

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

## **Pack of appendices for the full council meeting to be held on Monday 25<sup>th</sup> September 2023**

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**Digital Place Plan for Llanfair was issued separately**

# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## APPENDIX A

### MANAGEMENT ACCOUNTS

| LLANFAIR CAEREINION TOWN COUNCIL<br>MONTHLY INCOME & EXPENDITURE SUMMARY |                  |                  |                  |                  |                 |                  |                   |                  |      |       |           |      |
|--|------------------|------------------|------------------|------------------|-----------------|------------------|-------------------|------------------|------|-------|-----------|------|
| ANNUAL ACCOUNTS - YEAR TO 31st March 2024                                |                  |                  |                  |                  |                 |                  |                   |                  |      |       |           |      |
| INCOME   | BUDGET           | BUDGET T/D       | ACTUAL           | April            | May             | June             | July              | August           |      |       |           |      |
| Precept  | 46,000.00        | 31,000.00        | 31,000.00        | 15,500.00        | 0.00            | 0.00             | 0.00              | 0.00             | 0.00 | 0.00  | 15,500.00 | 0.00 |
| Burial Services  | 5,000.00         | 1,900.00         | 525.00           | 20.00            | 355.00          | 75.00            | 0.00              | 75.00            | 0.00 | 75.00 | 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 |
| Recreational   | 10.00            | 10.00            | 10.00            | 10.00            | 0.00            | 0.00             | 0.00              | 0.00             | 0.00 | 0.00  | 10.00     | 0.00 |
| Mount Field  | 260.00           | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 0.00              | 0.00             | 0.00 | 0.00  | 0.00      | 0.00 |
| Deri Woods   | 250.00           | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 0.00              | 0.00             | 0.00 | 0.00  | 0.00      | 0.00 |
| Administration   | 800.00           | 203.00           | 202.23           | 0.00             | 0.00            | 202.23           | 0.00              | 0.00             | 0.00 | 0.00  | 0.00      | 0.00 |
| Publicity/Events   | 600.00           | 95.00            | 5,775.00         | 95.00            | 3,500.00        | 2,180.00         | 0.00              | 0.00             | 0.00 | 0.00  | 0.00      | 0.00 |
| Projects (from reserves)   | 25,000.00        | 0.00             | 2,850.00         | 0.00             | 0.00            | 0.00             | 0.00              | 0.00             | 0.00 | 0.00  | 2,850.00  | 0.00 |
| Grants/Donations   | 0.00             | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 0.00              | 0.00             | 0.00 | 0.00  | 0.00      | 0.00 |
| Community  | 13,800.00        | 995.00           | 995.00           | 140.00           | 320.00          | 535.00           | 0.00              | 0.00             | 0.00 | 0.00  | 0.00      | 0.00 |
| <b>Total</b>   | <b>82,920.00</b> | <b>33,208.00</b> | <b>41,357.23</b> | <b>15,755.00</b> | <b>4,175.00</b> | <b>2,992.23</b>  | <b>75.00</b>      | <b>18,360.00</b> |      |       |           |      |
| EXPENDITURE  | BUDGET           | BUDGET T/D       | ACTUAL           | April            | May             | June             | July              | August           |      |       |           |      |
| Burial Services  | 8,650.00         | 4,050.00         | 5,426.75         | 710.00           | 302.16          | 1,000.00         | 1,612.00          | 1,802.59         |      |       |           |      |
| Street Scene   | 6,500.00         | 2,291.67         | 1,849.43         | 258.99           | 350.00          | 308.83           | 275.45            | 656.16           |      |       |           |      |
| Recreational   | 2,725.00         | 1,638.33         | 1,765.66         | 266.00           | 825.00          | 250.00           | 87.33             | 337.33           |      |       |           |      |
| Mount Field  | 6,750.00         | 2,637.50         | 2,340.76         | 850.00           | 0.00            | 829.76           | 298.00            | 363.00           |      |       |           |      |
| Deri Woods   | 2,350.00         | 854.33           | 328.10           | 53.49            | 0.00            | 21.66            | 252.95            | 0.00             |      |       |           |      |
| Administration   | 20,450.00        | 6,768.33         | 6,745.81         | 941.19           | 2,289.22        | 817.25           | 1,696.29          | 1,001.86         |      |       |           |      |
| Publicity/Events   | 6,800.00         | 2,115.00         | 4,168.95         | 290.00           | 1,004.69        | 406.60           | 227.66            | 2,240.00         |      |       |           |      |
| Projects / Other   | 8,850.00         | 478.00           | 678.80           | 0.00             | 0.00            | 0.00             | 478.80            | 200.00           |      |       |           |      |
| Donations/Grants   | 3,850.00         | 2,795.00         | 2,711.99         | 654.99           | 195.00          | 362.00           | 0.00              | 1,500.00         |      |       |           |      |
| Community  | 10,600.00        | 7,205.00         | 7,719.16         | 664.65           | 186.67          | 235.82           | 5,970.61          | 661.41           |      |       |           |      |
| Section 137  | 0.00             | 0.00             | 0.00             | 0.00             | 0.00            | 0.00             | 0.00              | 0.00             |      |       |           |      |
| <b>Total</b>   | <b>77,525.00</b> | <b>30,833.17</b> | <b>33,735.41</b> | <b>4,689.31</b>  | <b>5,152.74</b> | <b>4,231.92</b>  | <b>10,899.09</b>  | <b>8,762.35</b>  |      |       |           |      |
| <b>Balance</b>   | <b>5,395.00</b>  | <b>2,374.83</b>  | <b>7,621.82</b>  | <b>11,065.69</b> | <b>-977.74</b>  | <b>-1,239.69</b> | <b>-10,824.09</b> | <b>9,597.65</b>  |      |       |           |      |
| <b>VAT</b>   |                  |                  | <b>3,524.31</b>  | 510.24           | 120.00          | 441.24           | 1,627.49          | 825.34           |      |       |           |      |
| <b>CHECK = 0</b>   |                  |                  |                  | 0.00             | 0.00            | 0.00             | 0.00              | 0.00             |      |       |           |      |

# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## APPENDIX A

### BANK RECIILIATION

| BANKING CHECKS  |             |          |  |                  |                   |                   |                   |                   |                   |
|-----------------|-------------|----------|--|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                 |             |          |  | April            | May               | June              | July              | August            |                   |
| BANKING         | START       |          |  |                  |                   |                   |                   |                   |                   |
|                 |             |          |  | CURRENT          | 30,281.33         | 40,836.78         | 43,965.70         | 47,082.54         | 34,630.96         |
|                 |             |          |  | DEPOSIT          | 60,383.41         | 60,383.41         | 60,383.41         | 60,585.64         | 60,585.64         |
|                 |             |          |  | <b>TOTAL</b>     | <b>90,664.74</b>  | <b>101,220.19</b> | <b>104,349.11</b> | <b>107,668.18</b> | <b>95,216.60</b>  |
| END             |             |          |  | CURRENT          | 40,836.78         | 43,965.70         | 47,082.54         | 34,630.96         | 43,403.27         |
|                 |             |          |  | DEPOSIT          | 60,383.41         | 60,383.41         | 60,585.64         | 60,585.64         | 60,585.64         |
|                 |             |          |  | <b>TOTAL</b>     | <b>101,220.19</b> | <b>104,349.11</b> | <b>107,668.18</b> | <b>95,216.60</b>  | <b>103,988.91</b> |
|                 |             |          |  | DIFFERENCE       | -10,555.45        | -3,128.92         | -3,319.07         | 12,451.58         | -8,772.31         |
| SUMMARY         | INCOME      |          |  | GENERAL          | 15,755.00         | 4,175.00          | 2,992.23          | 75.00             | 18,360.00         |
|                 | DEBTORS     | 9226.66  |  | DEBTORS          | 0.00              | 4,226.66          | 5,000.00          | 0.00              | 0.00              |
|                 | VAT         | 0        |  | VAT              | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
|                 |             |          |  | <b>TOTAL</b>     | <b>15,755.00</b>  | <b>8,401.66</b>   | <b>7,992.23</b>   | <b>75.00</b>      | <b>18,360.00</b>  |
|                 | EXPENDITURE |          |  | GENERAL          | 4,689.31          | 5,152.74          | 4,231.92          | 10,899.09         | 8,762.35          |
| LAST YR CHEQUES |             |          |  | Last yr chq      | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
|                 | VAT         | 3524.31  |  | VAT              | 510.24            | 120.00            | 441.24            | 1,627.49          | 825.34            |
|                 | VAT         | -3524.31 |  | TOTAL            | 5,199.55          | 5,272.74          | 4,673.16          | 12,526.58         | 9,587.69          |
|                 |             |          |  | DIFFERENCE       | 10,555.45         | 3,128.92          | 3,319.07          | -12,451.58        | 8,772.31          |
|                 |             |          |  | <b>CHECK = 0</b> | 0.00              | 0.00              | 0.00              | 0.00              | 0.00              |
|                 |             |          |  | OK               | OK                | OK                | OK                | OK                | OK                |

# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## APPENDIX B

### ORDERS FOR PAYMENT

| Act      | Cheque | Paid to         | For                       | Net    | VAT    | Gross  |
|----------|--------|-----------------|---------------------------|--------|--------|--------|
| LGA 1972 | SO     | INSTITUTE       | Office rent               | 108.22 | 0      | 108.33 |
| LGA 1973 | SO     | R ROBINSON      | Salary                    | 568.53 | 0      | 568.53 |
| LGA 1974 | SO     | MATT EVANS      | Salary                    | 186.67 | 0      | 186.67 |
| LGA 1975 | SO     | BRIDGEN CONTR   | Grass cutting             | 683.33 | 136.67 | 820    |
| LGA 1976 | SO     | R HOUGHTON      | Cleaning                  | 250    | 0      | 250    |
| LGA 1977 | BACS   | HSBC            | Bank charges              | 39.2   | 0      | 39.2   |
| LGA 1978 | DD     | BRITISH GAS     | Toilets - electric        | 45.98  | 2.29   | 48.27  |
| LGA 1979 | 102130 | THE INSTITUTE   | Room hire, events         | 140    | 0      | 140    |
| LGA 1980 | 102131 | THE INSTITUTE   | Room hire, community café | 425    | 0      | 425    |
| LGA 1981 | 102132 | POWYS C COUNCIL | Rates chapel of rest      | 672.1  | 0      | 672.1  |
| LGA 1983 | 102133 | YOUTH CLUB EXP  | Youth club equipment      | 49.74  | 0      | 49.74  |
| LGA 1984 | DR     | HSBC            | Bank charges              | 16     | 0      | 16     |
| LGA 1985 | 102135 | PHS             | Toilets - san bins        |        |        | 77.76  |
| LGA 1986 | 102134 | ROB ISSAC       | Various small works       | 0      | 0      | 360    |
| LGA 1988 | 102137 | HRMC            | PAYE                      | 566.2  | 0      | 566.2  |
| LGA 1989 | 102138 | PCC             | Playground inspection     | 132.18 | 0      | 132.18 |
| LGA 1990 | 102139 | One Voice Wales | Membership                | 307    | 0      | 307    |

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

## **APPENDIX C**

### **PLANNING DECISIONS**

#### **Formation of a slurry lagoon and associated works.**

Cwmlwynog Llanfair Caereinion Welshpool Powys SY21 OHF

Ref. No: 23/0538/FUL | Validated: Mon 24 Apr 2023 | Status: Approve

#### **Change of use of ground floor hairdressers salon (A1) to a take away (A3), and installation of an extract duct, to include all associated works**

Meirion House Hassel Square Llanfair Caereinion Welshpool SY21  
ORN

Ref. No: 23/0413/FUL | Validated: Mon 03 Apr 2023 | Status: Approve

# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## APPENDIX D1

### PLANNING CONSULTATION

|          |                                |  |
|----------|--------------------------------|--|
| <b>1</b> | <b>Date of receipt</b>         | <b>29<sup>th</sup> August 2023</b>   |
| <b>2</b> | <b>Site reference</b>          | <b>None</b>  |
| <b>3</b> | <b>Website info</b>            | <a href="https://www.rogerparry.net/plan/erection-of-electric-vehicle-service-area-and-all-associated-works/">https://www.rogerparry.net/plan/erection-of-electric-vehicle-service-area-and-all-associated-works/</a>  |
| <b>4</b> | <b>Site address</b>            | <b>Proposed Planning Application at Land adjacent to Maesteg, Llanfair Caereinion, Powys, SY21 0HL</b>   |
| <b>5</b> | <b>Proposed development</b>    | TAN 6- Planning for Sustainable Rural Communities that a planning application is going to be submitted for the erection of proposed drive thru restaurant, EV charging station and all associated works.   |
| <b>6</b> | <b>PCC planning policy</b>     | Site has a consent for 42 dwellings subject to a social housing element. The site is outside the development boundary but has a change of use from agricultural.   |
| <b>7</b> | <b>Town Plan policy</b>        | <p>Town Plan Policy - town Centre</p> <p>A2. Shop uses<br/>The Town Council will support where appropriate A1 or A2 uses in the Town Centre (as defined on the plan at appendix A) and will consider other alternative uses if it is felt this is desirable at the time.</p> <p>A3. Restaurant and takeaway food premises<br/>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<br/>The Town Council will where appropriate object and resist any retail development which is not located within the shopping zone set out in the Development Plan town centre map.</p> |
| <b>8</b> | <b>Date responses required</b> | <b>25<sup>th</sup> September</b>   |
| <b>9</b> | <b>Things to consider</b>      | The council needs to consider if the site is in line with the Town Plan Policy. The application is for change of use only and all details are for future consideration.<br>Access for pedestrians maybe a consideration.   |

# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## SITE OWNERSHIP AND APPLICATION SITE PLANS



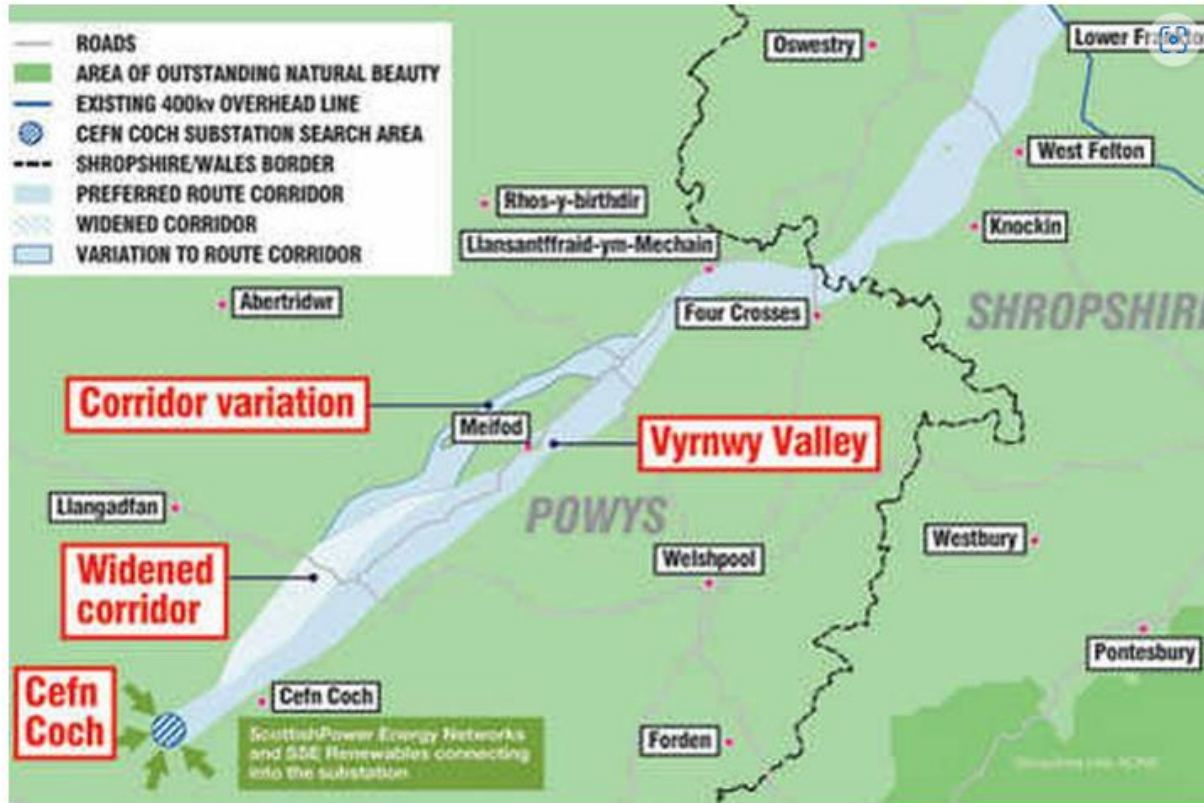
## OUTLINE DEVELOPMENT PLAN



# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## APPENDIX D2

### 400KV POWER LINE PROPOSAL





# Cyngor Tref Llanfair Caereinion

## Llanfair Caereinion Town Council

### APPENDIX E

#### COMMUNITY CAFÉ

#### COMMUNITY CAFÉ – PILOT SCHEME

##### 1. INTRODUCTION

The 8-week pilot for the community café has now come to an end and has been fairly successful. This report sets out the details required for Council to decide on the distribution of funds.

The volunteers are looking to re-open on 14<sup>th</sup> September. With this in mind a decision by Councillors is required in time for the money to be released to enable the café to continue after that date.

##### 2. THE PILOT SCHEME

During the pilot scheme the Council has been the overarching body with the monies going through the council accounts in a separate section. The council has administered the regulations and accounts to support the café. Storage has been provided in the offices of the Town Clerk and such matters as insurances, risk assessments etc have been covered.

The pilot scheme has now ended and the community café volunteers wish the project to continue.

##### 3. THE WAY FORWARD

The community café volunteers have signed a memorandum of understanding whereby the Institute becomes the responsible body with the café under its umbrella. As this is a fully constituted body there are no issues around passing surplus monies to them in support of the community café project.

##### 4. FINANCIAL STATEMENT

The financial statement of account as of 18<sup>th</sup> August 2023 is:

| Heading                     | A<br>With original sum<br>paid back |
|-----------------------------|-------------------------------------|
|                             | £                                   |
| <b>INCOME BANKED</b>        | <b>955.00</b>                       |
| <b>GENERAL RUNNING COST</b> | <b>26.65</b>                        |
| <b>ROOM RENTAL</b>          | <b>425.00</b>                       |
| <b>TOTAL COSTS</b>          | <b>451.65</b>                       |
| <b>TOTAL BALANCE</b>        | <b>503.35</b>                       |

There is also £160 in the safe which belongs to the café which they can use as the float.

The Council has expended £277.98 on the set up costs.

# **Cyngor Tref Llanfair Caereinion**

## **Llanfair Caereinion Town Council**

Cont...

### **5. DECISION REQUIRED**

Councillors are asked to consider the following:

- i) Are you happy with the new arrangements for the café so that the money earmarked for the service can be released.
- ii) Are you happy that the Town Clerk makes a payment to the Institute for the community café provision and if so, how much.
- iii) Are you happy that part of the Town Clerk's office is used for storage for the café

**R A Robinson**  
**Town Clerk**

# Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

## APPENDIX F

### UPDATE ON PROGRESS WITH ACTIVITIES APPROVED IN PRINCIPLE AT THE ANNUAL MEETING IN MAY 2023

#### Programme approved at Annual Meeting

The following projects were approved in principle, each one to be the subject of a report enabling progress.

#### General repairs

| Maintenance works 2023-2024   | Status   |
|---|--|
| Felling of diseased ash trees in Goat Field                                   | Arranged for September 2023                          |
| Internal decoration of the Chapel of Rest                                     | Part of works being priced for council consideration |
| Replacement of top rail on Mount Field side of Mount Field and repair netting | Rotten top rail replaced<br>Netting to be repaired   |
| Complete town street furniture painting project                               | Part of works being priced for council consideration |
| Complete repairs to the Lychgate including brick/stonework under              | Part of works being priced for council consideration |
| Restart Llanfair Partnership meetings   | First date set in September                          |
| Pointing of part of wall along Broad Street supporting St Mary's.             | Part of works being priced for council consideration |
| Replace posts at far end Mount Field  | Awaiting contractor                                  |
| Complete Bird Box Scheme for Pied Fly Catcher                                 | Being implemented                                    |
| New signage at Mount Field  | To be arranged                                       |
| Repair to car park surface at Deri Woods                                      | Part of works being priced for council consideration |
| Minor tree works to Erw Ddwr  | Arranged for the autumn                              |
| Works of repair at Deri Woods and Goat Field to paths, steps and railings     | Work continuing                                      |
| Feasibility studies as grant funded.  | Early stages   |

# Cyngor Tref Llanfair Caereinion

## Llanfair Caereinion Town Council

In addition the following projects were approved in principle for the current financial year:

| Major projects for 2023-2024   | Status  |
|--|---|
| Completion of rear retaining wall to Institute   | Completed   |
| Start Youth Club   | Completed   |
| Install Bus stops around town  | Completed   |
| Feasibility studies (subject to funding)<br>For regeneration, leisure centre, tourism<br>and a healthy Llanfair        | Early stages  |
| Refurbishment of public toilets and<br>installation of water point, new disabled<br>facilities and baby changing units | Part of works being priced for council<br>consideration |
| Fitness Trail installation   | Meeting with contractors being<br>arranged              |
| Installation of Tourism Maps around the<br>town  | Awaiting final designs                                  |
| Progress proposals to take lorries out of<br>the town.   | Being progressed  |

### Works specification to be priced

The works to be priced are listed below:

- i) St Mary's churchyard wall – minor works
- ii) Lychgate foundations – minor works
- iii) Refurbishment of toilets (with grant aid)
- iv) Painting of street furniture at corner of A458 and Bridge Street
- v) Deri Woods car park potholes
- vi) Telephone box at Minffordd
- vii) Internal decoration of the Chapel of Rest

Once prices have been gained a full report for Council will be presented for decision.