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

DRAFT MINUTES	**Date: 22nd July 2026 - 7.00pm** **Venue: Castle Caereinion Community Centre** **To join this meeting via Teams:** Community Council | Microsoft Teams | Meet-up-Join Meeting ID: 931 798 291 206 4 Passcode: vD2zV2

Participants		**Apologies**
Chairman: Cllr Nigel Bowen (NB) **Clerk**: Lucy Mason (LM)	Cllr Clive Jones (CJ); Cllr Gary Human (GH); Cllr Kate Hamer (KH); Cllr Robert Nash (RN); Cllr Darren Oakley (DO); Cllr Tim Robinson (TR)	Cllr Paul Roberts (PR)
Also, in Attendance	County Councillor A. Jones (AJ) (Joined at 19.21)	

Agenda 39: Ten minutes for members of the public:

Bill Brown attended the meeting to discuss the possibility of an all–weather area where residents could meet up. The suggested site being the water trough and whether a plan could be put together to make this a focal point for people to come and sit and read about local walks around the village. Bill Brown will take this forward.

Several members of the public were also in attendance; they came to discuss the planning application Reference: P/26/0493/FUL. Their concerns included:
Disposal of foul water which now appears to be connected to the public sewer and concern raised as to how long the existing treatment plan will be able to cope as it is already overloaded.
Conservation issue including that the site is going to block the view of The Rectory.
The impact on the highways of having 17 more houses and the traffic coming in and out onto the Berriew road with speeding traffic already present.
17 houses on such a small plot, the houses will be crowded together in comparison to other developments in the village.
Some time ago the village was designated as a large village, in the same bracket as Guilsfield for example. Castle Caereinion is not a large village and doesn't have any facilities anymore.
NRW have stated that they have identified Great crested newts within 100 meters of the site.
The flooding issue has been assessed by a desk exercise and the flow rate calculated not by someone visiting the area and assumed that it can cope with the flow of the water, causing a worry for flooding further downstream.

These representations were noted and considered under the planning item

Agenda 40: Declarations of interest: None declared
Agenda 41: To approve and sign the Minutes of the meeting 24th June 2026. Agreed as a true record of the meeting. Proposed Cllr CJ, seconded Cllr GH, with all in favour.

Agenda 42: Matters arising

1. The defibrillator site check has been completed, with the next check due on 22nd August.
2. The telephone box refurbishment remains in progress.
3. The water trough proposal will be reconsidered once an update is received from Bill Brown.
4. The One Voice Wales Cost of Living small grant for £500 has been received towards hosting a Community Engagement Event.
5. Despite the efforts of The Council, PCC Highways did not support the idea of purchasing a speed indicator sign from the Road Safety Community Grant.
6. Correspondence from Barcud regarding the boundary at Swallows Court was discussed, Cllr NB reported that the piece of land was donated by the builder of Swallows Meadow to PCC who then passed it onto Mid Wales Housing, therefore it never came into Castle Caereinion's ownership and is not the responsibility of The Council.
7. The training plan was discussed and approved, proposed Cllr GH, seconded Cllr TR. The Council did prefer the group training setting rather than individual ones and this will be considered in the future.
8. The Clerk's appraisal has taken place with the Chair and Vice-Chair.
9. A matter regarding the overgrown hedge opposite the bottom entrance to the Community Centre was discussed. It was agreed that the matter should be recorded sensitively and not as a formal complaint, to avoid causing any pressure or upset to the homeowner.
10. The Council would like to thank residents for Community jobs completed within the village.

Agenda 43: Playground

The nuts and bolts on the picnic bench needs replacing, GLM services to look into purchasing and fitting them.

Agenda 44: Finance

1. The Council noted the Treasurers Account balance of £11885.13 and Playground Account balance of £1109.13
2. Expenditure for Approval from Treasurers Account:
   Clerk wages July 2026 £340.00
   HMRC PAYE July 2026 £85.00
   PCC Recreation ground lease £50.00
   GLM Services £1666.67 Invoice 2 of 3
   For Info:
   Bank Charges £4.25
   Balance after expenditure £9739.21. Payments totalling £2141.67 were approved. Proposed Cllr RN, seconded Cllr GH, with all in favour.
3. The Quarterly Budget was presented and approved, proposed Cllr CJ, seconded Cllr TH.

Agenda 45: Highway Matters

To discuss any update of the following:

1. Highway Drains/Flooding at Chapel House
2. Drainage on Cwm Lane
3. Condition of the B4385, the entire road to the Welshpool Junction
4. Condition of the road, to the first cattle grid, towards Welshpool Golf Club.
5. To confirm that Lyn Parry, Senior Manager, Highways operations at Powys County Council is to attend the September meeting.

Agenda 46: PCC Planning matters

The Powys Planning portal has recently changed, and The Council remarked that they find it very difficult to navigate and whatever changes have been made aren't for the better.

1. Application Reference: P/26/0445/FUL
   Proposal: Change of use from agricultural field to domestic curtilage.
   Location: Tanllan, Cwm Lane, Castle Caereinion, Welshpool, SY21 9AR.
   The Council **resolved** to raise no objection against the application.

2. Application Reference: P/26/0493/FUL
   Proposal: Erection of 17 dwellings, formation of access roadway and car parking area, informal play area with landscaping and associated works
   Location: Land off Maes Castell, Castle Caereinion, Welshpool, SY21 9BJ

   Cllr RN read out correspondence received from the occupier of Chapel House which covered several points including:
   How does the installation of a new pumping station negate the full capacity of the sewerage tanks located off Coppice Lane
   Houses sitting empty and are not selling indicating that the requirements for more houses in the village does not exist.
   The Conservation Officer's Consultee comment asked for a redesign of the proposals as street fronted properties utilising traditional slate and stone, these comments appear to have been ignored.
   The Ecology report claims that there is low potential for Great crested newts to be present however they have seen one in their garden today.

   The Council made the following comments:
   Drainage
   The drainage assessment report states that it is based on a desk top exercise and the assumption that all the information supplied is representative is something that they can't be assured of.
   Existing Treatment Plant
   The water treatment plant is already at capacity and when The Council asked HD Cymru for an update regarding the 5 year plan the reply was 'based on the current programme, we expect construction at Castle Caereinion to commence in 2028. Construction and commissioning of the new works is expected to be completed in late 2029, although completion may extend into 2030. We have engaged a design consultant for this work'.
   Flooding
   There is no recognition of what happens with the outflow to other areas, containing the impact within the site, and not flooding the road and the properties adjacent but makes no reference to the properties on Cwm Lane and the existing flow further downstream.
   Provision for parking/rain water
   The proposal for 17 dwellings shows that there are 47 car parking spaces, providing up to 3 or 4 spaces for small bungalows meaning less green space to absorb the rain resulting in more rain having to be drained away rather than absorbed.
   Environmental
   The proposal states to be an environmental scheme reducing the carbon output by 6% below the current regulations, however, there is no solar panel provision, whereas we already have houses being built within the village with solar panels.
   Affordable Homes
   None of the proposed homes meet the criteria of floorspace for affordable homes, 2 are 5% short and the other 2 are way below what is classified as affordable home floorspace, potentially down to the development having too many homes in such a small area.
   Pumping Station
   There is also confusion as to where the location of the pumping station is, the old plans showed them, but the revised plans do not.

   The Council **resolved** not to support the application and requested further clarification on the matters raised.

Agenda 47: **Correspondence**

1. Powys Planning Decision Notices; No more notices will be sent. Decision notices are on the Powys Planning website for viewing.
2. One Voice Wales - News Bulletins, training sessions
3. Play Wales - e-bulletins
4. PAVO - Monthly newsletter, e-bulletins
5. Powys teaching health board; Powys Residents urged to share their views as part of Better Together consultation later this year
6. Russell George Newsletter and update
7. Welshpool, Llanfair & Montgomery Locality Network
8. Dyfed-Powys Police and Crime Commissioner
9. Jake Berrimen, Leader, Powys County Council - Powys Council and Town and Community Council quarterly meetings proposal to stand meetings down
10. Powys County Council Consultations - We're asking for your support to help promote Powys County Council Consultations
11. OPCC Youth Ambassadors Launch New Survey for Young People

Agenda 48: Attendance at Meetings

Cllr CJ attended the Welshpool, Llanfair Caereinion & Montgomery and Surrounding Areas Locality Network Meeting held online 8th July 2026, updates included:
Adverse Weather - Looking ahead to warm space provision, winter pressures, what are people experiencing, local hubs for people to access support, heatwave support.
Churches offer cool spaces and Library and Welshpool Hub in the Town Hall are warm and cool spaces
Andy - Welsh Government post hosted by PCC. 7 AFLO's cover the whole of Wales. Ensure PCC decision abides by the covenant which is now law.

Agenda 49: Update from County Councillor

County Councillor A. Jones reported that the streetlights in the village are to be upgraded next year to energy saving lamps. Up to 50 % energy will be saved. They will be dark sky and biodiversity friendly orange lights.
County Councillor A. Jones asked if The Council wanted the planning application P/26/0493/FUL to be called in.

Agenda 50: Items for future Agenda

Cllr TR asked if a speed watch could be considered for the future.

Agenda 51: Date of next meeting

Next meeting Wednesday 26th August 2026 at 7pm, Meeting closed: 20.04