> <p>The meeting considered the pre-application consultation on land opposite the Railway Station to provide a drive through restaurant, parking, access road and ancillary works.</p> <p>The Councillors noted the Town Plan policies and the decision took these into account when making their response.</p> <p>The general view was that anything that supports the local community with new business should be welcomed. New jobs were also highlighted.</p> <p>The meeting considered the effect on local businesses serving food and refreshments. After discussion the meeting agreed to make the following observations:</p> <ul style="list-style-type: none"> i) The council are keen to encourage new development for the benefit of the town. ii) To seek completion of the footpath connection to the town (as per existing consent for housing on the site) to be completed within this scheme. iii) To ensure access to the site is safe. <p>Proposed by Cllr Rob Astley and seconded by Cllr Melvin Jones. The vote was 9 for, 0 against and 1 abstention.</p> |
| 8 | Date responses required | 6th March 2024 |

Councillor (for planning) comments:

It may well be that the final scheme will include a larger restaurant but we will see.

The TC's previous comments are still valid - I think we should strengthen the wording of the footpath link so it reads

"Prior to the opening of the scheme the applicant should make suitable safe arrangements for local people on foot or cycle to visit the restaurant either to work or use the services provided. It is inevitable that this will happen because local people will want to take up employment opportunities and purchase hot food etc and that some will try to walk/cycle directly there - and that should be encouraged for environmental reasons.

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The A458 at this point has no footway and is subject to the national 60mph speed limit. This makes the possibility of death and injury to walkers very real and the scheme must include provision to make this safe.

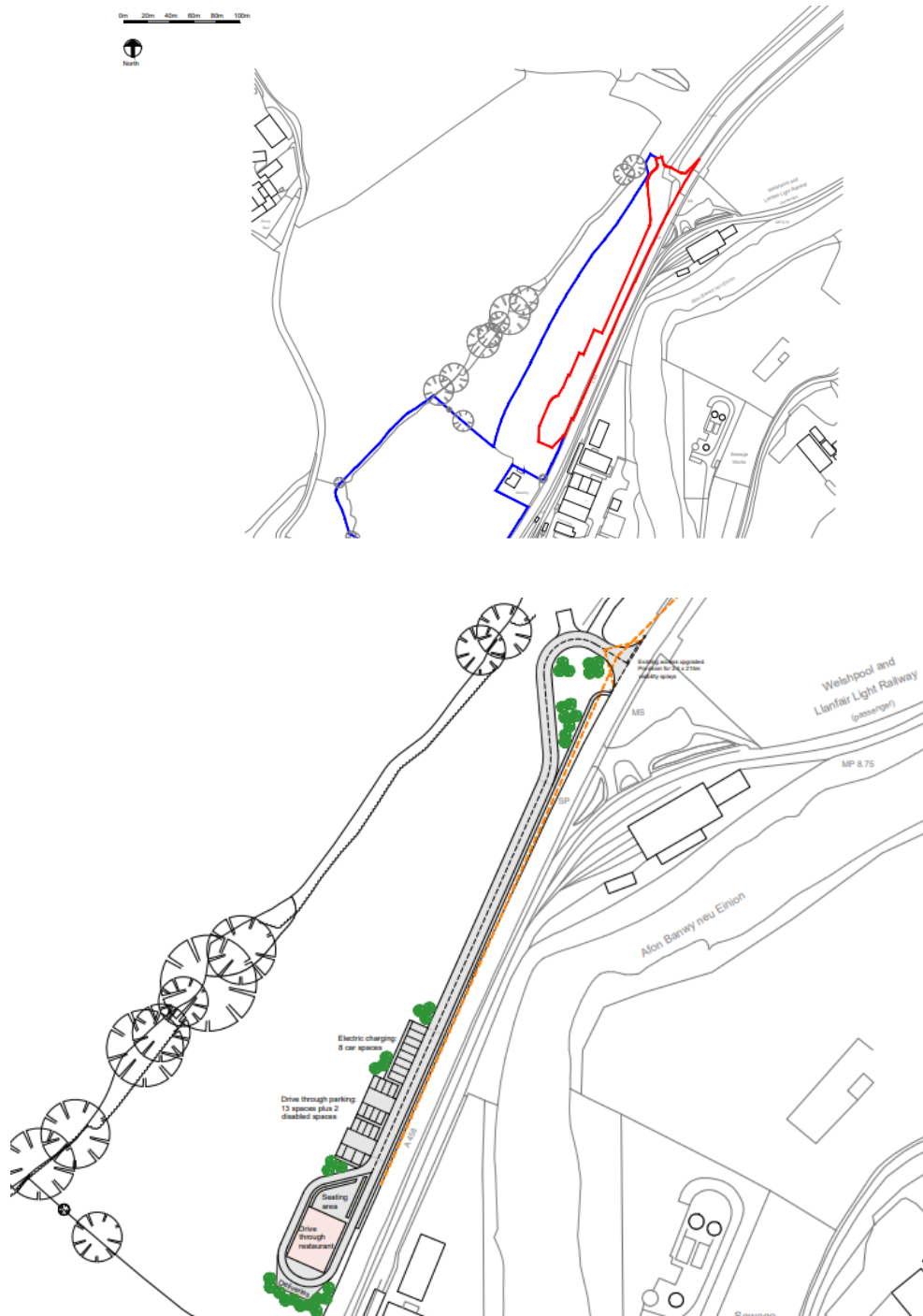
The Town Council would like to comment further on the detailed application. It is assumed that the planting is at this stage illustrative only.

Only 14 non-electric car parking spaces are provided. At peak times in the season it is likely that this number of spaces will be inadequate - which is what happens at the larger McDonalds site in Welshpool. The applicant should ensure that customers are prevented from parking on the A458 as this would present a danger to highway users."

The footpath will be problematic because it seems to require land take from either the railway or from Maes Teg. But that's their problem.

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APPENDIX C2

PLANNING CONSULTATION

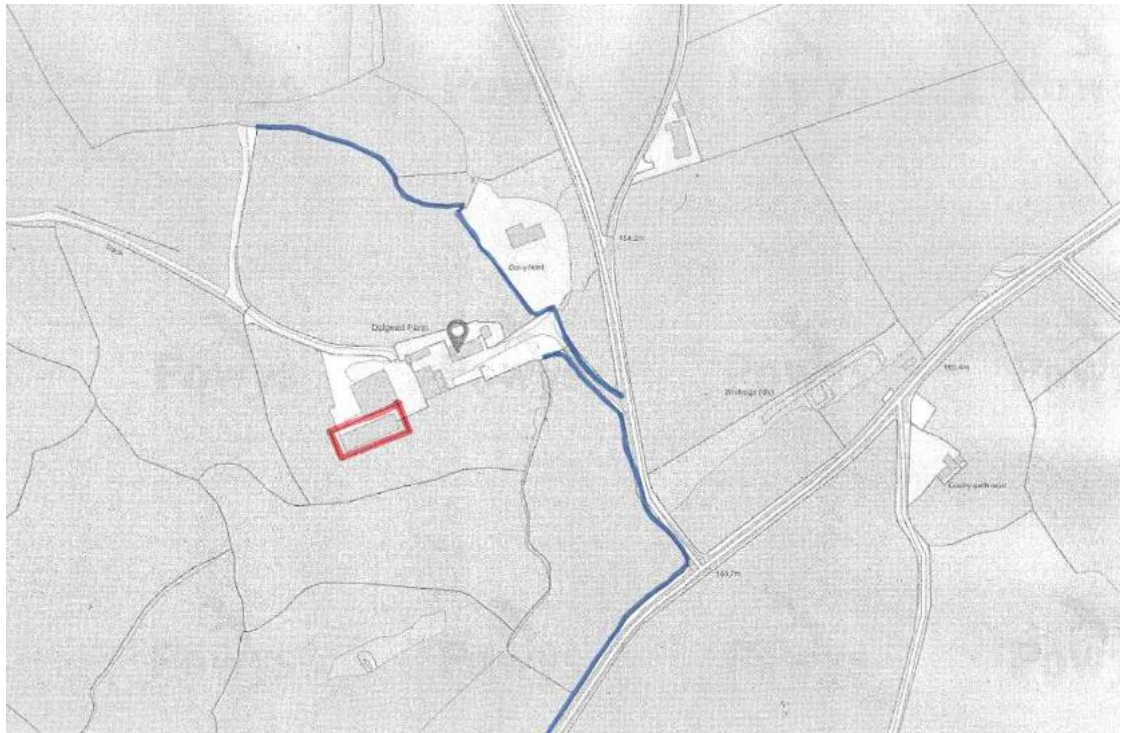
| | | |
|----------|--------------------------------|---|
| 1 | Date of receipt | 15th February 2024 |
| 2 | Site reference | 24/O157/FUL |
| 3 | Website info | 24/O157/FUL Installation of 250kW bio mass heating system (erection of steel flue above roofline of building). Dolgead Farm Dolanog Welshpool SY21 0HU (powys.gov.uk) |
| 4 | Site address | Dolgead Farm Dolanog Welshpool SY21 0HU |
| 5 | Proposed development | Installation of 250kW biomass heating system (erection of steel flue above roofline of building). |
| 6 | PCC planning policy | The County Council has design guidelines for such installations. |
| 7 | Town Plan policy | There are no policies in the Town Plan regarding an application of this type. |
| 8 | Date responses required | 8th March 2024 |

Councillor (for planning) comments:

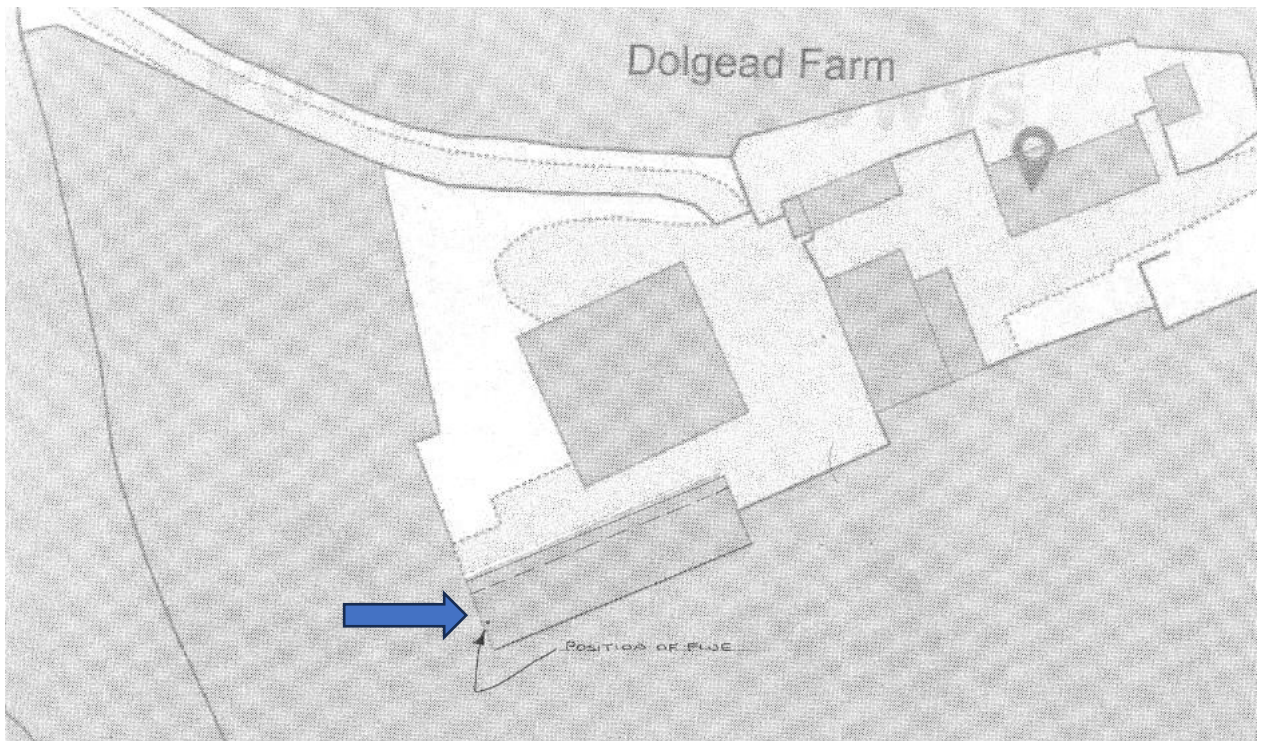
This is just for a small flu on an existing building - not even sure it would be seen from any public vantage point. Recommend no objection.

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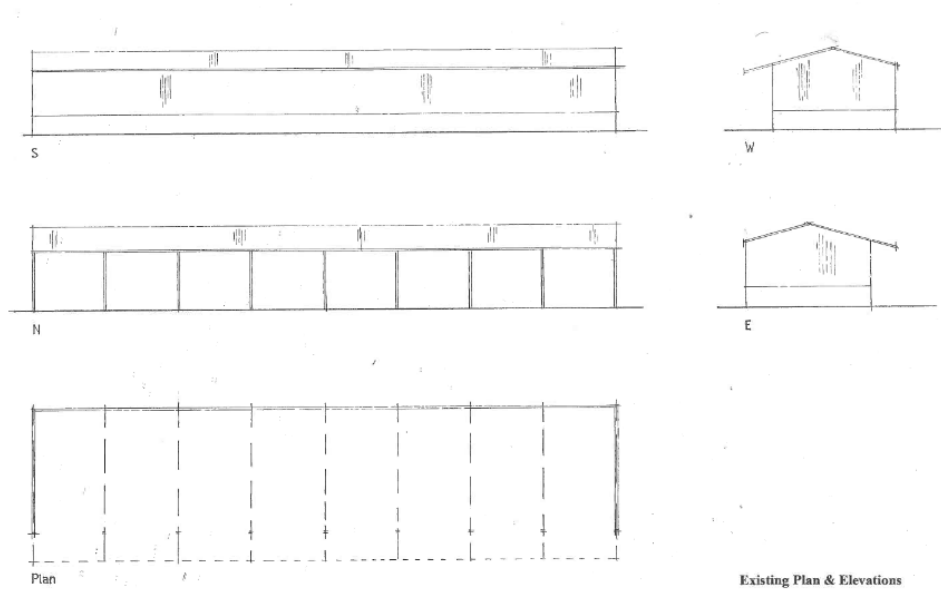
LOCATION PLAN



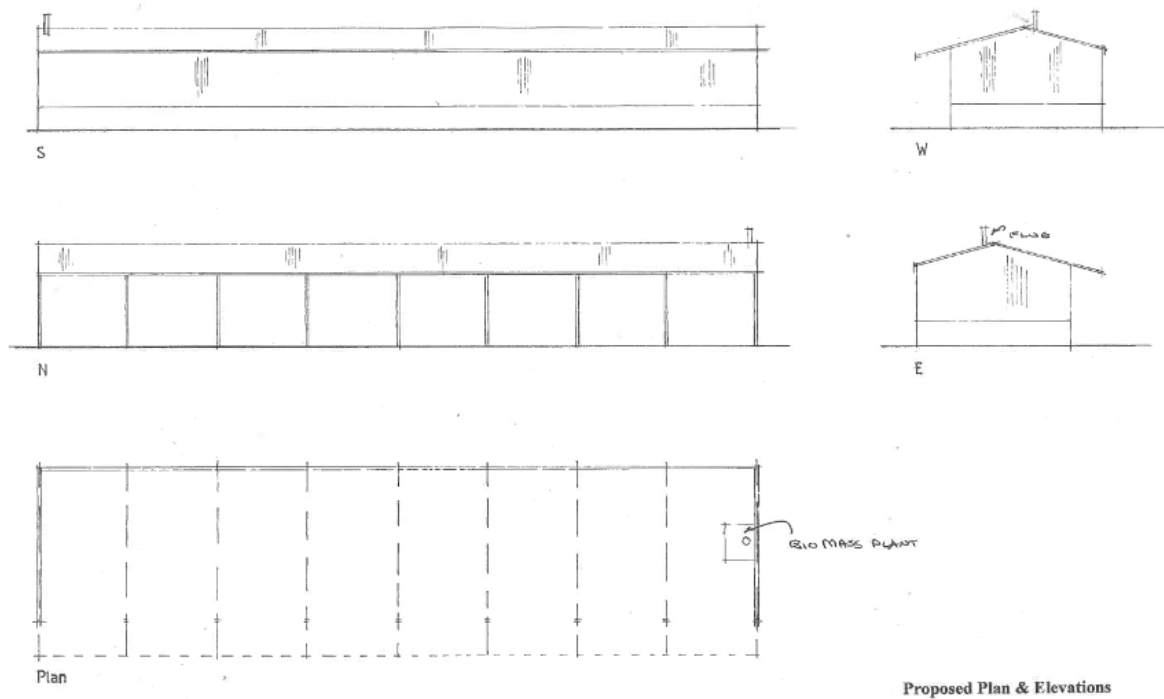
SITE LAYOUT PLAN

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EXISTING PLANS AND ELEVATIONS



PROPOSED PLANS AND ELEVATIONS

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APPENDIX D

Fitness Trail

1. Introduction

There is funding in place to deliver a fitness trail for children in the area. The funding is with the Deri Woods Trust as well as the council. The money can be used to create the fitness trail if the landowner has given consent for the project in the location. All that is needed is a letter from the council to the Trust.

2. Fitness trail

The fitness trail being considered is that shown as Option E from Inspire Play (most appropriate quote received) which comprises 6 items of equipment (see attached details). The locations considered were:

| Location | Advantage | Disadvantage |
|-----------------------------|---|--|
| With Glanyrafron playground | Land is level Likely to be well used | A little cramped for space |
| Mount Field | Land is level Plenty of space | Close to residential houses |
| Deri Woods | Woodland setting | Wet and muddy paths Limited space to keep trail together |

The working group recommends that the fitness trail is located at the Glanyrafron playground (lower end from the gate following the fence line to the junior swings).

3. Funding

The Town Council is to place the order for the fitness trail with the Deri Woods Trust paying direct £7,000 (from grant aid already received) and the Town Council paying the remainder (£1,500 allocated). In this way the Town Council can re-claim the VAT. There were three quotes gained with the lowest price being put forward for consideration.

4. Decision

If the council is of a mind to progress with this project formal approval from the Deri Woods Trust will also be required.

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Trim Trail Package E

Adventure Boxes made of timber trails are a great way to get kids active. They make a great addition to school playing fields and can include a range of activities that help develop balance, hand-eye coordination and physical strength. We can also include activity trails as part of a complete playground scheme providing extra activities without exceeding your budget.

The difficulty level of fitness trail equipment can be tailored to different age groups. We recommend that fitness trails for younger children consist of balancing and coordination activities. Adults (18+) will get even enjoyment from physical challenges like our A Frame Cargo nets and Climbers.

When Trail Starts:

1. Climb On
2. V Rope Bridge
3. Balance Beam
4. Dig, Trip Balance Beam
5. Double Balance Beam
6. Slipping across last of 2nd

Product Specifications:

| | | | |
|-----------|-----------------------------|----------------------------------|----------------------------------|
| Material: | 1. Galvanneal (100 x 10 mm) | 2. Safety Netting (100 x 100 mm) | 3. Safety Netting (100 x 100 mm) |
| Weight: | 2.5 kg | 1.5 kg | 1.5 kg |
| Price: | £100.00 | £100.00 | £100.00 |
| Price: | £100.00 | £100.00 | £100.00 |