Castle Caereinion Community Council.
Clerk: Mrs Lucy Mason, 4 Swallows Meadow, Castle Caereinion, SY21 9DZ.
Phone: 07729435588, Email: castleclerk1@gmail.com 22/12/25

Additional meeting due to Planning applications received

Draft Minutes	**Date: 17th December 2025 - 7.00pm** **Venue: Castle Caereinion Community Centre and Via Teams**	
Participants		**Apologies**
Chairman: Cllr Nigel Bowen (NB) **Clerk**: Lucy Mason (LM)	Cllr Clive Jones (CJ); Cllr Paul Roberts (PR); Cllr Darren Oakley (DO); Cllr Robert Nash (RN); Cllr Gary Human (GH)	
Also, in Attendance		

Agenda 105: Ten minutes for members of the public: None present
Agenda 106: Declarations of interest: None declared
Agenda 107: Minutes of previous meeting: Agreed as a true record of the meeting. Proposed Cllr PR, seconded Cllr GH, with All in favour.

Agenda 108: Matters arising

1. Phone Box correspondence from BT.
   The Council has been made aware that the phone box, which has been re sited from Cwm Golau, has been reported as a possible theft, and as a result, BT are concerned about the safe removal of the kiosk. Although BT were aware that the existing line was no longer connected, since the removal, BT have discovered a live connection, therefore, the BT Payphones senior management team have requested that this incident be raised on their Compliance and Risk Management System and, for this they need to register a statement of events from the Council.
   The Council would like to point out that the following notice was left in the telephone kiosk:

   The Council have discussed this matter in depth, and a summary of events will be sent to BT.
   The Council acknowledges that BT have had to visit the site and would like to apologise for any unnecessary concern caused.
   The Clerk and Cllr RN will work together on ensuring that the summary of events is prepared and sent to BT as high priority.

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Agenda 109: Finance

1. Balance Treasurers Account £9832.56 (£7332.56, Excluding £2500 Grant)
   Balance of Playground £1105.79
2. Expenditure for Approval from Treasurers Account:
   Clerk wages Dec 2025 £320.00
   HMRC PAYE Dec 2025 £80.00
   D6 Designs Annual Hosting £118.00
   GLM Services – Replace missing Caps per ROSPA report £57.50
   Clerk expenses - Lappset Caps for Playground £10.20
   For Info:
   Bank Charges £4.25
   Balance after expenditure £9242.61 (£6742.61 Excluding £2500 Grant)

Agenda 110: PCC planning notices

Application Reference: 25/1709/REM Grid Reference: E:316489 N: 305467 Proposal: Section 73 application to vary conditions 2 and 4 of planning permission 25/0642/FUL in respect of approved plans. Site Address: Land South of Cwm Lane, Cwm Lane, Castle Caereinion, Welshpool Powys

The Council discussed the application and made the following observations: The development was for 1 dwelling, then 2, then 3, and now 3 with Garages. The Council must raise the question of where these developments are going to end. The revised plans are showing instead of 3 parking spaces, 3 garages, and the Council remains concerned about the compliance with the Highways condition, particularly if the replacement 3 parking spaces become 3 garages may mean less room for vehicles to manoeuvre.
The access to the development has limited visibility, no walkway for pedestrians and the increased traffic will add to the pressure on Cwm Lane, already limited by its narrow width.
Hafren Dyfrdwy states that 'the development should not commence until the drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority' and the Council is already concerned about the vulnerability of the existing sewerage system being near capacity.
The Council feel that the proposal is out of character for that specific area, therefore the Council **objects** to the application.

Application Reference: 25/1757/FUL Grid Reference: E:314141 N: 307794 Proposal: Erection of storage building and associated works Site Address: RBL Shinglers Ltd, Cyfronydd, Welshpool, Powys SY21 9EW

The Council discussed the application and resolved to **support** the application.

Agenda 111: Any other business

The Council would like to thank Russell and Gwyneth Roberts for clearing up all the leaves by the bus stop, which is looking much better, thank you.

Agenda 112: Date of next meeting

Next meeting Wednesday 21st January 2026 at 7pm (1 week earlier due to precept planning) Meeting closed: 19.27