

Cyngor Tref Llanfair Caereinion Llanfair Caereinion Town Council

MINUTES

of a meeting of the Full Council held on
Monday 22nd September 2025 at 7pm
in the Youth Room of the Institute

Present were:

Cllr Rob Astley Chair
Cllr Myfanwy Alexander
Cllr Hazel Davies
Cllr Gareth Jones (part)
Cllr Stephen Purser
Cllr Paul Wixey

Cllr Melvin Jones Vice Chair (part)
Cllr Jon Badger
Cllr Ian Davies
Cllr Geraint Peate
Cllr Sam Webster

In attendance: Robert Robinson Town Clerk

Apologies received:

Cllr Mark Owen

60. Welcome by the Chair

The meeting received a welcome from the Chair.

To welcome Cllr Jon Badger to the council following his unopposed election on 28th July.

61. Declarations of interest

There were no declarations of interest recorded at the meeting.

62. Public Question Time and Participation

There was one member of the public in attendance.

63. Minutes of the last meeting

The meeting considered and approved the minutes of the last Full Council Meeting held on Monday 4th August 2025.

Proposed by Cllr Sam Webster and seconded by Cllr Paul Wixey. The vote was 8 for and 1 abstention.

64. Actions taken since last meeting

The meeting considered the list of small works around the town and received an update on them.

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65. Finance

65.1 Bank balances

The meeting noted the bank balances to 30th August 2025 as follows:

Current account	£42,222.45
Deposit account	£62,889.13
Total cash	£105,111.58
VAT due	£1,127.57
Total available	£106,239.15

65.2 Management accounts

The meeting received the management accounts for the period to 30th August 2025. These are set out at appendix A to these minutes.

65.3 Orders for payment

The meeting **APPROVED** the orders for payment as set out at appendix B to these minutes.

Proposed by Cllr Stephen Purser and seconded by Cllr Myfanwy Alexander. The vote was unanimous.

Cllr Melvin Jones joined the meeting.

66 Draft Budget for year ending 31st March 2027

The meeting considered the theme of the first draft budget for discussion.

The Town Clerk is now to progress to a budget report with the following included:

- i) An appropriate sum to be allocated to the 'Place Making Plan'.
- ii) The income and precept details to have a table of various levels of increase in council tax.

67. Council announcements

To considered where notices are posted for agenda and minutes of the council. After discussion the following was **AGREED**

Agenda and minutes

To be posted on the website, in the library.

A notice on the notice board and in the Chronicle of where agenda and minutes can be found.

This will apply to both the minutes and draft minutes when issued.

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68. Planning

68.1 Planning decisions

The meeting noted the planning decisions issued by Powys County Council.

68.2.1 Planning application

The meeting noted this planning application - Endurance Glanyrafon Llanfair Caereinion SY21 9EB - replacement garage – An email discussion was held due to time restraints and councillors agreed to support the application.

68.2.2 Planning application

25/1181/FUL Land At Adwy Wynt, Llanfair Caereinion, Powys SY21 0DJ
Siting of 3 holiday pods, installation of sewage treatment plant and associated works.
The meeting considered this application and agreed to **SUPPORT** the application but with the following actions also taken.

- a) to note that there was some concern over the effect of car movements generated by these types of developments.
- b) To seek details of the County Council policy on such schemes.

Proposed by Cllr Melvin Jones and seconded by Cllr Myfanwy Alexander. The vote was unanimous.

69. Place Making Plan

The meeting received an update on the Place Making Plan with particular regard to Morgan's Yard. The minutes of the last meeting had been circulated.

70. County Council matters

The meeting was updated on the following items:

a) Buses

The introduction of the new bus timetables on 1st September has been very chaotic with many services not actually arriving where they should or indeed at all. Cllr Gareth Jones is to follow this up.

b) Closure of Watergate Street and Broad Street

Details of the closures as above from 20th October to 14th November was outlined. Cllr Gareth Jones has been in contact with Scottish Power (doing the works). An information meeting has been arranged for the evening of 6th October. All were asked to pass any questions for them to either Cllr Gareth Jones or the Town Clerk prior to the meeting.

c) Banwy footbridge

The meeting noted the works carried out on the bridge; it was noted that the planks are cut to different lengths. The bridge will be monitored over the coming weeks.

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71. Town Clerk's report and correspondence

The meeting received a report from the Town Clerk on general matters and any correspondence for this meeting.

i) Dog fouling

The meeting noted that dog fouling reported at Mount Field. Signs stating 'no dogs' are in place. A diary of incidents is to be recorded to seek to gain evidence to apply regulations if things do not improve.

ii) Tourist Tax consultation

The proposed tourism tax was discussed and it was **AGREED** to write to PCC to object to the introduction of such levy in Powys.

Concern was particularly raised around static caravans not being part of the scheme and the cost of administration against what income is received. It was also not clear what the money gained would be spent on.

iii) National Park proposal for North East Wales

The council re-considered the above and **AGREED** to submit an objection as per that set out below:

Cllr Gareth Jones joined the meeting.

iv) Christmas Lights

The meeting received an update on actions from Cllr Sam Webster as follows:

Christmas Tree festival

St Mary's Christmas Tree Festival will start that day being open from 3.3pm to 6pm. The Christmas Lights follow this.

The Institute

The Homely Club have offered to do a Christmas Fayre in the main hall of the Institute after the lights switch on.

Father Christmas and the raffle

The council will continue to manage these two items.

Refreshments

The community café to be asked to provide this service.

Councillors Christmas Dinner

This is to be held on Thursday 18th December 2025 in the Red Lion.

72. Powys Farm Estates

A consultation on the sale of farms is currently underway. Cllr Myfanwy Alexander explained the issues around the proposed policy. The Town Clerk is to circulate details to all councillors for comment so that the council can make representations.

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73. The Institute

Cllr Stephen Purser reported that the oil tank for heating will need to be replaced and that when quotes have been received they may wish to consider making a grant application to the council.

74. Date of the next meeting

The meeting noted the date of the next meeting which is to be Monday 20th October 2025 at 7pm in the Youth Room of the Institute.

75. Actions to be taken forward from the meeting

Ref	Location	Works	By
	Draft Minutes	Prepare draft minutes for circulation.	Town Clerk
	Minutes	Post draft minutes on website and post minutes of 4 th August on website.	Town Clerk
1	Planning	Inform PCC of Town Council decisions	Town Clerk
2	Tourism Tax	Write to PCC with council decision	Town Clerk
	Farm Policy	Circulate consultation details to councillors for comment	Town Clerk
	Christmas Island	Post link on web site to details	Town Clerk
	Dog fouling	Complete a diary of dog fouling incidents	Town Clerk
	Budget	Prepare budget report details for next meeting	Town Clerk
	Road closure	Pass any comments/questions on road closure to Cllr Gareth Jones or the Town Clerk	All
	National park	Inform consultation of Town Council decisions	Town Clerk
	Christmas dinner	Book Red Lion for the council Christmas dinner	Town Clerk
	Christmas Lights	Confirm catering with Community Cafe	Town Clerk
	Mount Field	Replacement of posts end of field.	Cllr R Astley
	Deri woods/Mount Field	Bags of scalping's to be delivered to each site to fill potholes	Cllr G Jones
3	St Mary's Churchyard	Make bracket and fix to front of Lychgate.	Cllr R Astley
4	St Mary's Churchyard	Move and repair sign to the well.	Cllr R Astley
5	St Mary's Churchyard	Resurface footpath through grounds.	Town Clerk and Cllr G Jones
6	Junction Bridge Street/A458	Painting of bench and bin at junction.	Town Clerk
8	Playground	Replace timber edging to steps and path to slide.	Town Clerk
10	Erw Ddwr	New rubbish bin via PCC.	Town Clerk
11	St Mary's Churchyard	Complete Memorial Garden project.	Town Clerk & Cllr Sam Webster
12	Deri Woods	Riverside path and washed out path reinstatement.	Town Clerk
13	Chapel of Rest	Repair gate and apply preservative on front fence.	Town Clerk
19	Tennis Courts	Strim car park side of tennis courts.	Town Clerk
20	Tennis Courts	Remove undergrowth around tennis courts.	Cllr R Astley & Cllr M Jones

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APPENDIX A MANAGEMENT ACCOUNTS

LLANFAIR CAEREINION TOWN COUNCIL			ANNUAL ACCOUNTS - YEAR TO 31st March 2026					
MONTHLY INCOME & EXPENDITURE SUMMARY								
INCOME	BUDGET	Budget T/D	ACTUAL	April	May	June	July	August
Precept	53,900.00	35,934.00	35,934.00	17,968.00	0.00	0.00	0.00	17,966.00
Burial Services	4,000.00	1,666.67	2,955.46	865.00	290.00	200.00	355.46	1,245.00
Street Scene	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recreational	10.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mount Field	410.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deri Woods	2,000.00	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00
Administration	400.00	0.00	266.96	0.00	0.00	266.96	0.00	0.00
Publicity/Events	750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Projects	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grants	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Community	3,250.00	100.00	92.38	0.00	0.00	0.00	92.38	0.00
Total	74,720.00	39,700.67	41,248.80	20,833.00	290.00	466.96	447.84	19,211.00
EXPENDITURE	BUDGET	Budget T/D	ACTUAL	April	May	June	July	August
Burial Services	7,975.00	2,908.33	2,498.46	388.22	833.32	483.95	368.12	424.85
Street Scene	6,700.00	2,791.67	3,326.73	475.87	879.63	382.71	816.20	772.32
Recreational	3,000.00	1,187.50	808.90	210.06	187.33	87.33	87.33	236.85
Mount Field	6,625.00	2,625.00	1,633.38	298.00	298.00	298.00	298.00	441.38
Deri Woods	6,425.00	4,350.00	6,138.36	5,618.54	204.70	280.12	0.00	35.00
Administration	20,501.00	8,749.75	9,664.48	2,217.42	2,383.42	1,476.26	1,208.33	2,379.05
Publicity/Events	7,400.00	3,508.33	2,901.51	188.00	2,044.01	339.50	0.00	330.00
Projects	6,000.00	400.00	0.00	0.00	0.00	0.00	0.00	0.00
Grants	3,350.00	1,000.00	2,159.13	0.00	0.00	0.00	2,054.13	105.00
Community	4,720.00	1,966.67	1,319.80	325.33	222.10	238.57	221.90	311.90
Section 137	18.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	72,714.00	29,487.25	30,450.75	9,721.44	7,052.51	3,586.44	5,054.01	5,036.35
Balance	2,006.00	10,213.42	10,798.05	11,111.56	-6,762.51	-3,119.48	-4,606.17	14,174.65
VAT			2,272.18	1,343.88	210.61	262.82	238.30	216.57
CHECK = 0				0.00	0.00	0.00	0.00	0.00

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BANKING RECONCILIATION

BANKING CHECKS									
				April	May	June	July	August	
BANKING	START			26,907.92	41,675.60	34,702.48	31,053.22	26,208.75	
				62,622.17	62,622.17	62,622.17	62,889.13	62,889.13	
				89,530.09	104,297.77	97,324.65	93,942.35	89,097.88	
END				41,675.60	34,702.48	31,053.22	26,208.75	42,222.45	
				62,622.17	62,622.17	62,889.13	62,889.13	62,889.13	
				104,297.77	97,324.65	93,942.35	89,097.88	105,111.58	
				DIFFERENCE	-14,767.68	6,973.12	3,382.30	4,844.47	-16,013.70
SUMMARY	INCOME	41248.80	GENERAL	20,833.00	290.00	466.96	447.84	19,211.00	
		5000.00	DEBTORS	5,000.00	0.00	0.00	0.00	0.00	
		2055.62	VAT	0.00	0.00	0.00	0.00	2,055.62	
		41248.80	TOTAL	25,833.00	290.00	466.96	447.84	21,266.62	
EXPENDITURE		30450.75	GENERAL	9,721.44	7,052.51	3,586.44	5,054.01	5,036.35	
		0.00	Town Trail	0.00	0.00	0.00	0.00	0.00	
		0.00	Last yr chq	0.00	0.00	0.00	0.00	0.00	
		2272.18	VAT	1,343.88	210.61	262.82	238.30	216.57	
		32722.93	TOTAL	11,065.32	7,263.12	3,849.26	5,292.31	5,252.92	
			DIFFERENCE	14,767.68	-6,973.12	-3,382.30	-4,844.47	16,013.70	
			CHECK = 0	0.00	0.00	-0.00	0.00	0.00	
				OK	OK	OK	OK	OK	

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APPENDIX B

ORDERS FOR PAYMENT

ORDERS FOR PAYMENT AUGUST/EPTEMBER 2025							
Auth	CHEQUE	PAID TO	SECTION	FOR	Net	VAT	Gross
LGA1972	SO	INSTITUTE	ADMIN	Office rent	120.00	0.00	120.00
LGA1973	SO	HRMC	ADMIN	PAYE	807.20	0.00	807.20
LGA1974	DD	IFO	ADMIN	Information registration	47.00	0.00	47.00
LGA1975	101873	POWYS LOOS	GRANTS	Carnival	275.00	55.00	330.00
LGA1976	101874	R ROBINSON	ADMIN	Office supplies	80.52	79.90	570.72
				Toilet equipment & Supplies	305.30		
				Library	105.00		
LGA1977	101875	POWY COUNTY COUNCIL	RECREATION	Playground inspections	74.52	0.00	74.52
LGA1978	101876	POWYS COUNTY COUNCIL	MOUNT FIELD	Refuse	143.38	0.00	143.38
LGA1979	101877	PHS	TOILETS	Toilets sanitary units	120.81	30.20	151.01
LGA1980	101878	ANDREW WATKIN	ERW DDWR	Sign at cemetery	900.00	180.00	1080.00
	SO	R HOUGHTON	STREET SCENE	Toilet cleaning	250.00	0.00	250.00
	DD	BRITISH GAS	BURIALS	CoR Electric	46.85	0.00	46.85
	SO	BRIDGEN CONTR	MOUNT FIELD	Grass cutting	298.00	136.67	820.00
			BURIALS	Grass cutting	298.00		
			RECREATION	Grass cutting	87.33		
	SO	INSTITUTE	ADMIN	Office rent	108.33	0.00	108.33
	DD	BRITISH GAS	STREET SCENE	Toilet electric	65.00	1.01	66.01
	SO	R ROBINSON	ADMIN	Salary	711.00	0.00	711.00
	SO	M EVANS	COMMUNITY	Salary	221.90	0.00	221.90
	TRANS	HSBC	ADMIN	Bank charges	22.00	0.00	22.00