Cyngor Cymuned Basle Hefo Chrugion
Bausley with Criggion Community Council

Minutes of Council Meeting – 7.15pm on Monday 19th January 2026 at Bryn Hafren School

001/2026 **PRESENT**: Cllrs T Davies, Cllr H Evans, Cllr M Laird, Cllr A Lloyd, Cllr C Travis & Cllr C Woolley

APOLOGIES: - Cllr r Lewis

ALSO PRESENT: County Cllr Lucy Roberts, and members of the public

Clerk & Responsible Financial Officer Steve Eccleshall

DECLARATIONS OF INTEREST

002/2026 None

003/2026 **MINUTES OF AGM AND LAST MEETING HELD 1st December 2025**

Agreed by all present – Copies to be signed by Chair T Davies

PLANNING & LICENSING

004/2026 **25/1798/NMA. Application for non-material amendments to planning permission 24/1877/FUL in respect of the rewording of condition 20**

This application is before the Community Council again. Despite the Community Council and Powys highways raising the issue of safe access into this site, the Planning Committee rules the application should proceed despite there being no supporting documentation from the applicant. Within several weeks of gaining overall permission, the applicant now wishes that the conditions of access be removed by Powys as it will be difficult to reach the necessary standards. Furthermore, the applicants suggestion is that it is Powys fault not theirs, so this matter has been put forward as a minor amendment.

The Community Council refute this is a minor amendment as it affects the whole site, housing levels, access roads etc, thereby changing the application fundamentals. Furthermore, this issue was identified well before the Planning Committee met and the applicant chose to ignore it but are now suggesting it's a minor issue and not their fault.

This matter has been referred back to the Planning Committee, where again the Community Council will attempt to show that the proposed access contravenes safety guidelines and will make the access onto the B4393 unsafe. In addition, because a substantial gradient increase is required, it will affect the height of the proposed housing and the internal site roads. The original application stated the intention was for this development to "sit" within the site, with the increase in ground levels this is unlikely.

Resolution: - Councillors agreed that this matter should proceed to Planning Committee again, and that it should be raised to the Welsh Government for them to independently review the matter if possible. Cllr M Laird is the lead on this submission.

005/2026 **Application Reference: 25/1627/HH. Proposal: Proposed extension together with internal alterations to existing dwelling and associated works. Site Address: Bausley Chapel, Bausley, Crew Green, SY5 9BN**

Councillors discussed this application in December 2025 but were concerned that the application was not explicit about the historical or current circumstances of the property. Many Councillors currently serving have been on the Council long enough to recall the original applications to renovate the Chapel. It is believed by Councillors that the original consent was issued based on this property being classified as a holiday Home – Not for residential use. Also, that the conditions were that the chapel should remain on its own footprint and not be changed or extended and this is borne out by the separate structure built away from the chapel.

Enquiries with Powys have now confirmed that the applicants gained change of use from Holiday to residential in 2024. This matter was not raised to the Community Council previously, as bizarrely – but not unusually, the Community Council are treated as non-statutory consultees on such matters.

Powys also confirmed that the original conditions did preclude enlarging the site, however an application could be submitted to challenge this, and this was that application.

Resolution: - Councillors felt yet again that Powys were playing games with the spirit of legislation. However they decided overall, they had no great objections to this planning Application (5 Councillors voted for) two Councillors voted against, raising the valid concern "*That the Chapel would lose its unique structure and traditional heritage*" this sentiment was shared by other Councillors.
Overall, it was decided with some reluctance not to object to this application.

006/2026 Application Reference: 25/1734/FUL. Proposal: Change of use of land from agricultural to form extension to residential curtilages. Site Address: Land Rear Of 1-6 Severn View And 2 New Plots, Crew Green, Shrewsbury, Powys SY5 9AT.

Resolution: - Councillors decided that on the facts contained in the application there appeared to be no reasons to object to this application.

007/2026 Application Ref: 25/1800/HH. Proposal: Formation of drop kerb and fence modification to provide access at rear of property. Site Address: 17 Pool Orchard, Crew Green, Shrewsbury, Powys SY5 9FG

This site is still largely under construction and the road itself has not been adopted by Powys at this time.

Resolution: - Councillors could see no reasons to object to this proposal and agreed to support the application.

MATTERS ARISING NOT LISTED ON AGENDA

This category was moved forward at the request of members of the public who wished to raise an issue but could not stay for the entire meeting.

008/2026 - **Bus Routes – Public Transportation in Crew Green**

Residents expressed disappointment with the newly revised bus route and timetable covering our Ward. The 09.25 hrs bus does come up onto Bryn Hafren, but the returning journey at about 10.34 – 10.39 does Not come on to the estate but drops passengers at the bottom of the steep hill with no proper pathway up onto the estate. This also means that if residents want to use the 10.34 – 10.39 bus to go from Crew Green westwards to Llandrinio they must walk all the way down onto the main road.

This is repeated in the afternoon with the returning bus 14.31 – 14.39 not coming onto the estate but just passing by on the main road.

In addition, passengers were told they could request the bus come on to the estate on the return journey, but drivers have refused stating they don't have enough time.

The majority of residents live on the estate halfway up the hill, and a bus route that does not come onto the estate negatively impacts on residents, especially those with small children or the elderly.

Residents have tried to contact Tanat Valley Buses but have been referred to Powys CC who have not replied.

Resolution: - Councillors asked the Clerk to investigate this matter and see if it was possible to get a bus service that worked for the passengers and residents and not Tanat bus company or Powys CC

009/2026 - **Refuse Bin at Bryn Hafren**

Despite eventually getting a bin returned to the parking area at Bryn Hafren, this has now been removed for some unknown reason.

Resolution: - Councillors asked the Clerk to investigate this matter and get the bin reinstated.

010/2026 - **HIGHWAYS**

Flooding outside Ingledene on the B4393 has been identified again, potholes at Trewern farm and Pecknall lane do not appear to have been dealt with – Clerk to contact Powys and chase all enquiries.

MATTERS ARISING

011/2026 - **Call for Action - Cross Border Health Care**

Llandrindod Wells are calling for support regarding the lack of cross border care and the generally dire state of NHS services within Mid Wales.

Resolution: - Councillors agreed that we are fortunate to be so close to Shrewsbury and Telford NHS services and even if a hospital was established in mid Wales it would not likely benefit our residents as much as others further into Wales, but that in principle the Community Council supported the Call for Action and should respond to Llandrindod wells.

- **Tree Preservation Orders**

012/2026

At a previous meeting it was identified that there was a risk to some established trees by developers removing them to aid their sites rather than of any benefit to the community. Cllr M Laird has identified 7 trees that are well established and can be considered as adding to the community environment.

Trees identified: -

- Oak Tree - Field west of Holly Cottage, Crew Green, SY5 9AS,
- Oak Tree - The Barns Business Park, Coedway,
- Oak Tree - Access Road to Bausley Hill Farm, Crew Green, SY5 9BP,
- Oak Tree - Field south of Fir Tree Inn, Crew Green, SY5 9AT,
- Three individual Oak Trees - Field east of Waterside Meadow, Crew Green, SY5 9GN,

Concerns were raised that by gaining TPO's this was possibly viewed as imposing a Duty of Care, or Responsibility on landowners. Cllr M Laird explained that in the majority of cases he had spoken to the landowners who were broadly supportive of the idea.

Resolution: - Councillors broadly agreed (5 in favour, 2 against) that Powys be contacted and these trees put forward for consideration for TPO's. However, it was agreed that any future suggestions would need to be discussed on a case-by-case basis.

013/2026 - **Support dental care in Mid Wales**

A request has been received asking all Town and Community Councils to support the formation of a Dental School within Wales, to encourage future dental training and improve the total lack of dental care currently available.

Resolution: - Councillors all agreed that this should be supported for the benefit of all our residents.

014/2026 - **Llandrinio Bridge**

Llandrinio Community Council have approached 'Powys highways seeking to have an open meeting to discuss options for improving the situation at Llandrinio Bridge. This suggestion has been extended to our community council. Councillors all agreed it would be good to meet with Llandrinio Community council and discuss this prior to a Powys meeting to try and gain a majority consensus on how to improve the situation.

Resolution: - Councillors asked the Clerk to liase with Llandrinio Community Council and arrange a meeting.

015/2026 - **Severn Valley Water Management System – Public consultation.**

The Severn Valley Water Management Scheme (SVWMS) is launching a public consultation on the findings from its emerging strategy and is committed to working closely with everyone affected, People are urged to have their say during the consultation which runs 11 March 2026.
Further information, consultation materials, and feedback forms will be available at: www.severnvalleywatermanagementscheme.commonplace.is

FINANCES

016/2026 The Bank reconciliation and Lloyds Bank statement were presented to the Councillors for their information and budget confirmed as being on target. Agreed by Councillors – proposed Cllr T Davies and seconded by Cllr C Travis

017/2026 2026 – 2027 Budget and Precept request

Clerk presented the proposed budget and precept recommendation to Councillors for the forthcoming 2026 – 2027 period.

Resolution: - Councillors agreed that the budget and precept requests seemed necessary to ensure the Community Council could continue to operate effectively. Proposed Cllr A Lloyd, seconded Cllr H Evans.

018/2026 **EXPENSES**

- Morris Cook Payroll Invoice – 40832 - £86.40
- Clerk S Eccleshall wages – December 2025 - £253.34

All payments listed above (2) Agreed – proposed Cllr C Woolley and seconded by Cllr M Laird

019/2026 **DATE OF NEXT MEETING**

The next Community Council meeting is scheduled for Monday 16th March 2026 - but this may be amended and is subject to planning applications which must be dealt within 21 days.