

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

Pack of appendices for the full council meeting to be held on Monday 23rd September 2024

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APPENDIX A

Government guidance

The Town Council is encouraged to seek an election as a first resort and only to seek co-option if there is no way of filling the seat by election.

A local council can ask for an election by gaining the 10 signatures itself if it so wishes.

CO-OPTION POLICY

1 INTRODUCTION

1.1 This policy sets out the procedure to ensure there is compliance with legislation and continuity of procedures in the co-option of members to the Town Council. The co-option procedure is entirely managed by the Town Council and this policy will ensure that a fair and equitable process is carried out.

1.2 Whenever the need for co-option arises Llanfair Caereinion Town Council will seek and encourage applications from anyone in the Town who is eligible to stand as Town Councillor. Councillors or parishioners can legally approach individuals to suggest that they might wish to consider putting their names forward for co-option.

1.3 The Town Council will advertise the vacancies in the local area via the Town Council noticeboard, the Town Council website, local press releases and a media release if time allows.

1.4 The advertisement to co-opt will include:

- The method by which applications can be made;
- The closing date for all applications;
- A contact point to obtain more information;
- Show that further information is available electronically via the website.

1.5 The co-option policy will be reviewed every 5 years.

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2 CO-OPTION (Stage 1)

2.1 The co-option of a Town Councillor occurs when a casual vacancy has arisen on the Council and no poll (by-election) has been called. A casual vacancy occurs when:

- A councillor fails to make his declaration of acceptance of office at the proper time;
- A councillor resigns;
- A councillor dies;
- A councillor becomes disqualified; or
- A councillor fails for six (6) months to attend meetings of a council committee or subcommittee or to attend as a representative of the Council a meeting of an outside body.

2.2 The Town Council must notify Powys County Council of a Casual Vacancy and then advertise the vacancy and give electors the opportunity to request an election.

This occurs when ten (10) electors write to Llanfair Caereinion Town Council stating that an election is requested.

2.3 If a by-election is called, a polling station will be set up by Powys County Council and the people of Llanfair Caereinion will be asked to go to the polls to vote for those candidates who have put themselves forward by way of a nomination paper.

The Town Council will pay the costs of the election. The people of the Llanfair Caereinion Town Council area will have fourteen days (not including weekends, bank holidays and other notable days), to claim the by-election, but the electoral officer will advise the Clerk of the closing date.

2.4 If more than one candidate is then nominated a by-election takes place but if only one candidate is put forward they are duly elected without a ballot.

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2.5 If ten residents do not request a ballot within fourteen (14) days of the vacancy notice being posted, as advised by Powys County Council, the Town Council is able to co-opt a volunteer.

2.6 On receipt, of written confirmation, from Powys County Council Electoral Services, the casual vacancy can be filled by means of co-option. The Town Clerk will:

- Advertise the vacancy for four weeks on the Council notice boards and website'
- Advise the council that the co-option policy has been instigated.

3 CO-OPTION (Stage 2)

3.1 Insufficiency of candidates at an ordinary election also provide the Town Council with authority to exercise its rights to co-opt any person or persons to fill any vacancies within 35 days following the date of said ordinary election.

4 ELIGIBILITY OF CANDIDATES

4.1 The Town Council can consider any person to fill a vacancy provided that:

- he/she is an elector for the community; or
- has resided in the community for the past twelve months or rented/tenanted land in the community; or
- had his/her principal place of work in the community; or
- has lived within three miles (direct) of the Ward boundary.

4.2 There are certain disqualifications for election, of which the main are (Local Government Act 1972):

- bankruptcy;
- having been sentenced to a term of imprisonment (whether suspended or not) of not less than three months, without the option of a fine during the five years

preceding the election; and

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- being disqualified under any enactment relating to corrupt or illegal practices.

4.3 Eligibility of the candidate(s) will be confirmed by the Clerk.

4.4 All eligible candidates shall be invited, by letter, to attend the next full Town Council meeting following the application deadline. If candidates are unable to attend, this meeting will not be rearranged but still held on a normal council meeting date (ie 2nd or 4th Mondays).

5 APPLICATIONS

5.1 To assist candidates Appendix A provides a guide of those criteria that the Town Council would expect from Town Councillors. This is not an exhaustive list but provides candidates with guidance on areas they may wish to include in their application forms.

5.2 Candidates will be requested to:

- Confirm their eligibility for the position of Councillor within the statutory rules, (a copy of the Eligibility Form is attached at Appendix B).
- Submit information about themselves, by way of completing a short application form (a copy of the application form is attached at Appendix C).

5.2 Following receipt of applications, the next suitable council meeting will have an agenda item 'To receive written applications for the office of Town councillor and to Co-opt a candidate to fill the existing vacancy'.

5.3 Copies of the candidates' applications will be circulated to all Councillors by the Clerk at least 3 clear days prior to the meeting of the full Council, when the co-option will be considered. If 3 days is not practicable, due to the timetable laid down by Powys County Council for co-opting, information will be circulated to allow sufficient time for Councillors to consider all applications. All such documents will be treated by the Clerk and all Councillors as Strictly Private and Confidential.

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6 AT THE CO-OPTION MEETING

6.1 The candidates together before proceeding commence at the meeting will have the process explained to them. Each candidate will be asked to retire except for when they give their short presentation as below. When all candidates have completed their presentation they will all be invited back into the meeting for the remainder of the proceedings. After presentations, members may ask candidates a few questions.

6.2 At the co-option meeting, candidates will have five minutes to introduce themselves to members, give information on their background and experience and explain why they wish to become a member of the Town Council;

6.3 If a candidate is unable to attend the meeting, this process will still take place and voting will subsequently be based on this meeting and the application form. (ie the candidate will have to rely on their application form).

6.3 The process will be carried out in the public session and there will be no private discussions between members prior to a vote being taken.

6.4 If a candidate is a relative of a Councillor, that Councillor should declare a prejudicial interest and withdraw from the meeting.

6.5 As soon as all candidates have finished giving their submissions, the council will proceed to a vote. The rules for voting in para 8 of the Council Standing Orders will not apply. The vote shall be by secret ballot.

There is no provision for a recorded vote.

6.6 In order for a candidate to be elected to the Council, it will be necessary for them to obtain an absolute majority of votes cast (50% + 1 of the votes available at the meeting) subject to the process set out in 6.5 above.

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6.7 If there are more than two candidates and there is no candidate with an overall majority in the first round of voting the candidate with the least number of votes will drop out of the process. Further rounds of voting will then take place with the process repeated until a candidate has an absolute majority.

6.8 Only Town Councillors present at the meeting may vote upon a person to fill the vacancy. Councillors will have one vote per vacancy to be filled. The Chair has the casting vote.

6.9 The Clerk will notify Electoral Services of the new Councillor appointment, initiate 'acceptance of office' paperwork and 'registration of interests' within 28 days of being elected.

6.10 If insufficient candidates come forward for co-option, the process should continue, whereby the vacancies are again advertised.

6.11 If there is more than one vacancy and the number of candidates equals the number of vacancies, all the vacancies may be filled by a single composite resolution. However, if the number of candidates exceeds the number of vacancies each vacancy must be filled by a separate vote or series of votes.

6.12 The Council is not obliged to fill all vacancies, but must take steps to advertise for further co-options or hold an election (where applicable) to fill vacancies.

6.13 Any candidate(s) found to be offering inducements of any kind will be disqualified.

7 ELECTED COUNCILLORS (CO-OPTION)

7.1 Successfully co-opted candidates become Councillors in their own right, with immediate effect, and are no different to any other member.

7.2 Co-opted members will be asked to sign a Declaration of Acceptance of Office to agree to be bound by the Local Government Code of Conduct.

They may then take their seat at Council and are then able to be appointed to a committee and/or as a representative to local organisations.

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7.3 Any application can be considered in a candidate(s) absence, but if successful, members would need to agree for him/her to sign the Declaration of Office either before or at the next Council meeting.

8 APPLYING FOR A CASUAL VACANCY

8.1 Candidates who are interested in applying for a casual vacancy need not wait until the notice appears (co-option, stage 2) or its time limit expired. Candidates can write to the Town Council directly expressing their interest in the casual vacancy and request it considers their application when it has authority to co-opt for the vacancy.

9 EQUALITY

The Council will consider any person with a disability including dyslexia and will ensure that provision is made at Council Meetings for such members.

R A Robinson

Town Clerk

April 2022

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MANAGEMENT ACCOUNTS – APPENDIX B

Year to 31st August 2024

LLANFAIR CAEREINION TOWN COUNCIL				Year ending 31st March 2025				
MONTHLY INCOME & EXPENDITURE SUMMARY								
INCOME	BUDGET	BUDGET T/D	ACTUAL	April	May	June	July	August
Precept	48,825.00	32,550.00	32,550.00	16,275.00	0.00	0.00	0.00	16,275.00
Burial Services	5,000.00	1,500.00	800.00	75.00	0.00	500.00	75.00	75.00
Street Scene	7,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreational	10.00	10.00	10.00	0.00	0.00	10.00	0.00	0.00
Mount Field	800.00	200.00	200.00	0.00	0.00	0.00	0.00	200.00
Deri Woods	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Administration	491.00	174.58	319.94	0.00	0.00	319.94	0.00	0.00
Publicity/Events	650.00	50.00	50.00	0.00	50.00	0.00	0.00	0.00
Projects (from reserves)	7,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grants/Donations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community	3,860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	75,186.00	34,484.58	33,929.94	16,350.00	125.00	829.94	75.00	16,550.00
EXPENDITURE	BUDGET	BUDGET T/D	ACTUAL	April	May	June	July	August
Burial Services	7,526.00	3,560.00	3,519.05	775.09	388.12	1,254.57	322.86	778.41
Street Scene	11,000.00	0.00	2,625.70	509.84	458.23	421.72	765.09	470.82
Recreational	5,350.00	1,614.50	1,179.23	87.33	277.33	87.33	87.33	639.91
Mount Field	6,350.00	2,436.67	1,658.12	298.00	430.18	333.94	298.00	298.00
Deri Woods	4,000.00	2,000.00	1,808.13	279.54	285.00	203.96	40.00	999.63
Administration	22,150.00	10,128.17	9,170.40	1,235.11	2,542.31	1,319.46	2,007.26	2,066.26
Publicity/Events	9,620.00	2,208.33	1,313.28	629.48	0.00	400.00	127.00	156.80
Projects / Other	2,140.00	1,800.00	1,844.91	1,785.00	0.00	19.91	40.00	0.00
Donations/Grants	3,600.00	1,925.00	1,925.00	175.00	250.00	0.00	0.00	1,500.00
Community	3,400.00	1,416.67	1,356.65	186.67	223.99	535.33	205.33	205.33
Section 137	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	75,186.00	27,089.33	26,400.47	5,961.06	4,855.16	4,576.22	3,892.87	7,115.16
Balance	0.00	7,395.25	7,529.47	10,388.94	-4,730.16	-3,746.28	-3,817.87	9,434.84
VAT			2,022.28	679.95	204.08	197.85	403.45	536.95
CHECK = 0				0.00	0.00	0.00	0.00	0.00

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BANK RECONCILLIATION

BANKING CHECKS									
				April	May	June	July	August	
BANKING	START			25,697.44	35,690.43	30,756.19	26,492.12	26,704.20	
				61,423.70	61,423.70	61,423.70	61,743.64	61,743.64	
				87,121.14	97,114.13	92,179.89	88,235.76	88,447.84	
	END			35,690.43	30,756.19	26,492.12	26,704.20	37,305.54	
				61,423.70	61,423.70	61,743.64	61,743.64	61,743.64	
				97,114.13	92,179.89	88,235.76	88,447.84	99,049.18	
				-9,992.99	4,934.24	3,944.13	-212.08	-10,601.34	
SUMMARY	INCOME	33929.94		16,350.00	125.00	829.94	75.00	16,550.00	
	DEBTORS	5821.82		310.00	0.00	0.00	5,000.00	511.82	
	VAT	1191.63		0.00	0.00	0.00	0.00	1,191.63	
		35121.57		16,660.00	125.00	829.94	5,075.00	18,253.45	
	EXPENDITURE	26400.47		5,961.06	4,855.16	4,576.22	3,892.87	7,115.16	
	LAST YR CHEQUES	592.6		26.00	0.00	0.00	566.60	0.00	
	VAT	2022.28		679.95	204.08	197.85	403.45	536.95	
		28422.75		6,667.01	5,059.24	4,774.07	4,862.92	7,652.11	
				9,992.99	-4,934.24	-3,944.13	212.08	10,601.34	
				0.00	0.00	0.00	-0.00	0.00	
				OK	OK	OK	OK	OK	

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APPENDIX C

ORDERS FOR PAYMENT

Act	Cheque	Paid to	Heading	Details	Net	VAT	Gross
LGA 1972	102237	R ROBINSON		Office admin, Deri woods	374.85	29.52	404.37
				dog bags, materials for			
				Rob Isaac repairs			
LGA 1973	102238	HARRISONS (VAT ELEMENT)	Mount Field	Legal services	0	253.6	253.6
LGA 1974	102239	ONE VOICE WALES	Administration	Membership OVW	324	0	324
LGA 1975	102 240	PRINTERLAND	Administration	Office supplies	40.56	8.11	48.67
LGA 1976	102241	R ROBINSON (BEAR BINS)	Recreation	Litter bins for playground	552.58	110.52	663.1
LGA 1977	102242	BRIDGEN CONTRACTING	Mount Field	Grass cutting	298	136.67	820
			Erw Ddwr	Grass cutting	298		
			Recreation	Grass cutting	87.33		
LGA 1978	SO	R HOUGHTON	Street scene	Cleaning toilets	250	0	250
LGA 1979	SO	INSTITUTE	Administration	Office rent	108.33	0	108.33
LGA 1980	DD	BRITISH GAS	Burial Services	Electric for Chapel of Rest	24.86	0	24.86
LGA 1981	DD	BRITISH GAS	Street scene	Electric for toilets	103.69	5.18	108.87
LGA 1982	TRANS	HSBC	Administration	Bank charges	16	0	16
LGA 1983	SO	R ROBINSON	Administration	Town Clerk salary	568.53	0	568.53
LGA 1984	SO	M EVANS	Community	Youth leaders salary	205.33	0	205.33
LGA 1985	102243	ROB ISAAC	General repairs	Strimming, toilet repairs	290	0	290
				and playground slide			
LGA 1986	102244	GLOVERSURE	Publicity	Updating website	156.8	31.36	188.16
LGA 1987	102245	INSTITUTE	Community	Youth club hall rental	90	0	90

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APPENDIX D

POWYS COUNTY COUNCIL CONSULTATION ON VOTING FOR NEXT ELECTIONS

The Single Transferable Vote system

In Wales, we can use a system called Single Transferable Vote (or STV) to elect local Councillors. No Council in Wales has moved to the STV system yet, but Gwynedd and Ceredigion County Councils are also considering the change.

The STV system is a form of proportional representation designed to allow voters more choice than just one candidate.

At the moment, most residents in Powys are used to having a single Councillor representing their ward, as only eight of our 60 wards currently have more than one Councillor.

If we were to introduce the STV system, we would still have 68 Councillors, but rather than one Councillor representing everyone in a ward, we would have bigger wards with between three and six Councillors representing each one.

The number of Councillors in each ward would be determined by Welsh Government with recommendations from the Democracy and Boundary Commission Cymru.

How the Single Transferable Vote works

To understand how a Single Transferable (STV) count works lets look at an imaginary Council Ward called Taghaidh.

Taghaidh is a multi-member ward which is represented by 4 councillors.

One councillor has recently resigned and this leads to a by-election for the **1 vacancy or seat**.



How to Complete your Ballot Paper

In this example there are 4 candidates competing for the 1 vacant seat.

On Polling day – voters in the Taghaidh voted by numbering their candidates in order of preference.

They put a 1 next to their favourite candidate, a 2 next to their second favourite, a 3 by their third, and so on.....

Some people chose to number all the candidates; some choose just three or even just one. This is fine, you can number as many or as few as you like.

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Ballot Paper		Ballot Paper		Ballot Paper	
Taghaiddh Ward		Taghaiddh Ward		Taghaiddh Ward	
Adams	4	Adams	1	Adams	
Barnes	3	Barnes	3	Barnes	1
Caine	1	Caine	2	Caine	
Dunn	2	Dunn		Dunn	

How STV is Counted

Working out the Quota

In this example ward 5000 people cast valid votes; there is 1 seat available and 4 candidates. Before we do anything else we need to work out the number of votes a candidate needs to be elected. This is called the quota.

To calculate the formula we do the following sum:

The Basic Formula:

$$\frac{\text{Valid Votes Cast}}{\text{Seats Available} + 1} + 1 = \text{Quota}$$

In this example

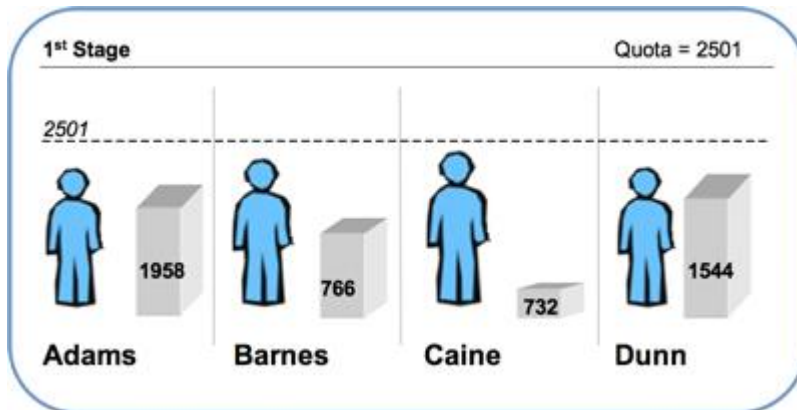
$$\frac{5000}{1 + 1} + 1 = 2501$$

Counting the First Preference

First we count the preferences for each of the 4 candidates. Nobody had more than the quota so we move to the 2nd round.

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Excluding a Candidate

As no-one met the quota – the candidate with the fewest votes at the 1st stage is removed from the count.

In this instance this was Caine.

Caine's votes are then checked again to look for the 2nd preference on the ballot paper, dividing them between the remaining candidates.

Ballot Paper	
Taghaidh Ward	
Adams	4
Barnes	3
~~Caine~~	1
Dunn	2

Caine is excluded and their votes redistributed as they have the fewest 1st preferences

The 2nd preference is then counted, which here is for Dunn

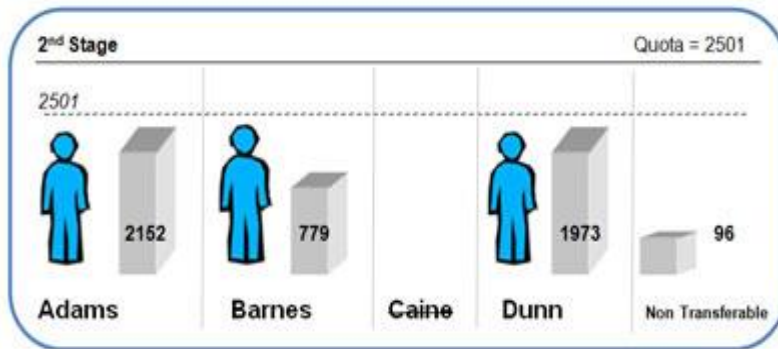
The 2nd Stage Results

This is how it looks after the 2nd Stage.

Of the 732 votes examined, 13 voters indicated a 2nd preference for Barnes taking the total to 779, 429 voters indicated a 2nd preference for Dunn and 194 voters indicated a 2nd preference for Adams. 96 voters only indicated a 1st preference for Caine and made no other mark on the ballot paper so their papers became 'non-transferable' at this stage.

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The 3rd Stage

After transferring Caine's 2nd preferences, still no-one has reached the quota. So once again we take the candidate with the fewest votes at the 2nd stage and this is Barnes.

Barnes' votes are then examined again to look for the next available preference after Barnes on the ballot paper dividing them between the remaining candidates.

If the next available preference is for a candidate that has already been excluded, i.e. in this example 'Caine' then we look for the next preference after that on that ballot paper.

Of the 779 votes examined, 431 voters indicated a 3rd preference for Adams taking the total to 2583, 278 voters indicated a 3rd preference for Dunn taking the total to 2251 and 70 voters had indicated no further preferences and made no other mark on the ballot paper so their papers became 'non-transferable' at this stage, making an overall total of 166.

Ballot Paper	
Taghaidh Ward	
Adams	3
~~Barnes~~	1
~~Caine~~	2
Dunn	4

Barnes is excluded after the 2nd stage and their votes redistributed as they have the votes at this stage.

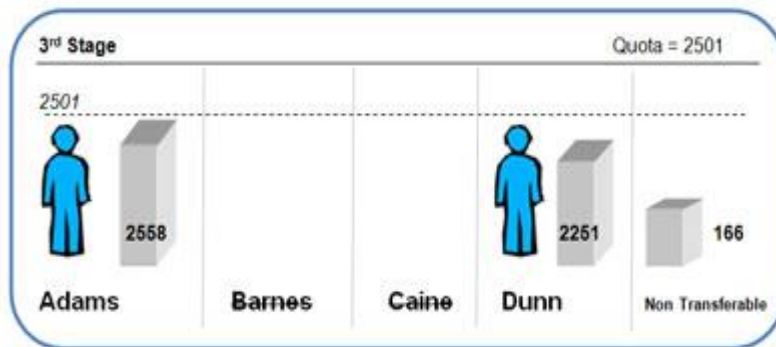
The next available preference is then counted, which here is for candidate **which is already excluded being Caine**. So in this example we look for the preference after that being **Adams**.

Final Results of the Count

After the 3rd stage Adams received the most votes after the preferences of the excluded candidates were transferred. Adams is now elected to fill the vacancy in the Taghaidh Ward.

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In an STV local government by-election the number of stages is related to the number of candidates who are on the ballot paper and will continue stage by stage until there are two candidates left and the one with the most votes transferred is elected.

In a full STV local government (council) election - where there are 3 / 4 seats are available dependent on the ward being contested, a similar process occurs until either 3 or 4 candidates meet the quota or are left in the contest after other candidates are excluded. Transfers of votes happen in numbers of part decimal point, e.g. 0.528 and as this is complicated to count it is conducted electronically.

The po's and con's of the voting system proposed are set out on the next page.

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PROS

- STV aims to achieve proportional representation. This means that parties or candidates receive seats in proportion to the number of votes they receive. This can lead to a more accurate reflection of the voters' preferences in the composition of the Council.
- The ability to rank the candidates on your ballot paper means that your votes are more likely to contribute to the election of a candidate you support. Even if your first-choice candidate doesn't win, your vote can be transferred to your next choice. This reduces the number of wasted votes, where votes for losing candidates do not contribute to the election outcome.
- STV encourages candidates to appeal to a broader range of voters as they will need to gather second and subsequent preference votes. This can foster cooperation and coalition building among different parties and candidates.
- STV can also enhance the representation of smaller/ minority groups.
- STV provides voters with a greater choice of candidates within a party, allowing you to vote for individuals rather than just parties.



CONS

- The STV system might be difficult to understand, which we could help by providing information and materials to voters.
- The complexity of the STV system might put off some voters, leading to a feeling of disconnection from the electoral process if they do not fully understand how their votes are being counted.
- There is the potential for an increase in spoilt ballot papers.
- Multi Councillor wards may lead to bigger ballot papers, and the order candidates appear could be an issue if they are listed alphabetically rather than using a system which randomises the order, which may be expensive.
- The more complex counting process will result in the count taking a minimum of two days and thereby doubling the cost of the count. Initial counts under an STV system could be longer as count staff get used to the new process.
- The longer counting process can delay the announcement of election results compared to other voting systems.

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APPENDIX E

PLANNING CONSULTATION

1	Date of receipt	3RD September 2024
2	Site reference	24/1222/
3	Website info	<u>24/1222/HH Proposed two storey side extension to existing dwelling 12 Minffordd Llanfair Caereinion Welshpool SY21 0BT (powys.gov.uk)</u>
4	Site address	12 Minffordd, Llanfair Caereinion, Welshpool, SY21 0B
5	Proposed development	Proposed two storey side extension to existing dwelling
6	PCC planning policy	The site is within the development boundary of the town centre. There are design guidelines laid out in the policy guidance set by Powys County Council
7	Town Plan policy	Town Plan policy There are no policies in the Town Council Plan which affect this development. The application for a similar scheme was withdrawn in March 2024.
8	Date responses required	24th September 2024

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LOCATION PLAN

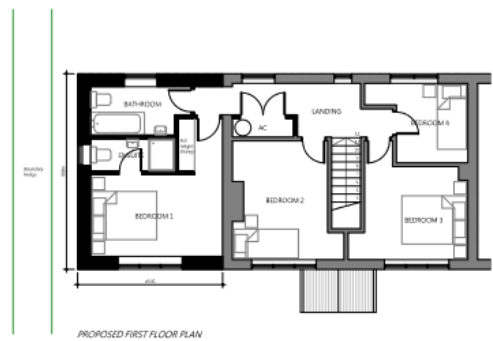
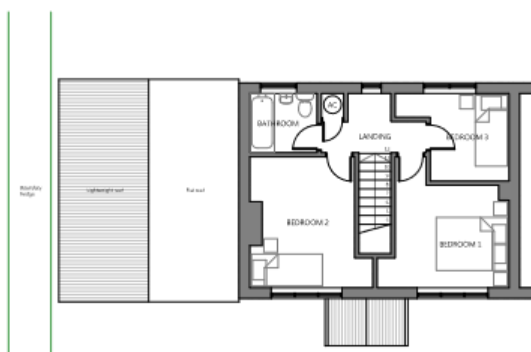
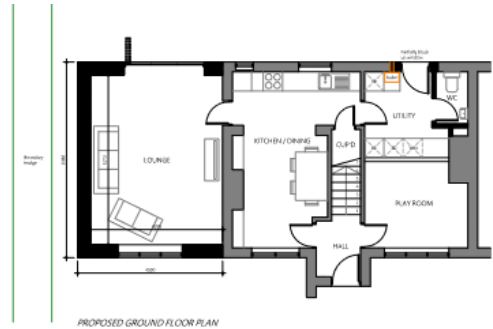
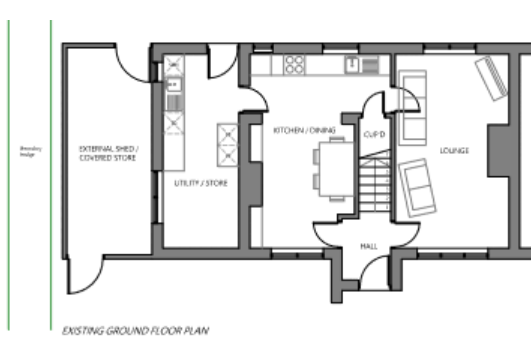


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BLOCK PLAN – EXISTING



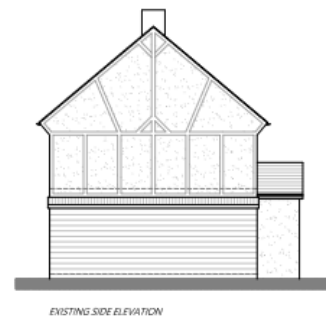
BLOCK PLAN – PROPOSED



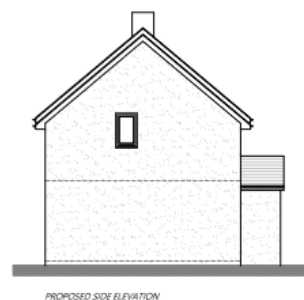
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EXISTING LAYOUT

PROPOSED LAYOUT



EXISTING ELEVATIONS



PROPOSED ELEVATIONS

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APPENDIX F

PLANNING CONSULTATION

1	Date of receipt	11TH September 2024
2	Site reference	24/1294/REM
3	Website info	<u>24/1294/REM Section 73 application to remove conditions 5 and 6 of planning approval 20/0010/OUT in relation to affordable housing Tanyfron Broncafnt Lane Llanfair Caereinion Welshpool SY21 0BW (powys.gov.uk)</u>
4	Site address	Tanyfron , Broncafnt Lane, Llanfair Caereinion, Welshpool SY21 0BW
5	Proposed development	Proposal: Section 73 application to remove conditions 5 and 6 of planning approval 20/0010/OUT in relation to affordable housing. The following are conditions 5 and 6 referred to: 5 Prior to the commencement of development, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include: i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than one housing unit.

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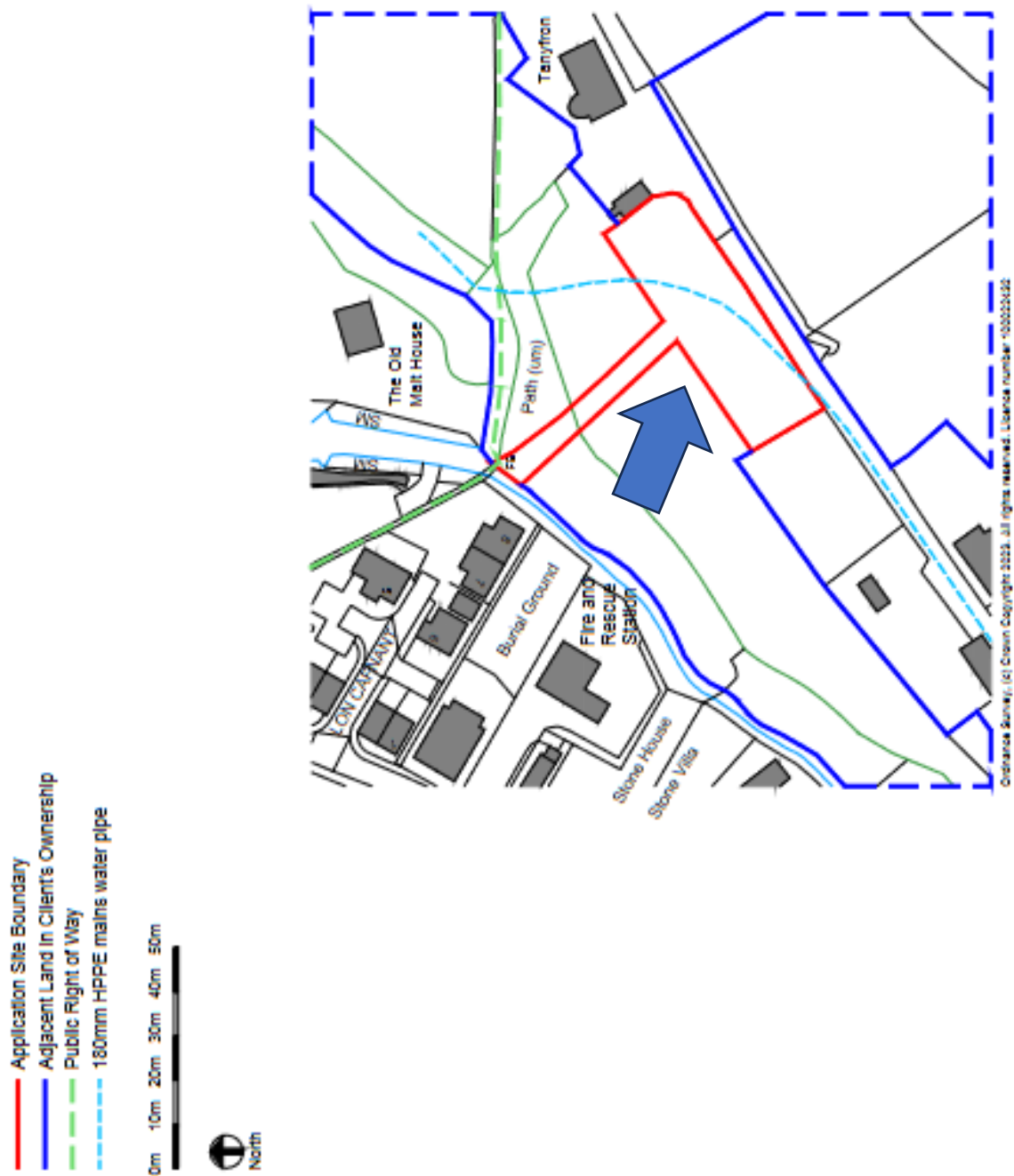
		ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing; iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no RSL is involved; iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced 6 The affordable dwelling shall have a maximum gross floor area of 115 square metres (measured internally and including garages where designed as an integral part of the dwelling) and notwithstanding the provisions of schedule 2, part 1, classes A, B, C and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the affordable dwelling shall not be subject to extensions, roof alterations and buildings other than those expressly authorised by this permission and subsequent approval of reserved matters.
6	PCC planning policy	Policy H5 - Affordable Housing Contributions Proposals for new housing development of five or more dwelling units or on sites of 0.25ha and above will be required to make contributions towards the provision of affordable housing. The target contributions required to be made by development proposals will be based on the required contribution for the relevant sub-market area as set out below: i. Central Powys – 30% contribution. ii. Severn Valley – 20% contribution. iii. North Powys - 10% contribution. iv. South West Powys – 0% contribution.

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		Contributions shall be made in the form of on-site affordable housing provision. Alternative forms of contributions, including off-site provision or financial contributions in lieu of on-site provision, will only be considered where it can be demonstrated that on-site provision would not be appropriate. The provision of affordable housing will be negotiated on a site-by-site basis taking into account the evidenced viability of the development.
7	Town Plan policy	Llanfair Caereinion Town Plan adopted 8/11/2021 Policy - B2. The Town Council will seek to support the provision of affordable housing but only to a level which makes any development scheme viable and able to be taken forward.
8	Planning history	The property has a planning consent for 3 housing units (one to be affordable under a section 106 agreement). The property has also been the subject of an appeal to remove the affordable housing condition and this was refused at appeal.
9	Date responses required	2nd October 2024

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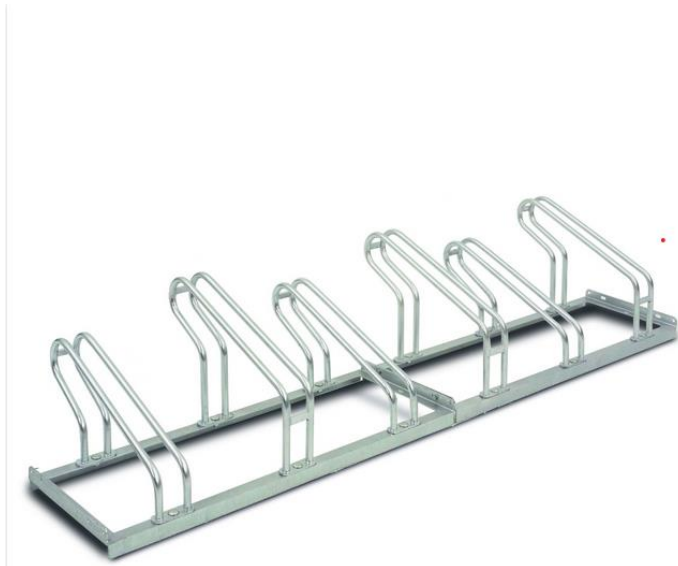
Location plan:



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APPENDIX G

CYCLE RACKS FOR PLAYGROUND



LO HOOP CYCLE RACK

Product Code: SFD420

£117.00 ex VAT

(£140.40 inc VAT)

Order Today get it by 30.08.2024*

Length *

QUANTITY

ADD TO CART

ENQUIRE NOW



3 HOOP SHEFFIELD TOASTRACK

Product Code: SFD403

£220.00 ex VAT

(£264.00 inc VAT)

Order Today get it by 02.10.2024*

Powder Coating *

QUANTITY

ADD TO CART

ENQUIRE NOW

Lea

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[Home](#) / [Bike Racks](#) / Floor Mounted Cycle Rack

Floor Mounted Cycle Rack

£45.00 (ex VAT)

£54.00 (inc VAT)

The Floor Mounted Cycle Rack is an easy way to ensure you can provide a convenient and secure place for cyclists to lock up their bikes.

Key Product Features:

- 10-year manufacturer's warranty
- Convenient user experience
- Durable steel framework
- Easily ground-fixed
- **Made in Britain**

Contact us today to experience our quality products, book a site visit, or order cycle racks.

Size *

4 Spaces (+£10.00) ▼

Product price: Ex. VAT £45.00

Total options: Ex. VAT £10.00

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APPENDIX H

DERI WOODS AND GOAT FIELD BENCHES



Wirksworth Outdoor Recycled Plastic Low Park Bench

£323.40 Inc VAT
£269.50 Ex VAT

Lead Time 2-4 Weeks
SKU WIRKSWORTHLOWBENCH

Size

Choose an Option...

Colour



NORTH RECYCLED PLASTIC OUTDOOR PARK BENCH



Wirksworth Recycled Plastic Outdoor Park Bench

£502.84 Inc VAT
£419.03 Ex VAT

Lead Time 2-4 Weeks
SKU WIRKSWORTHBENCH

Colour



Bench Width

Choose an Option...

**TOTAL COST £710 (net of VAT
for one of each**