

Draft Minutes of a Meeting of the Cyngor Cymuned Llandrinio & Arddleen Community Council held on Thursday 18th September 2025 at 7.30 p.m in Penrhos Old School meeting not accessible via the 'zoom' platform
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Present: Cllr M Budden as Chairman, A A White, B C Foulkes, Mrs J Donaghy, T N Davies, Mrs S M Townsend, Mrs L M Roberts, Mrs P M Jones, A E Wigley and 28 members of the public.

Apologies: Cllr Mrs L O'Connor 335/2025

336/2025 Chairman invited members of the Public to speak re: Pre-planning application for proposed extension of existing touring caravan park, proposed holiday lodge development and associated works at the Vine, Arddleen. There was a lot of concern on the proposed extension to the Caravan Park and addition of 30 chalets which were summarized as follows;-

Ecological:

1. Inadequate drainage. Surface water is already a problem as regularly floods the properties on the other side of the road (Green Dragon Cottage + neighbours) This problem was exacerbated when the caravan area was stoned
2. No details on the plans as to how the chemical toilets in the Caravans will be discharged
3. No details as to waste separation
4. Suggestion that water butts can be used to flush the toilets is ridiculous
5. Need to comply with the SUDs regulations and details of this will not be known until after the planning has been agreed
6. Will there be any electric charging points – is there enough electricity capacity
7. Montgomery Canal on the opposite side of the road is a SSSI
8. Increase in surface water run-off will impact the vulnerability of the Pool Quay basin
9. One of the Footpaths marked is a Bridleway and so needs a minimum width of 6ft – would Health & Safety allow this through a Caravan site?

Impact on Arddleen

10. Extra strain on local infrastructure including sewage system and NHS services
11. Exact length of occupancy allowed in the Chalets
12. This development is 'Urbanisation'
13. Caravan parks are usually adjacent farms not residential properties – problems with increased noise + light pollution

Highways:-

14. Increase in traffic on the B4392 which has already increased following the housing development in Guilsfield. If the A483 closes due to flooding or an accident all the traffic comes through. Cllr Lucy has requested the figures from GoSafe who have recently conducted a traffic survey.
15. Will set a precedent for more development and more traffic.
16. No shop in Arddleen so increased traffic to access local shops
17. Sat Nav's will direct traffic off the A483 to travel down The Wern – Caravans will beach on the Canal bridges and a blind entrance onto the B4392 which also has 2 blind dips.

Members of the Public were encouraged to respond individually to the pre-planning application and it was agreed that the Community Council would Object for the reasons listed above.

Minutes of meeting held on Thursday 17th July 2025 had been circulated and were approved. 337/2025

Matters arising from meeting of 17th July 2025

338/2025 (299/2025) North & Mid Wales Trunk Road Agency have now confirmed that they will remove the silt under the Bridge at Ffraithwen to try and reduce the flooding of the Bele Brook, Severn trent have visited local landowners as wanting to double the size of their pipe – Clerk to seek another meeting with them for clarification.

339/2025 (300/2025) No reply from Manager at Criggion Quarry re: possible dates for a trip up Criggion

Quarry to see the rare flowering plants – will discuss at the Liaison meeting in Nov

340/2025 (301/2025) Copy received of an email sent by a resident to NRW disappointed that the Hydraulic Model does not fully represent the flooding levels at The Wern. The Community Council have agreed to continue to monitor by using a drone when possible.

341/2025 (303/2025) Building Inspector reminded for an update re: Lower House and Butchers Row, Rhos Common, Llandrinio – they had promised to erect protective fencing if they cannot make contact with the owners.

342/2025 (106/2025) Clerk reminded Powys County Council re: deteriorating condition of Unity House and received a reply that it is not recorded as being available for housing. Clerk to forward to Building Inspector at Powys County Council.

343/2025 (333/2025) Confirmation received from Planning Dept that Canal & River Trust have confirmed that the final levels at the new Wern reserve have been built to the approved plans. – Clerk has requested a meeting with Canal & River Trust to discuss further in relation to mitigation measures if the banks fail and also ask re: blocked culverts on the Montgomery Canal.

344/2025 (334/2025) Welshpool Town Council had met with Powys County Council to discuss the Recycling Centre at Welshpool – confirmation given that the steps do meet with the necessary health & safety requirements. Powys County Council have not noticed an increase in fly tipping but residents present reported an increase in the number of bonfires.

Update from County Councillor Mrs Lucy Roberts

345/2025 Powys County Council are working to increase their recycling rate – some residents reported that their tins are not being collected if not washed out and that this increase in water usage is putting some people off from recycling.

346/2025 More funding has been allocated towards Highways in the current financial year but more is needed

347/2025 Cllr Lucy has reported the speed humps outside Arddleen School as being inadequate – Highways are already on the case and dealing with the developers.

348/2025 Road closure is planned at the end of Haimwood at the end of October

349/2025 Powys County Council have a Consultation currently on the proposed 6th Form Education in Powys.

Reports from Councillors:-

350/2025 Congratulations were given to Arddleen C P School on their recent Ofsted Inspection. Cllr Mike Budden explained that he will have to offer his resignation as a Governor at Arddleen School as, due to work commitments, he cannot make the early start of meetings at 5.30 p.m.

Recreational Routes

351/2025 (306/2025) Calum Carr, Footpath Officer has now written to those landowners who have blocked footpaths by planting maize and the footpaths have been reinstated with the exception of the footpath behind Gwernowddy, Llandrinio. – It was agreed that the Clerk will write and thank those landowners who have co-operated.

352/2025 (307/2025) Recreational Leaflet has now been distributed and extra cycle routes added to the Website

353/2025 Question asked whether a gate could be added to the bridge connecting Rhos Common to the Sports & Rec Field in Four Crosses as the 2 bars makes it difficult to access the Bridge – this has been forwarded to the Footpaths Officer.

Correspondence:-

354/2025 Details received of a Funding Fair organized by Russell George M.S on Fri 24th Oct from 11 -1 p.m in Newtown

355/2025 Annual report for 2024-5 received from Police & Crime Commissioner

356/2025 Arddleen newsletter – circulated to Councillors

357/2025 Details received of the National Forest Landscape Scheme 2025/7 from Powys County Council

358/2025 Invitation received to a Repair Café workshop on Tues 23rd Sept 6 -6.30 p.m via zoom

359/2025 details of a Welsh Gov consultation on revisions to the separate collection of waste materials
360/2025 Details received from the Sustainable Powys team of their new resource hub
361/2025 Update request from Powys County Council re: Active Travel Network Map – (this affects the key towns in Powys)
362/2025 Notification from One Voice Wales of 2 new Bio-diversity Officers appointed
363/2025 Summary received from Powys County Council following their consultation on Day Opportunities in Powys – looking for resilient communities to organize their own initiatives (such as Llandrinio Soup Club)
364/2025 Confirmation received from Harrison Solicitors that all paperwork has now been completed with the Land registry in respect of the Car Park at Arddleen
365/2025 Notification from the Severn Valley Water Management Scheme of a drop-in event at Edgerley, Oswestry on the 18th Aug – they are also carrying out work on the Guilsfield Brook.
366/2025 Notification from One Voice Wales that the Extra ordinary meeting scheduled for the 3rd Sept has now been postponed until the AGM on the 1st Oct
367/2025 Consultation from Powys County Council on meeting Gypsy and Traveller Accommodation Needs in relation to the Powys replacement LDP 2022-2037
368/2025 Clerk contacted to confirm Discretionary rate Relief in respect of Llandrinio Village Hall
369/2025 Email from Llandrinio Shop looking to reposition the Defib so that it will be adjacent the Notice Board and more visible – no objections
370/2025 Details from Powys County Council of Code of Conduct training available at £30 per council. Councillors felt that this training should be free especially as it is pre-recorded.
371/2025 Email received requesting each Community Council to write to the First Minister expressing concern over the increased waiting time for Powys patients to have treatment in English Hospitals – it was agreed that the Clerk should write accordingly.
372/2025 Consultation from the Welsh Gov on extending the duty on local authorities to broadcast meetings -noted
373/2025 details received from Age Cymru Powys of their services which include a free Home Energy check who meet certain criteria
374/2025 Email received from Mrs J Noblet explaining that she is retiring as a Councillor as they will be re-locating. Clerk has notified the Electoral services and a notice has been put in the Notice Boards. Councillors gave their thanks for all the work and commitment given by Jennifer and wished her well.
375/2025 Renewal notice received for Clerk's subscription to SLCC (50% = £ 85)
376/2025 Consultation from Powys County Council on its draft Policy concerning its farm estate. It was agreed to respond that the Rent from the farms should be reinvested into the farms to keep the properties in a good condition and that these valuable Assets should not be sold.
377/2025 details received from One Voice Wales advising Council's to send zoom log in details only on request – it was agreed to monitor and only to implement if problems occur.
378/2025 Friends of Montgomery Canal Magazine for circulation.

Planning:-

379/2025 Clerk has emailed Leader of the Council asking why the application re: proposed 6 holiday lodges etc at land east of Burgedin Hall, Pool Quay has not yet come to the Planning Committee.- response received that Planning Officer dealing with the case is currently unwell and there is not enough staff to re-allocate the case.
380/2025 Details of Planning applications agreed by email during August were confirmed as 25/1129/REM Section 73 application for the variation of condition 9 (occupancy) of planning application 20/0436/FUL at Prestbury House, Arddleen for Mrs C Ellis-Jones (Cllr Mrs P M Jones declared an interest by virtue of being a neighbour) and also 25/1065/REM Section 73 application for the removal of condition 5 of planning permission M/2007/0975 (occupancy) at The Oaks, Arddleen for Mr & Mrs Davies (Cllr T N Davies declared an interest by virtue of being related to the applicant) – It had been resolved to Object to both applications.
381/2025 Councillors had been sent details of a complaint received – Clerk explained that these details must be treated as confidential as the complaint has now been sent to Powys County Council.
382/2025 Planning permission has been granted for 25/0967/VAR modify the s106 at Perth Cottage Arddleen

383/2025) Notification received from Planning dept that a discharge of the condition requiring a Stage 4 Road Safety Audit at Sarn Wen Fields has been granted due to the fact that there has been no recorded accidents.

384/2025 Planning Officer reminded re; request for Tree Preservation Order at Llandrinio Hall.

385/2025 Planning Dept reminded re: Enforcement action for erection of a steel shed at Cleveland, Llandrinio and also Trederwen Newydd, Arddleen.

386/2025 Complaint received re: inadequate drainage at Badgers Field and Cae Heulog Arddleen – this has been forwarded to Derek Price at Powys County Council and the SUDs Team.

387/2025 Complaint also received of the untidy state of Cae Heulog where the Phase 1 development has ended and the phase 2 has started

Financial Matters:-

388/2025 Bank balance as at 18th Sept 2025;-

Current Account £ 361.41

Deposit Account £ 31748.85

Bank statements were checked and initialed by Chairman Cllr M Budden.

389/2025 Permission granted to pay:-

i) Mrs C E Davies (50% subscription to SLCC) £95.00 under L.G.A 1972 s112

ii) Mrs C E Davies (Salary + expenses 01.07 – 30.09.2025) £2264.85 under L.G.A 1972 s112

iii) Llandrinio Village Hall £60.00 Hire of Hall May, June & July 2025 under L.G.A 1972 s112

iv) Mrs C E Davies (reimbursement for QR code generator) £46.45 under L.G.A 1972 s112

v) Gloversure Ltd £52.20 9Admin support to create Recreational page) £52.20 under L.G.A 1972 s112

390/2025 Updated Payscale for 2025/2026 now received – passed to staffing committee for a recommendation. Clerk will find out more details of what exactly the different pay scales relate to.

Complaints:-

391/2025 Complaint received of overgrown brambles at Meadow View – Highways Inspector has visited the site and work has taken place to trim them back.

392/2025 Complaint received of overgrown hedge between Sarnau and Penrhos – Highways Inspector will issue a section 154 notice to landowner if not cut this year.

393/2025 Photographs of the perpetrators who stole the Postbox at the end of Rhos Common were sent to the Police. It was hoped that this hedge will not be able to be cut back to allow better visibility when existing Rhos Common.

394/2025 Complaint received over vehicles speeding in Arddleen

395/2025 Complaint received of speeding down Rhos Common – no is enforcing the 20mph. Clerk to request an extra sign as only one present and red hatching to highlight the zone.

396/2025 Complaints received of the smell of pheasants on land sublet by Wern Holding – Cllr Budden had notified Powys County Council.

Chairman's Remarks & invitation to any members of the public to speak

397/2025 Resident present felt that the Agenda had been misleading as the Complaint referred to did not refer to the response sent by the Community Council to the Planning application – this was noted.

Meeting closed 9.25 p.m

Date for Meetings 2025 :-

Thursday 16th October Arddleen Village Hall

Thursday 20th November Arddleen Village Hall