

Cyngor Cymuned Carreghofa Community Council

Minutes of the Meeting held on Tuesday 24th June 2025
at Llanymynech Village Hall

**PLEASE NOTE THAT THESE MINUTES ARE DRAFT UNTIL RATIFIED BY THE
COMMUNITY COUNCIL AT ITS MEETING ON 29th JULY 2025**

Present:

Cllr I Parry (Chair)
Cllr R Dover
Cllr J Fynes
Cllr C Hall
Cllr C Jones
Cllr C Savage
Cllr. I Done

In attendance:

Mr. M . Donkin Clerk to the Council
Mr Calum Carr: Powys County Council Rights of Way and Footpaths Officer (for Item 7.2.)
One member of the general public

1.Apologies for absence

Cllr. F James

2. To record Declarations of Interest in items on the agenda

None

3. To confirm the minutes of the meeting held on Tuesday 20th May 2025

The minutes of the meeting held on 20th May 2025 , were agreed as a correct record. Proposed by Cllr Fynes, seconded by Cllr Dover and approved unanimously.

4. Matters arising from the minutes

4.1. Ref: item 5.3. The Clerk confirmed that the Insurance Premium had been paid for the year to June 2026.

4.2. Ref: item 7.6. Visit of the Swiss Ambassador

The Chairman confirmed that the Swiss Ambassador will be visiting Carreghofa on 5th July but he (the Chairman) did not know the Ambassador's schedule is. He undertook to find out

ACTION: Chairmen

5 Finance

5.1. Current position

The clerk had circulated papers which confirmed that the Council's accounts as at Thursday 15th May 2025 were as follows: -

Deposit account:	£9723.21
Current account:	£808.31
Pension account	£75.96

5.2 Internal Audit Report

Council received the report from the internal auditor as set out in the papers for the meeting and attachment.

Cllr Dover asked what percentage of the Council's entire budget was spent on auditing. The Clerk said that this is in the region of 3 to 4%.

Council accepted the report which would now be signed off by the Chairman and Clerk (RFO) and send to the External Auditor.

5.3. Approval of Payments

Approval was sought for the following payment as listed in the papers for the meeting: -

- J.D.H. Business Services Ltd. - Internal Audit - £390.00
- Llanymynech Village Hall - Rent for April meeting - £24
- External audit fee 2023 / 2024 - £327.00

These were agreed.

6. Planning

6.1. Planning Application at Wern

6.1.1. Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended) Consultation Application Reference: 25/0819/HH Grid Reference: E:325895 N: 320630 Proposal: Rear extensions to house and garage Site Address: 4 Glandwr , Wern, Llanymynech, Powys SY22 6PB

The Council decided that there was no need to comment on this application.

6.1.2. Cllr Savage referred to the current status of a planning application for a property on the Wern for roadway access, County Cllr Arwel Jones had agreed to review with Powys County Council's Planning Department but, in his absence, the Clerk said that he would take this up with the Planning Department.

ACTION: Clerk

7. Other Matters

7.1. Montgomery Canal Development Project

The Chairman noted that the work on the new Carreghofa Bridge has now started. He read an email from Mr M. Connell set out below:-

I am writing to you to vehemently complain about the latest actions undertaken by the contractors in the "assigned" village car park and play area, which has been physically fenced

off and is now considered as "out of bounds". Indeed speaking to a member of the school staff, I was told that a parent car driver - picking up their children yesterday - was told that the car park is no longer a community facility. The driver had to ask the contractor to reopen the gates to allow access to his car.

This is totally out of order and their action - which has not been publicised (apart from Facebook) - should be looked upon as a dangerous act, especially as the parking by the school (which is the only other option) is chaotic at the best of times.

If this is "the norm", I would suggest that the Councils (Powys & Llanymynech) contact the Canal Trust to discuss the situation and possibly seek recompense/reassurance because if this happens at the start of the job. it does not bode well for the next 6 months.

Any timetable should be discussed/negotiated to ensure residents are made aware of what will happen and when. Surely it would have been more sensible to decide where the play equipment was to be relocated first, move it out of the current area to its "new home", which would leave the play area available for the contractors to work on.

I firmly believe that the car parking needs to be resolved as a matter of urgency. I appreciate the school summer holidays are imminent but the work is anticipated to take 6 months (weather permitting).

I know the work has to be done, but the Trust has already "wasted" a lot of money as the canal has been dredged 2-3 times and has regrown back, so will need doing again!

All parties need to get round the table to discuss this in full - not a good start!

It should also be borne in mind that a number of houses are to be built soon on the field by the football field (behind the existing properties on Parc Llwyfen) which will also add to the volume of traffic.

Happy to meet up if you feel it beneficial.

Cllr Fynes said that the work has been in the planning system for the past 3 – 4 years. It was accepted that the playground might, at some point, have to be closed and it was accepted that there may be difficulties.

Cllr Done suggested that the children's play equipment could be maintained in use if a fence was placed between it and the works area. He also said that expert opinion was that the work might be finished by October.

Nonetheless, Cllr Dover felt that the rate of work was slow and that the communication by CRT staff had been very poor. There were issues to be raised with the CRT. It was agreed that representatives of the CRT be asked to attend the next meeting to address the matters that had been raised.

ACTION: Clerk

Cllr Fynes asked what would happen to the stretch of existing roadway between the new bridge and the connection of the new road with the existing B4398. There would likely be a redundant tarmacked area which could be developed to provide a new playground.

7.2 Community Trails

Mr Calum Carr attended for this item. To facilitate Mr Carr's time this item was taken at the beginning of the meeting.

Mr Carr began by outlining the scheme funded through 'Brilliant Basics'. He said that £10,000 was available to Carreghofa for work on improvements to public rights of way. He pointed out that the network of public rights of way in Carreghofa is small so all of the allocation may not be needed. However he is aware that the footpaths need "a lot of TLC".

The first task will be to carry out a survey of the state of the network. Once this is done Mr. Carr will come back to the Community Council to discuss what has to be done. The work will be carried out, in the main, by community volunteers. The work has to be completed by Christmas 2026 so it is expected that the work will begin early next year. Mr Carr asked councillors for their input.

Cllr Savage asked if the canal towpaths were included in the scheme. Mr Carr said that they would be if they were listed as public rights of way.

Cllr Dover asked if the money could be used for signage. Mr Carr said that it could and items like replacing old finger posts would be within the scheme. Mr Carr did point out that structures such as stiles and kissing gates may perhaps be included but in law they are the responsibility of the landowners.

Cllr Done referred to the car park at the Dolphin Inn. There is a discrepancy in height between the level of the car park (which is owned by Powys County Council) and the canal towpath and this prohibits some disabled users having access to the towpath. Mr Carr said that he would have a look at this as it may fall within the scope of the scheme. Cllr Done said that he would be willing to meet Mr Carr and gave him his telephone number.

Cllr Fynes asked when the survey was completed who would decide the priorities. Mr Carr said that it may well be that the whole network will require work but that Carreghofa Community Council will be consulted before any firm decisions are made.

Cllr Fynes drew attention to problems with the steps at Williams Bridge. It was thought that this falls within the remit of the CRT and should be referred back to them.

Cllr Dover asked if the money could be used for promoting the Carreghofa Way trail. Mr Carr said that he would check whether art work was covered but that much could be done through the Council's website.

Cllr Savage said that the path from the canal to Pen-y-Foel was in a very bad condition. Mr Carr said that he is aware of this and the matter will be "picked up" but again stressed that the responsibility for this path is that of the landowner.

Cllr Savage felt that the Carreghofa Way would be the first priority for the Council and Mr Carr said that he would certainly prioritise the community trail. He would, however, need to check if he could spend on things that do not fall under the heading of public rights of way.

Cllr Dover mentioned the footpath along the track of the dismantled railway line. Mr Carr said that this is not a public right of way. He thought that it might be a permissive route and, if the Community Council wants anything done, it would need to talk to the landowner.

Mr Carr said that his survey of the network would encompass the section of Offa's Dyke around Llanymynech Hill.

He agreed that he would report back to the Clerk with a timeline and survey data after which he will again meet with the Council to plot a way forward.

7.3. Powys County Council Countryside Volunteer Programme

Council received the report in the papers for the meeting and noted that a meeting had been suggested for 7th July at Welshpool Town Hall.

Cllrs Done and Parry said that they would represent Carreghofa Community Council.

7.4. Request from Sean Bish – Canal Wharf

Cllr Savage had asked for this item to be on the agenda but Mr Bish attended the meeting and was invited to speak.

Firstly, Mr Bish thanked the Council for its donation towards the restoration of the canal boat.

He went on to explain that although the Canal centre is on the Shropshire side of the border it does have a cross-border remit. The Canal Wharf is trying to get permission to take the canal boat onto the Welsh part of the canal. Mr Bish pointed out that, until a link is made between Llanymynech and the other side of Pant (the canal is dry in this section) the Canal Wharf boat is the only vessel that can access the canal on the Welsh side of the border.

Cllr Dover asked if it is the case that to take the boat into Wales the permission of Natural Resources Wales would be needed. Mr Bish said that it is important to raise awareness at Natural Resources Wales but the immediate priority is to have a suitable place to install a turning circle for the boat. Negotiations with landowners would be needed and if successful this would allow the boat to be promoted as a community asset by extending the range of the trips offered.

Cllr Fynes mentioned a local landowner who might be interested and said that he would have a word with him.

ACTION: Cllr Fynes

7.5. One Voice Wales Area Meetings

Council received a letter from the CEO of One Voice Wales encouraging councils to take an active part in area meetings. The Clerk pointed out that at the recent AGM no councillor has come forward and he was deputed to maintain a watching brief on these meetings.

Cllr Dover wondered why representation was so patchy. He thought that councils did not find the meetings a good use of time as most information was sent to the clerk and forwarded to councillors.

It was agreed that if the meetings were seen to provide a positive benefit that councillor representation would be reconsidered.

The Clerk was asked to convey these points to One Voice Wales.

ACTION: Clerk

7.6. Donation Request – Powys Citizens Advice Bureau

A request for funding was received from Powys Citizens Advice Bureau (CAB).

The Council felt that the request did not fulfil the Donations Policy criteria and regretfully felt that the Council could not make a donation.

7.7 Social media activity for the Council (standing item)

The Chairman said that there was little new to report. Matters of most concern remained speeding and the playground.

8. Amenities

8.1. Walls Bridge Playground

8.1.1. Walls Bridge lease

The Clerk informed Council that there had still been no response from Mr Hugo Van Rees, Powys County Council's Farms Estate Manager regarding the renegotiation of the lease on Walls Bridge playground.

It was noted that at the last meeting County Cllr Arwel Jones agreed to invite Mr. Rees to the next meeting. In the absence of County Cllr Jones and the urgency of clarifying the status of the lease the Clerk was asked to write again to Mr Rees.

ACTION: Clerk

8.2. Football Field

Cllr Done had not been able to take the photographs of the fencing at the football field. He said that the state of the fence was not due to vandalism but to wear and tear. He undertook to do take photographs and send copies to all councillors.

ACTION: Cllr Done

Cllr Fynes felt that it would be wrong to spend money on the field until it is known whether or not the football field will be included in the LDP Candidate list. He suggested removing the fencing except for the area adjacent to the main road.

8.3. Defibrillator

Cllr Savage informed the meeting that someone had reported that the defibrillator pads were not working. Cllr Fynes queried whether the people concerned had rung 999 to get a code for the defibrillator. Cllr Savage said that this was not necessary. She said that she had tested the machine some two weeks ago and it was functioning properly. She undertook to check it again.

ACTION: Cllr Savage

Post meeting note. Cllr Savage reported that the defibrillator is working correctly and that the pads expiry date is December 2025.

She will speak to the person who reported the supposed malfunction

8.4. Damaged bench

The Chairman had highlighted the fact that a bench had been broken near the Carreghofa Locks. It was confirmed that this is the responsibility of the CRT.

9 Highways and Byways

9.1 Road Repairs and Potholes

In the absence of County Cllr Arwel Jones there was no report on potholes etc.

There was general concern about speeding and the need to educate the public about safety on the main roads. Cllr Dover said that very few of the vehicles travelling on Carreghofa Lane appear to be adhering to the speed limit. Cllr Done reported that a child had been injured in a road traffic accident and, as yet, he parents had not been interviewed by the police.

Cllr Fynes suggested that a Citizens Speed Camera Group be established. Cllr Savage said that there was a move to establish such a group in Llansantffraid but that there was little public support.

It was suggested that the idea be floated on the Council's social media platforms to assess the level of local support

ACTION: Cllr Parry

10 To receive reports on Meetings from Outside Bodies

10.1 Burial Board

Cllr Jones reported that the burial ground is running out of space but that it is felt that if the edges of the ground are cleared this could meet the needs of the Burial Board for the medium term future. Mr Ingram had been asked to get three quotes for the work and it is hoped that the two councils (Llanymynech & Pant Parish Council and Carreghofa Community Council) might assist with funding.

10.2. Powys C. C. and Town and Community Councils meeting

Nothing to report

10.3. Village Hall

Cllr Jones said that there was little new to report other than there is a need to repair the light at the rear car park before the autumn.

Item 11 Correspondence

11.1. Matters of decision

There are no matters for decision.

11.2. Correspondence to note.

Council noted the correspondence sent out by the Clerk since the last meeting and itemised in the papers for the meeting.

From	Date	Subject
One Voice Wales	16 th May	May e bulletin
One Voice Wales	22 nd May	Training dates - June
Mid & West Wales Fire & Rescue Service	22 nd May	Eisteddfod yr Urdd, Margam Park 2025
One Voice Wales	22 nd May	Well-being of Future Generations (Wales) Act 2015: Post-legislative scrutiny

NHS Wales via Llanfyllin Community Network	2 nd June	Better Together, Powys Teaching Health Board - Engagement and Communication
Keep Wales Tidy	2 nd June	Places for nature grants
One Voice Wales	10 th June	Innovative practices conference
Powys Engagement – NHS Wales	10 th June	Better Together in Powys: Seeking Your Views on Adult Physical and Mental Health Community Services in Powys
Powys Teaching Health Board	10 th June	Briefing session for councillors regarding the proposed Newtown Health and Wellbeing Campus
One Voice Wales	11 th June	Training dates June to September
Powys County Council	11 th June	Planning decisions
Age Cymru	12 th June	Update on services
Mid and West Wales Fire and Rescue Service	18 th June	New Chair and Deputy Chair for Mid and West Wales Fire and Rescue Authority
One Voice Wales	18 th June	Innovative Practice conference
Play Wales	19 th June	June e bulletin

12. Any Other Business

12.1 Cllr Done referred to correspondence that he had had with residents of Cae Haidd. Work is needed on overhanging branches and gutters. He felt that, as the Walls Bridge playground is largely out of action for the grounds maintenance team that they could be asked to deal with this problem. He further said that three of the houses had vegetal growth obscuring the highway and wondered if this could be cleared. However, Cllr Savage said that we should not be offering to cut people's hedges for them as this could set up a precedent.

12.2. Cllr Done informed the Council that a derelict car has been abandoned in the Dolphin car park. He had reported this to Powys County Council but no action has been taken. Cllr Done reported that our PCSO had recently moved on to train as a police officer. No replacement has been named.

12.3. Cllr Done felt that both of the Council's car parks could benefit from signage warning users that commercial vehicles and overnight are prohibited. He asked councillors to suggest wording. Cllr Savage said that the signs should not be placed on the planters.

12.4. Cllr Done reported that a bench in Chapel Lane was in an unusable state. Cllr Fynes said that the new bus shelter should provide seating. If once installed it did not meet the case the Council might consider replacing the bench.

13. Date of the next meeting:

Tuesday 29th July 2025 at 7.00pm at Llanymynech Village Hall.

ACTION: All to note.

Approved by Council as a correct record: -

Proposed: _____

Seconded: _____

Signed: _____ Chairman

Date: _____