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

Minutes	**Date: 6th August 2025 - 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 Gary Human (GH); Cllr Paul Roberts (PR); Cllr Kate Hamer (KH); Cllr Darren Oakley (DO) Also In Attendance: County Councillor A. Jones	Cllr Robert Nash (RN); Cllr Clive Jones (CJ)

Agenda 53: Members of the Public: Cllr NB opened the meeting and welcomed approximately 20 members of the public to raise the following public opinions.
Concern being the flooding and who is going to maintain the re-engineering and drainage in years to come.
The plans that have been made available are very vague and have no field boundaries marked which are crucial.
Environmental factors and additional traffic on the roads and PCC unable to maintain the roads at present. Road gullies are full up; drainage and sewerage plant can't cope; wouldn't it be helpful for the water treatment to be thought about before permissions were given for more and more houses as it's already at overcapacity.
Pumping stations appearing on the plans pumping the outfall in the Sylvaen brook, which is already full in winter, riparian ownership responsibility is accepted, a lot gets washed down the brook and some residents having to clear the brook themselves to alleviate the flood water backing up onto Cwm Lane.
Is PCC responsible for the flooding at Chapel House and when will the work begin.
Where is the original course of the brook, diverted many years ago, if the original course is the other side of the field and there is a proposal to go back to the original course, could this help take a lot of flood water out of the village.
Why an increase from 9 to 17 houses.
The Play area that is marked on the plans, who will be responsible for the maintenance and there is a path marked onto the road, whilst it's a 20mph this pedestrian access looks dangerous and could it be raised as a concern, especially with tractors coming through the village, shouldn't the 20mph be extended out past the Community trial, especially whist speeding within the village can be a problem.
Recent extra houses in the village have meant more community dog walkers down Coppice Lane and around, has anyone ever thought to make Coppice Lane agricultural use only or access only to Cwm Farm.
Has the need for affordable houses been considered, on the existing development near Swallows Meadow, most of the houses look to be large 4-bedroom houses and aren't the sort of houses that families can afford.
Castle Caereinion School has closed, and now local children are being rejected from their nearest catchment school in Berriew due to capacity constraints.
The Village is classed as a large village according to the LDP but it is very short of services.

County Councillor A. Jones will take the points regarding the lack of infrastructure and sewerage concerns and speak to an officer reviewing this case and would like to request a site visit. A lot of work has been done trying to get the flooding resolved at Chapel House, and it is in the programme of works delayed due to environmental issues such as bats and newts and trying to get the people to pay riparian costs but the problems further down were unknown and therefore a separate issue which can be brought to Council for investigation.

The Council would like to thank the public for all their comments, and to point out that the Council is only a consultee, it has no authority to grant planning permission,
Any member of the public can make their own comments on the PCC portal. With regards to speeding in the village, if anyone would like to volunteer to be part of a speed watch team within the village, please contact the Clerk.

Agenda 54: Declarations of Interest: None declared

Agenda 55: PCC planning notices

To discuss the planning application:
Application Reference: 25/0938/FUL Grid Reference: E:316424 N: 305375 Proposal: Erection of 17 dwellings, formation of access roadway, informal play area, installation of sewage treatment plant and all associated works Site Address: Land Adjacent Maes Castell, Castle Caereinion, Welshpool, Powys SY21 9BJ

The Council discussed this application and would like to make the following comments:
Foul water disposal
The Council have examined the application and would like to point out that the request from Hafren Dyfrdwy states that 'the development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority', and more recently, the response from NRW "A Developer Enquiry was submitted to Hafren Dyfrdwy prior to this application, and unfortunately there is insufficient capacity to connect into the existing pumping station to the north of the site. Therefore, three private sewage treatment plants have been proposed, where the clean effluent will outfall into the Sylfaen Brook, we note a 'Drainage Strategy' is mentioned within supportive documents, but we are unable to locate it on your website'
Flood risk
The Council is concerned about the proposal to divert part of the Sylvaen Brook which will add further surface water to an area that we have seen subjected to flooding during recent years, the course will also be close to a footpath which may be subject to flooding, however no impact on ground water levels have been made in the applicant's drainage report.
The Council resolved to OBJECT the application.

Agenda 56: Date of next meeting

Next ordinary meeting Wednesday 27th August 2025 at 7pm. Meeting closed: 19.40