



**Cyngor Cymuned Ffordun gyda Thre'r-Llai a Threlystan**  
**Forden with Leighton and Trelystan Community Council**  
 Cefn Derw, Forden, Welshpool, Powys. SY21 8LZ

Clerc i'r Cyngor | Clerk to the Council: Lee Davies

**DRAFT MINUTES of EXTRAORDINARY MEETING**  
**on Thursday 8<sup>th</sup> April 2021, 7:00pm**  
 held remotely via Microsoft Teams

**1. Welcome, Attendance, Apologies for Absence:**

- 1.1. The Chairperson welcomed Councillors and Clerk to the council's remote live-streamed extraordinary meeting and sought assurance that everyone could be heard and could engage in the meeting.
- 1.2. Attendance: Cllr Suzanne Rowlands, Cllr Anthony Day, Cllr Rachael Briggs, Cllr Shaun Rees, Cllr Carol Alexander, Cllr Clive Eaton-Stevens, Cllr Bill Jones, Cllr Linda Corfield
- 1.3. Apologies:
  - 1.3.1. *for absence approved by Council:* Cllr Neil Edwards
  - 1.3.2. *for absence received:* None
- 1.4. *Other Members Absent:* Cllr Mark Williams
- 1.5. *In attendance:* Lee Davies (Clerk to the Council).

**2. Declarations of Members' Interests and Dispensations:**

- 2.1. Cllr Linda Corfield – Planning application 21/0422/FUL

**3. Public Participation:**

- 3.1. None

**4. Pre Application Notice & Planning**

- 4.1. *Planning & Building Control Specific Correspondence: to receive and circulate for information such correspondence, if any, as will be brought to the attention of the council by the Clerk.*
  - 4.1.1. *Pre-application notice for proposed development of 23 residential dwellings on land adjacent to Lyndale, Forden, Welshpool, Powys, SY21 8NE.*
    - 4.1.1.1. **Background** - The Welsh Government's planning policy, contained in Planning Policy Wales, encourages local planning authorities and applicants to discuss proposals before a planning application is formally submitted. Planning Policy Wales (Edition 4, February 2011, paragraph 1.3.8) states that, "Well-managed pre-application discussions are an important part of the planning process. They can improve the quality of applications and help reduce the time taken to deal with a formal application".
    - 4.1.1.2. A discussion took place about the proposed development of 23 residential dwellings on land adjacent to Lyndale, Forden, Welshpool, Powys, SY21 8NE where the chairperson gave each councillor in turn an opportunity to comment.
    - 4.1.1.3. At the end of the discussion the Clerk was asked to sum up the discussion and the result of this reads as follows:  
 "At this stage of the pre-application FLTCC are broadly in favour of the development that would bring new residences close to the amenities such as the sports facilities, school, church and community centre, however the council do have some concerns:

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**Highways**

- Although the community have been trying for some time to address the problem of parking for the School, Community centre and Sports facilities, it remains a fact that parents, guardians and visitors still have to park along the road.
- This development looks to create visibility splays 45m either side of the proposed new access road that is assumed will be either ineffective if cars park along them or if there are parking restrictions will prohibit approx. 18 to 20 cars from parking close to the School, Community centre or Sports facilities.
- There were also some concerns for the safety of the new residents driving out of the proposed development during times when these facilities are being used if cars are parked close to the entrance. How will the developer address these highways concerns in their final application?

**Sewage Treatment and Drainage**

- It was noted that the proposed sewage treatment plant has been located adjacent to the boundary to the school and path to the sports facilities. The council have concerns with the potential smell this may cause for the pupils of the school and potentially those using the bowling facilities close by.
- It was discussed that the brook that the proposed treatment plant will outfall into can run with very little water during dry periods, and concerns were raised as to whether this brook could take the treated water from 23 dwellings. What assurances can the developer give to the issues raised with the sewage treatment plant?
- Although the proposed development allows for a surface water attenuation basin there were still some concerns that the volume of water may be such that this may not cope in the increasingly more common spells of extreme weather. It also appears to be very reliant on ongoing and continued maintenance of the outfall, and that should this fail, it could flood the bowling green and other parts of the sports facilities. What assurances can the developer give to the future monitoring and maintenance of both the treatment plant and attenuation basin?

The council would like to thank the developer for the information provided and the opportunity to pass comment prior to the application being submitted. The council reserves the right to make these comments and any other comments that may develop as a result of the planning application being submitted but will welcome any feedback from the developer with the submission papers.

**Cllr Linda Corfield left the meeting at 7:27pm**

**4.1.2. Planning application 21/0422/FUL**

Ref.	Site	Description	Return date
21/0422/FUL	Land Near To St Mary The Virgin Church, Trelystan, Welshpool, SY21 8LD	Erection of a temporary marquee for wedding receptions (between April and October each year), creation of access, installation of infrastructure and siting of a temporary toilet unit.	<b>13<sup>th</sup> April 21</b>

4.1.2.1. Forden with Leighton and Trelystan Community Council SUPPORT this application but do have some concerns:

With the increased traffic the council have concerns that the roads leading to this proposed venue are extremely narrow with inadequate passing places.

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Also, the roads, from all directions to the location, are in poor condition and with the added traffic this application may give, the council would like to see improvements to the highways as soon as its reasonably practical to do so.

**Meeting closed at 7:40pm**

**Signed on behalf of the council as a correct record ..... Date.....**

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