

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council

Pack of appendices for the full council meeting to be held on

Monday 18th May 2026

Annual meeting

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APPENDIX A

ELECTION OF CHAIR AND VICE CHAIR

The procedure adopted for the election of both Chair is set out below:

- i) A nomination paper will be issued to each member present on whom you are asked to nominate the person you would like to see as Chair for the ensuing year.
- ii) If there is only one name that person is elected.
- iii) If there is more than one each will be asked if they wish to stand. First the Chair will be asked, then the Vice Chair and then in alphabetical order.
- iv) If there is two or more an election shall take place.
If there are three or more candidates (v) will apply.
- v) The votes will be counted and if a candidate receives more than 50% of the vote there is only one round. If the person with the highest votes have not reached 50% then the person with the lowest votes drop off and vote is taken with the remaining candidates.
- vi) When there are only two candidates left it is a simple majority.
- vii) The voting shall be by secret ballot.
- viii) At the annual meeting the Chair is requested wear the Town Chain of Office. If the current Chair stands down him/her will present the incoming Chair with the Chain of Office.
- ix) The chair when elected will be asked to complete the acceptance of office.

The election of a vice chair shall be completed as per items (i) to (viii) above.

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APPENDIX B

ATTENDANCE RECORD
Year to 30th April 2026

		Totals			
Name		Possible	Actual	Percent	
Alexander	Myfanwy	11	5	45.45	%
Astley	Rob	11	11	100.00	%
Badger	Jon	8	7	87.50	%
Davies	Hazel	11	11	100.00	%
Davies	Ian	11	9	81.82	%
Jones	Gareth	11	9	81.82	%
Jones	Melvin	11	11	100.00	%
Owen	Mark	9	3	33.33	%
Peate	Geraint	11	11	100.00	%
Purser	Stephen	11	9	81.82	%
Webster	Sam	11	11	100.00	%
Wixey	Paul	11	11	100.00	%

The average attendance in the year to			
30th April 2025 was	84.50	%	
The average attendance in the year to			
30th April 2026 is	84.31	%	

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APPENDIX C

DATES OF MEETINGS

MONTH	COUNCIL MEETINGS	PLACE MAKING PLAN COMMITTEE	TRUST MEETING
JUNE	22nd	1st	
JULY	20th	6th	
AUGUST	No meetings		
SEPTEMBER	21st	7th	
OCTOBER	19th	5th	
NOVEMBER	23rd	2nd	9th
DECEMBER	14th		
JANUARY	18th	11th	
FEBRUARY	15th	1st	
MARCH	15th	1st	
APRIL	19th	5th	
MAY	24th	10th	

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APPENDIX D

APPOINTMENTS TO AREAS OF INTEREST

To appoint a Councillor or Councillor's to liaise with the Town Clerk regarding each area of interest and council services for the ensuing year.

No	Area of interest	Current
1	Administration and Finance	Cllr Stephen Purser
2	Burial services (Chapel of Rest, Churchyard and Erw Ddwr, war memorial	Cllr Hazel Davies Cllr Melvin Jones
3	Business and tourism liaison	Vacant
4	County Council liaison	Cllr Gareth Jones
	Deri Woods/Goat Field	Cllr Rob Astley Cllr Melvin Jones Cllr Sam Webster
5	Events including Christmas Lights	Cllr Rob Astley Cllr Gareth Jones
6	Governance – H&S and documents	Vacant
7	Llanfair partnership and consultations	Vacant
8	Mount Field	Cllr Rob Astley Cllr Melvin Jones
9	Outlying areas	Vacant
10	Place Making Plan & Projects Zorking group (Max of 6)	Cllr Gareth Jones Cllr Myfanwy Alexander Cllr Stephen Purser Cllr Sam Webster Cllr Paul Wixey
11	Planning and development	Cllr Stephen Purser
12	Website, Chronicle and publications	Cllr Myfanwy Alexander
13	Recreation – tennis courts, playground & bowling club	Cllr Rob Astley Cllr Melvin Jones
14	Street Scene services & Toilets	Cllr Hazel Davies
16	Sustainability Powys (1 plus Clerk)	Cllr Stephen Purser
17	Youth and community	Cllr Melvin Jones
18	Welsh Language	Cllr Melvin Jones

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APPENDIX E

APPOINTMENTS TO OUTSIDE BODIES

No	Outside Body	Current
1	Cambrian Rail Committee	Town Clerk
2	Community Library	Cllr Stephen Purser
3	Deri Woods Trust	All
4	Friends of Deri Woods	Cllr R Astley Cllr S Webster
5	Mount Field Trust	All
6	PCC forum (by annual meetings)	Town Clerk
7	Police Liaison	Cllr Sam Webster Town Clerk
8	North & Mid Wales Association of Local Councils	Town Clerk
9	One Voice Wales	Cllr Paul Wixey Town Clerk
10	Library	Cllr Stephen Purser
11	The Institute	Cllr Hazel Davies Cllr Melvin Jones
12	Youth & Community Trust	All
13	Ysgol Bro Caereinion	Cllr Melvin Jones

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APPENDIX F

FEES AND CHARGES REVIEW

No		Current	Proposed
1	MOUNT FIELD - football club License to use football pitch Ground rent for buildings Ground rent for other structures	£180pa £10pa £10pa	
2	MOUNT FIELD – grazing license	£100pa	
3 **	BOWLING GREEN – ground rent	£10pa	
3	CHAPEL OF REST Chapel of Rest per day Chapel of Rest 4 th day plus	£40 per day £10 per day	
4***	BURIALS Single or double grave Additional burial Burial of cremated remains Headstone	£625 £450 £250 £150	

**** Bowling club lease with fixed rent until 2033.**

***** Double fees for those not local as per policy**

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Llanfair Caereinion Town Council**

APPENDIX G

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council

ANNUAL REPORT

Year ending 31st March 2026



Robert A Robinson MBE FRICS FSLCC
Town Clerk & Responsible Financial Officer
18th May 2026

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

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Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

1. Llanfair Caereinion Town Council - Overview

Llanfair Caereinion Town Council was established in 1974 under the Local Government Act 1972. It serves the town and surrounding areas, including Heniarth, parts of Cyfronydd and Llanerfyl, Rhiwhiriaeth, and Melin Y Ddol.

Role & Structure

- It is a medium-sized community (town) council providing local, grassroots services.
- Elected councillors set the strategic direction.
- A Town Clerk manages day-to-day operations.
- The council represents the community and acts as a statutory consultee on planning matters.

Meetings & Transparency

- Full council meetings are held monthly (except August).
- Agendas, minutes, and governance documents are publicly available online.
-

Finances

- Main income comes from a precept of £53,900.
- Additional funding is occasionally secured through grants.

Services & Responsibilities

The council manages a range of local facilities and services, including:

- Parks and green spaces (e.g., Mount Field, Deri Woods, Goat Field)
- Public toilets
- Playground, tennis court, and bowling green
- Youth club services
- Chapel of rest, Erw Ddwr cemetery and St Mary's churchyard
- Council office, signage, and street furniture
- Plans to take a more active role in street cleaning.
- Website, facebook page and newsletter.

Development & Governance

- Working towards becoming a "competent council" (requires elected councillors, clean accounts, and a qualified clerk).
- Has key planning documents such as a Place Making Plan and updated policies for youth, tourism and planning.
- Maintains both a compliant council website and a tourism website.

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Llanfair Caereinion Town Council

The websites addresses are:

Llanfair Caereinion Town Council
www.llanfairtowncouncil.gov.uk

Llanfair Caereinion Tourism
www.llanfaircaereinion.org.uk

2. Information about Llanfair Caereinion

Location & Character

- Located in Montgomeryshire.
- A predominantly rural area with a small central town situated on the River Banwy.

Town Features

- Central large church with churchyard, plus two chapels.
- Well-served with everyday amenities despite its rural setting.

Local Shops & Services

The town offers a variety of essential businesses and services, including:

- Convenience stores (Londis, Spar)
- Post office
- Local butcher
- Veterinary practice
- Agricultural supplier (Wynnstay)
- Newsagent and general store
- Fish & chip shop, Chinese take-away and a café (at the railway station)
- Barber and hairdressers including Nail Connections
- Three public houses serving food daily
- Petrol station with garage repair facilities

Community Facilities

- NHS dentist
- Medical centre
- Fire station

Tourism & Local Economy

- The main attraction is the Welshpool and Llanfair Light Railway
 - Supported by 280+ volunteers
 - Attracts over 25,000 visitors annually
- A number of visitors explore the town centre and nearby Deri Woods

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Outdoor & Recreational Opportunities

- Town trail and extensive network of public footpaths
- Deri Woods riverside walk
- New playground
- Recreation ground
- Leisure Centre

Accommodation & Businesses

- Several caravan parks and bed & breakfast establishments, supporting tourism.

3. Councillors and Town Clerk

Council Composition

- The council has one ward represented by 12 councillors.
- At the end of the financial year (31 March 2026), there was one vacancy.
- All but one councillor are elected, indicating strong democratic representation.
-

Councillor Information

- Contact details and further information about councillors are available on the council's official website.
- **No allowances** were paid to councillors during the year ending 31 March 2026.
-

Town Clerk & Responsible Financial Officer

- The Town Clerk and Responsible Financial Officer for the year was:
Robert A Robinson MBE FRICS FSLCC

4. Trusts

The council acts as a **corporate trustee** for two local charities and manages their activities:

- **Recreation and Playing Field Charity (No. 525514 – Mount Field)**
 - Managed and funded by the council during the financial year ending 31 March 2025.
 -
- **Deri Woods Recreation Ground Charity (No. 524413)**
 - Also managed and funded by the council in the same period.

These trusts relate to important community green spaces and recreational facilities.

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Llanfair Caereinion Town Council

5. External Membership

The council maintains active involvement in a range of local and regional organisations:

- Llanfair Caereinion Partnership – Town Clerk & councillors
- Llanfair Caereinion Library – Cllr Stephen Purser
- Powys County Council Community Council Forum – Town Clerk
- Llanfair Caereinion Youth Council – Cllr Melvin Jones
- Friends of Deri Woods (Montgomeryshire Wildlife Trust) – Cllr Rob Astley, Cllr Melvin Jones and Cllr Sam Webster
- The Institute Committee – Cllr Hazel Davies & Cllr Melvin Jones
- North & Mid Wales Association of Local Councils – Town Clerk
- Cambrian Railway Liaison Committee – Town Clerk
- One Voice Wales – Cllr Paul Wixey and the Town Clerk.

6. Power of Well-being

- The council has approved and published a Well-being Statement and Assessment during the 2025–2026 financial year.
- This document is kept up to date and regularly monitored, ensuring the council supports the overall well-being of the community.

7. Climate Change Plan

- A Climate Change Plan was adopted in February 2022.
- An associated action plan is actively being implemented.
- This work is ongoing and linked with the council's environmental responsibilities.

8. Bio-diversity Plan

- The council has adopted a Bio-diversity Plan and Assessment during 2025–2026.
- Progress is being made year by year, showing a long-term environmental commitment.
- A Section 6 report has been completed and published on the council website.
- The plan has been reviewed, with an updated version expected to be adopted early in the next financial year.

9. Training Plan

- A Training Plan has been adopted and published.
- This ensures councillors and staff maintain the skills and knowledge needed to carry out their roles effectively.

10. Achievements

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Llanfair Caereinion Town Council

A number of specific achievements were delivered during the year ending 31 March 2026. These include:

- Adoption of the Place Making Plan.
- The return of the cross to the Lychgate.
- New sign to St Mary's Well.
- Improvements to the CCTV system.
- Adoption of new bylaws.
- Installation of new signage at Mount Field and Deri Woods.
- Establishment of a Media Centre at the Institute.
- Securing grant funding to support major works planned for 2026–2027.
- New refuse collection bin at Erw Ddwr cemetery.
- New sign at Erw Ddwr cemetery.

11. Other Events Happening Around the Town

Several notable community and infrastructure activities took place during the year:

1. **Carnival**
The Llanfair Carnival was held in June on Mount Field with financial support from the Town Council.
2. **Remembrance Event**
The annual remembrance service was held in November in partnership with the Royal British Legion.
3. **Road Improvements**
Key roads through the town were resurfaced by Powys County Council.
4. **Youth Football Festival**
A youth football festival was organised by Llanfair United Football Club, supporting local sport and youth engagement.
5. **Railway Events Expansion**
The Welshpool and Llanfair Light Railway expanded its programme of events, boosting tourism and community activity.
6. **Churchyard Footpath Upgrade**
The footpath through St Mary's Churchyard was resurfaced, improving accessibility.
7. **Council Health Check Completed**
The council completed a health check, likely assessing governance, performance, and compliance.

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12. Reserves

At the end of the financial year, the council held total reserves of £99,750, allocated as follows:

- **General Reserves: £50,000**
 - Used for day-to-day financial stability and unexpected costs
- **Place Making Plan: £20,000**
 - Set aside to support future town development and planning initiatives
- **Town Guide: £1,250**
 - Allocated for producing or updating local information materials
- **Media Centre: £800**
 - Likely for communications or digital/community media resources
- **Available for Projects: £28,200**
 - Flexible funding for new or upcoming council projects
 -

Total Funds: £99,750

13. Annual Return and Financial Statement

- The council's Annual Return and Financial Statement are publicly available on its website.
- A copy is also included as Appendix A in the report.
- This supports financial transparency and accountability.

14. Annual Monitoring Review

- The council produces a monitoring report each year, reviewing progress against its plans.
- This report is presented at the Annual Meeting.
- It is also published online for public access.

15. Chronicle (Newsletter)

- The council produces a newsletter (chronicle) in both:
 - Online format
 - Printed (hard copy) available in shops and outlets in the town.
- This helps keep residents informed about **local developments, events, and council activities**.

16. Independent Review Panel for Wales

- The council has adopted policies in line with the Independent Remuneration Panel for Wales.
- A **schedule of councillor expenses** is available on the council website, ensuring transparency.

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17. Plans for 2026-2027

During the next financial year, the following projects and maintenance are planned to be completed:

- i) Completion of the memorial garden in St Mary's Churchyard.
- ii) Restoration of the riverside path in Deri Woods.
- iii) Installation of a new drainage scheme in Deri Woods.
- iv) Restoration of the washed-out path in Deri Woods.
- v) Improvement to the entrance to Goat Field.
- vi) Installation of a MUGA facility at Mount Field.
- vii) Reprint of the Town Guide.
- viii) Progress projects in the Place Making Plan.
- ix) Take over street scene services from PCC.

Robert Robinson
MBE FRICS FSLCC
Town Clerk & Responsible Financial Officer

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Llanfair Caereinion Town Council

APPENDIX H

REVIEW OF COUNCIL ACTIVITIES – 2025 to 2026

Council activity 2025-2026	Status
Place Making Plan for Llanfair to be taken forward (grant aid funded)	Ongoing
Work with PCC on the sustainability plan as required.	Being actioned
Seek asset transfer of car park Watergate Street and car park by the Medical Centre from Powys County Council.	Ongoing
Finalise council consideration of an asset transfer of the Banwy Industrial Estate Road.	Resolution completed
Land registration of the Deri Woods property.	Quotes for works gained
Start street cleaning project	Ongoing
Replacement of top rail on Mount Field side of Mount Field and repair netting.	Some work completed.
Replace damaged posts at far end of Mount Field	Completed
New signage at Mount Field following approval by bylaws to be completed	Completed
Repairs to car park surface at Deri Woods and Mount Field	Completed
Works of repair at Deri Woods and Goat Field to paths, steps and railings to continue	Ongoing
Replace cross on top of Lychgate	Completed
Reprint the Town Guide	Grant gained for early 2026
Liaise with WLLR to improve access for visitors to the town	Ongoing
Works plan for Erw Ddwr including minor tree works, new rubbish compound and bin. Approx cost £2,000.	Completed
Progress to seek grant aid to support projects.	Ongoing
Take forward with grant aid a digital notice board for the town	Ongoing
Complete installation of VDU Hybrid equipment in association with the Institute.	Completed
Continue with progress proposals to take lorries out of the town.	Ongoing
Complete a campaign seeking residents to have a small wildlife garden within their homes.	Completed
Installation of further bird boxes on council open spaces.	Completed
Provide an area for the youth to 'hang out'	
Deliver the Christmas Lights for 2025	Completed
Work with the RBL to deliver a VE Day Event	Completed
Complete the memorial garden project in St Mary's Churchyard	To be completed spring 2026
Refurbish the 'St Mary's Well' sign	Completed

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APPENDIX J

PROPOSED COUNCIL ACTIVITY PROGRAMME – 2026 to 2027

Proposed works 2025-2026
Place Making Plan for Llanfair to be taken forward (grant aid funded)
Work with PCC on the sustainability plan as required.
Complete works in Deri Woods and The Goat Field (Grant aided)
Complete MUGA at Mount Field
Seek asset transfer of car park Watrgate Street and car park by the Medical Centre from Powys County Council.
Land registration of the Deri Woods property.
Start street scene (from PCC)
Progress support for the Leisure Centre
Update and produce a new Town Guide
Complete a new Town Trail with grant aid
Progress to seek grant aid to support projects.
Take forward with grant aid a digital notice board for the town
Continue with progress proposals to take lorries out of the town.
Provide an area for the youth to 'hang out'
Complete the memorial garden project in St Mary's Churchyard

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APPENDIX K

ANNUAL MONITORING REPORT

Introduction

The monitoring report covers activities within the approved plans as follows

Youth Plan

The projects and actions outlined in this plan are:

Ref	Action	Status
1	A youth club in the centre of the town.	Completed
2	A place where the youth can 'hang out' ideally down by the railway station.	Ongoing
3	Improved public transport.	Buses have increased following consultation
4	A longer-term project of a BMX bike track.	Ongoing

This plan is due for review in the 2026-2027 financial year.

Digital Plan

The projects and actions outlined in this plan are:

Ref	Action	Status
1	Install Town WiFi system.	Completed.
2	Set up channels to share data and insights from the town Wi-Fi system.	There needs to be further work on this now that the system is working better.
3	Digital skills programme Medium-term – Delivery feasible within the next 12 to 18 months but will require further planning, funding, and statutory approvals.	Some classes were held in the Library for computer skills training. When funding is available more classes could be made available.

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4	Town centre digital noticeboard	Not yet actioned.
5	Smart green space management Strategic – Significant intervention that requires the involvement of organisations above town level and additional planning and funding.	A project which would need to be delivered by the County Council.
6	Smart utilities pilot for community buildings.	Town Council buildings both have smart meters read externally.

Actions to deliver the objectives are due to be moved forward in the 2026-2027 financial year.

Tourism Plan

The projects and actions outlined in this plan are:

Ref	Action	Status
1	Set up and maintain a tourism website for Llanfair Caereinion.	Completed.
2	Consider the links that can be made between the offers of these organisations to create a cohesive 'product' offer for potential visitors.	Links to local tourism attractions on our tourism website.
3	Maximise promotion of the Cloverlands Model Car Museum, steam railway and other attractions.	Links to local tourism attractions on our tourism website.
4	Develop tours of Llanfair which encompass a number of different themes.	No action taken to date.
5	Maintain a town guide.	New town guide in production with grant aid.
6	Establish a working group - involving both Town Council members and key local figures – to help promote tourism.	No action taken to date.

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Biodiversity Plan

The projects and actions outlined in this plan are:

Ref	Action	Status
1	Undertake management and thinning of woodland at Deri Woods and Goat Field	This work is ongoing under the management of the council and FODW.
2	Provide bird boxes, bat boxes and bug hotels at Deri Woods and Goat Field	This work is completed.
3	Undertake Community Clean Up initiatives with local groups annually	This is completed from time to time.
4	Installation and maintain of benches and seating in Deri Woods and Goat Field	Completed.
5	Installation of Interpretation boards identifying trees, plants and wildlife in Deri Woods and Goat Field	Completed.
6	Design and print of several walking leaflets promoting outdoor recreation	This has yet to be started.
7	Provide organic allotments	No space identified for such uses, kept under review.
8	Introduce pollinator friendly plants	This is done where possible when replanting.
9	Maintain footpaths and drainage in Deri Woods	Ongoing. Grant obtained to reinstate some paths and complete a drainage scheme.

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Climate Change plan

The projects and actions outlined in this plan are:

Ref	Action	Status
1	A Youth Council is to be set up with the High School and possibly the new Junior School.	Youth Council in place with Youth Club
2	Drive less Walk, bike, car-pool or take mass transit more often.	Where possible the town council staff use public transport.
3	Recycle more - You can save 2,400 pounds of carbon dioxide per year by recycling just half of your business waste.	Where possible the council recycles all materials used.
4	Use bio-degradable cups for Council and Buildings use. When the Council hosts events either bio-degradable cups or re-washable cups are used.	When council does events it is ether washable cups/mugs or bio-degradable cups/mugs in huse.
5	Provide a drinking water station to help encourage people using re-usable bottles.	Completed.
6	Avoid products with a lot of packaging.	When it is possible packaging is avoided and recycled.
7	Plant a tree Manage woodland and plant new trees as appropriate.	The council manages Deri Woods and The Goat Field. There is a tree management plan including replanting.
8	To protect wildlife and in particular control cutting of hedgerows.	The council maintains hedgerows with cutting outside of bird nesting season. Protection of wildlife in Deri Woods is recognised.

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9	To protect where possible habitats which support wild growth. To leave areas to grow wild where appropriate.	A project encouraging small wildlife gardens in homes has been completed. There is a management plan for Deri Woods to help with this.
10	Pollinating plants where possible in appropriate planting areas.	Being managed by FODW in Deri Woods & Goat Field.
11	Turn off electronic devices when not in use.	This is done.
12	When equipment is renewed to replace with energy efficient products.	This is done.
13	Support renewable energy schemes.	Where the council is consulted this is taken into account.
14	The Council supports in principle renewable energy but subject to constraints.	The council applies this policy when considering such schemes.
15	Make the public aware of the Council's actions and consider how to promote the global warming issues.	Via annual reports and via the website/Chronicle.

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APPENDIX L

MANAGEMENT ACCOUNTS

MONTHLY INCOME & EXPENDITURE SUMMARY			
INCOME	BUDGET	ACTUAL	April
Precept	60,316.00	20,106.00	20,106.00
Burial Services	5,000.00	160.00	160.00
Street Scene	5,000.00	0.00	0.00
Recreational	10.00	0.00	0.00
Mount Field	420.00	0.00	0.00
Deri Woods	0.00	0.00	0.00
Administration	400.00	0.00	0.00
Publicity/Events	750.00	0.00	0.00
Projects	153,050.00	0.00	0.00
Grants	0.00	0.00	0.00
Community	250.00	0.00	0.00
Custom 1	0.00	0.00	0.00
Custom 2	0.00	0.00	0.00
Total	225,196.00	20,266.00	20,266.00
EXPENDITURE	BUDGET	ACTUAL	April
Burial Services	8,150.00	258.46	258.46
Street Scene	7,500.00	965.23	965.23
Recreational	3,000.00	83.33	83.33
Mount Field	6,175.00	650.00	650.00
Deri Woods	4,875.00	100.00	100.00
Administration	22,600.00	1,254.94	1,254.94
Publicity/Events	14,800.00	0.00	0.00
Projects	149,050.00	112.00	112.00
Grants	3,350.00	0.00	0.00
Community	5,335.00	424.88	424.88
Section 137	50.00	0.00	0.00
Custom 1	0.00	0.00	0.00
Custom 2	0.00	0.00	0.00
Total	224,885.00	3,848.84	3,848.84
Balance	311.00	16,417.16	16,417.16
VAT		158.42	158.42
CHECK = 0			0.00

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Bank reconciliation

BANKING CHECKS				
BANKING	START		April	May
		CURRENT	37,552.40	52,838.75
		DEPOSIT	63,589.52	63,589.52
		TOTAL	101,141.92	116,428.27
	END	CURRENT	52,838.75	
		DEPOSIT	63,589.52	
		TOTAL	116,428.27	0.00
		DIFFERENCE	-15,286.35	116,428.27
SUMMARY	INCOME	GENERAL	20,266.00	0.00
		DEBTORS	1,054.14	0.00
		VAT	0.00	0.00
		TOTAL	21,320.14	0.00
	EXPENDITURE	GENERAL	3,848.84	0.00
		Town Trail		
		Last yr chq	2,026.53	0.00
		VAT	158.42	0.00
		TOTAL	6,033.79	0.00
		DIFFERENCE	15,286.35	0.00
		CHECK = 0	0.00	116,428.27
		OK	OK	

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

APPENDIX M

ORDERS FOR PAYMENT

REF	CHEQUE	PAID TO	DEPT	FOR	NET	VAT	GROSS
LGA 1972	102353	PHS	TOILETS	SANITORY BINS	97.70	2.81	100.51
LGA 1972	102354	R ISAAC	VARIOUS	SMALL JOBS	170.00	0.00	170.00
LGA 1972	102355	IAN THOMAS	VARIOUS	SMALL JOBS	671.26	16.26	687.52
LGA 1972	102356	MATT EVANS	YOUTH & COMMUNITY	TRAINING	92.00	0.00	92.00
LGA 1972	102357	CANCELLED			0.00	0.00	0.00
LGA 1972	102358	HAFREN DYFRDWY	TOILETS	WATER RATES	480.20	0.00	480.20
LGA 1972	102359	POC	CHAPEL OF REST	RATES HALF YEAR	514.55	0.00	514.55
LGA 1972	SO	R HOUGHTON	TOILETS	CLEANING	250.00	0.00	250.00
LGA 1972	SO	BRITISH GAS	TOILETS	ELECTRIC	235.03	11.75	246.78
LGA 1972	SO	BRIDGEN CONTRACTING	BURIALS	GRASS CUTTING	325.00	146.67	880.00
			MOUNT FIELD	GRASS CUTTING	325.00		
			RECREATION - PLAYGROUND	GRASS CUTTING	83.33		
LGA 1972	SO	SALARY TOWN CLERK	ADMINISTRATION	SALARY	734.00	0.00	734.00
LGA 1972	SO	SALARY YOUTH LEADER	YOUTH & COMMUNITY	SALARY	221.90	0.00	221.90
LGA 1972	SO	POWYS COUNTY COUNCIL	ERW DDWR	WASTE COLLECTION	49.68	0.00	49.68
LGA 1972	SO	POWYS COUNTY COUNCIL	MOUNT FIELD	WASTE COLLECTION	49.68	0.00	49.68
LGA 1972	102001	HUW EVANS	DERI WOODS	RIVERSIDE PATH	540.00	108.00	648.00
LGA 1972	102002	R ROBINSON	ADMINISTRATION	OFFICE EXPENSES	103.00	2.16	105.16
LGA 1972	102003	WYBONE	DERI WOODS	DOG POO BAGS	101.98	20.40	122.38
LGA 1972	102004	CARNIVAL	CARNIVAL	INFLATABLES	1550.00	0.00	1550.00
LGA 1972	102005	R ROBINSON	DEBIF PAD REPLACEMENT	BLACK LION REPL	61.99	11.20	73.19
LGA 1972	102006	AUDIT WALES	ADMINISTRATION	2019-20 AUDIT	416.00	0.00	416.00
LGA 1972	102007	GLOVERSURE	PUBLICITY - WEB SITE	PASSWORDS/SECURITY	56.50	11.30	67.80

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council

APPENDIX N1

Planning decisions – April 2026

Reference	26/0300/DIS
Alternative Reference	Not Available
Application Received	Mon 09 Mar 2026
Application Validated	Tue 10 Mar 2026
Address	Land At Coed Bryn Glas Llanfair Caereinion Welshpool Powys SY21 0DL
Proposal	Discharge of condition 10 of planning approval 25/0466/FUL
Status	Approve
Decision	Approve
Decision Issued Date	Mon 13 Apr 2026
Appeal Status	Not Available
Appeal Decision	Not Available

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council

APPENDIX N2

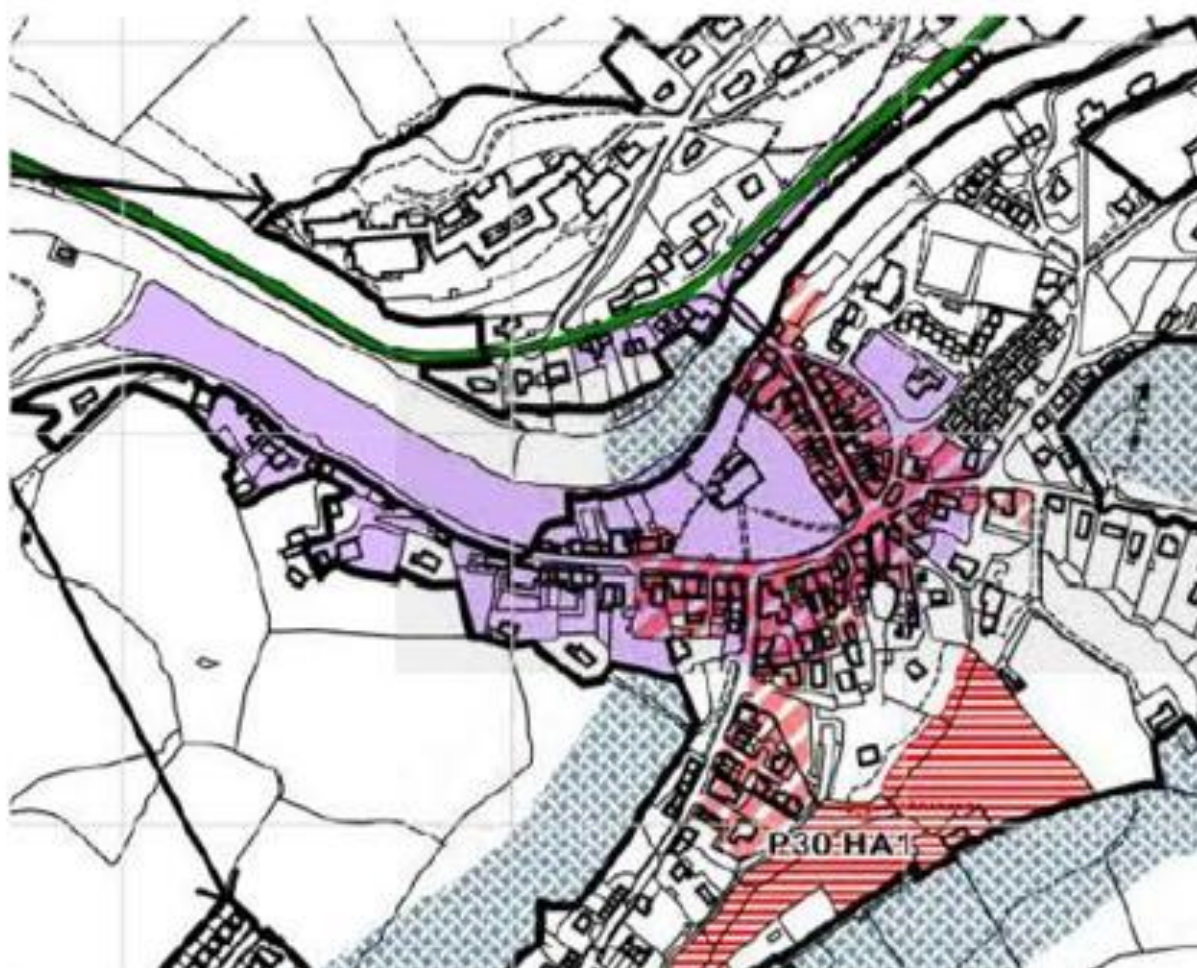
Planning application

Ref	Heading	Details
1	DATE RECEIVED	28 th April 2026
2	APPLICATION NUMBER	P/26/0069/FUL
3	ADDRESS	Top Garage Watergate Street Llanfair Caereinion
4	PCC LINK	Planning Application: P/26/0069/FUL
5	PROPOSAL	Proposed change of use from sui generis into a convenience shop and associated works
6	TOWN PLAN POLICY	A1. The Town Centre The Town Council will complete a review each year of the 'state of the Town' to be presented at the Annual Meeting. A2. Shop uses The Town Council will support where appropriate A1 or A2 uses in the Town Centre (as defined on the plan at appendix A) and will consider other alternative uses if it is felt this is desirable at the time. A5. Retail centre The Town Council will where appropriate object and resist any retail development which is not located within the shopping zone set out in the plan attached. If the Town Council wishes to support this application reasons will need to be given as to why they consider the scheme to be acceptable against its own plan. It should also be noted that there was a semi-retail use on the site before.

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7	POWYS COUNTY COUNCIL POLICY	The County Council will measure the application against its policies in the Local Development Plan. See plan of the town centre attached.
8	OTHER INFORMATION	None.
9	CONSULTATION DATE	19 th May 2026

TOWN CENTRE USES PLAN (within PCC Local Plan)



Town Centre retail area is shaded pink with stripes.

Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

LOCATION PLAN & OTHER PLANS



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NOTE – The application refers to the area edged red, the area edged blue shows the extent of the applicant's ownership.

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Llanfair Caereinion Town Council



EXISTING BLOCK PLAN



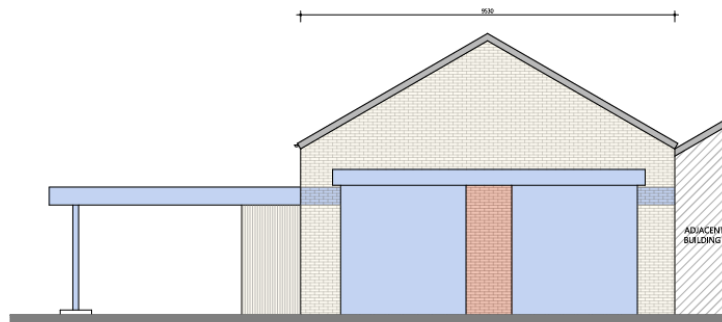
PROPOSED BLOCK PLAN

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council



EXISTING NORTH WEST ELEVATION

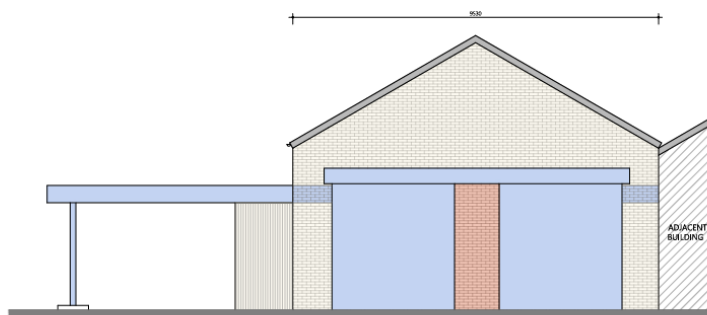


EXISTING NORTH WEST ELEVATION

EXISTING ELEVATIONS



PROPOSED NORTH WEST ELEVATION



PROPOSED NORTH WEST ELEVATION

PROPOSED ELEVATIONS

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council

APPENDIX O

**GRANT AID PROPOSAL FOR DERI WOODS
EMERGING ACORNS PROJECT**

Introduction

There is a funding pot of around £300,000 to be expended on 7 woodlands of which Deri Woods and Goat Field have been identified as one of those.

To this end funding could be applied for the complete:

- i) Better access to the woodland areas.
- ii) Training for volunteers
- iii) Improvements to enable sustainability to woodlands

Funding

Funding for this project would come from the Emerging Acorn's Fund. Projects are to be submitted in outline by the end of May 2026 with a full grant application in June 2026.

Proposal

The proposal would be to complete the following:

- i) To improve the path surface between the Deri Woods car park and the top of the bank leading down to the Pumping Station.
- ii) To improve the handrails along this part of the site.
- iii) To provide a zig zag path between the top of the bank and the path by the river to allow better access.
- iv) Possible improvements to the Deri Woods car park with some disabled spaces.

Specification

The specification for the works would include:

- i) Path surface to be a tamped surface of stone.
- ii) The handrails along the side to be replaced with more sturdy timber.
- iii) The zig zag path to be created using crushed stone and recycled sleepers with handrails alongside.
- iv) To provide signage for the 'easier route' to the river.

May 2026

Cyngor Tref Llanfair Caereinion
Llanfair Caereinion Town Council



Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

APPENDIX P

Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

TRAINING PLAN

1. Introduction

The Council is required to host a training plan and to post this on their website.

2. Clerk

The Town Clerk is a Fellow of the Society of Local Council Clerks and completes the CPD as required.

The Town Clerk is also a Fellow of the Royal Institution of Chartered Surveyors to which CPD is also required.

The Town Clerk is to undertake training as required to inform all councillors when making important decisions.

3. For all councillors

All councillors on election or appointment undertake a full induction which is completed with the Town Clerk.

A chart of what is covered is set out below.

4. Code of conduct

All councillors are supplied with a copy of the code of conduct and are also encouraged to undertake the course offered by OVW.

5. Other training

Councillors attend other training as required as appropriate to their roles within the council. Each has an 'area of interest' recorded at the annual meeting.

6. Information

Councillors are sent the One Voice Wales training opportunities as they are issued. Councillors then can attend them as they wish.

Robert A Robinson

Town Clerk

September 2024

Cyngor Tref Llanfair Caereinion

Llanfair Caereinion Town Council

LLANFAIR CAEREINION TOWN COUNCIL - INDUCTION CHECKLIST

Ref	Heading	Completed
1	Declaration of office	
2	Councillors contact list	
3	Email or paper-based documents	
4	Decisions	
5	Delegation of authority	
6	Location of documents	
7	Meetings	
8	Areas of interest	
9	Finances - Budget	
10	Financial – Management accounts	
11	Financials – bank statements	
12	Financial – cash book	
13	Financial – orders for payment	
14	Bank signatories	
15	Code of conduct	
16	Standing orders	
17	Financial regulations	
18	Documents - all	
19	Council decisions and who can make them	
20	Website, emails and Facebook	
21	Tourism website	
22	Deri woods trust	
23	FODW	
24	Mount field trust	
25	Youth club and youth worker	
26	Toilets and Street scene	
27	Playground, bowling green and tennis courts	
28	St Mary's and Erw Ddwr, Chapel of Rest	
29	Defibrillators	
30	Weekly inspection reports	
31	Grants	
32	Welsh language	
33	Planning – consultations	
34	Town Plan	
35	Place Making Plan	
36	Events and Christmas lights	
37	Office and store/workshop	
38	Cambrian Line Rail Committee	
39	One Voice Wales	
40	North and Mid Wales Association of Local Councils	
41	Powys County Council community council meetings	
42	Powys County Council sustainability meetings	
43	IRPW – allowances	
44	Training	
45	Health check for the council	
46	Chronicle	
47	Publicity	
48	Anything else	
49	Updates	
50	Register of interests	

Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

APPENDIX Q

PROJECT PLAN 2026-2027

PROJECT PROGRAMME 2026/2027

Date	Project 1	Project 2	Project 3	Project 4	Project 5	Project 6	Project 7
April week 3/4							
May week 1/2							
May week 3/4							
June week 1/2							
June week 3/4							
July week 1/2							
July week 3/4							
August week 1/2							
August week 3/4							
September week 3/4							
September week 3/4							
October week 1/2							
October week 3/4							
November week 1/2							
November week 3/4							
December week 1/2							
December 3/4							
January week 1/2							
January week 3/4							
February week 1/2							
February week 3/4							
March week 1/2							
March week 3/4							

KEY

Funding
Design
Planning
Tenders
Works

Project	1	Memorial Garden
	2	Goat Field entr
	3	MUGA Mount Field
	4	Riverside Path Deri Woods
	5	Drainage/path Deri Woods
	6	Town Guide
	7	Path car park to Pump House