Cyngor Cymuned Basle Hefo Chrugion
Bausley with Criggion Community Council

Minutes of Council Meeting – 7.15pm on Monday 16th March 2026 at Bryn Hafren School

020/2026 **PRESENT**: Cllrs T Davies, Cllr R Lewis, Cllr M Laird, Cllr A Lloyd, Cllr C Travis & Cllr C Woolley

APOLOGIES: - Cllr H Evans & County Cllr Lucy Roberts

ALSO PRESENT: Members of the public

Clerk & Responsible Financial Officer Steve Eccleshall

DECLARATIONS OF INTEREST

021/2026 None

022/2026 **MINUTES OF AGM AND LAST MEETING HELD 19th January 2026**

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

PLANNING & LICENSING

023/2026 **25/1798/NMA. Application for non-material amendments to planning permission 24/1877/FUL in respect of the rewording of condition 20 - Update**

This application was listed at the planning Committee on 12th March 2026 at Powys County Hall and Cllr Travis and the Clerk attended to give evidence against the proposal.

Cllr Travis and the Clerk explained that the evidence presented by highways was not correct and was misleading and skewed to support the applicant. Drawings requested still did not have the necessary details shown. Highways were fixated on the gradient issue 1:20 versus 1:30 which they continually stated would make only 40mm height difference to the access road, whereas the community Councils view was that the applicant had wanted the access road to drop downhill from the entrance into the site, the visiting Highways Officer in June 2025 concluded the access road needed to RISE into the site to achieve the necessary visibility. This actually makes a difference of about 2.5 metres / 8 feet in height difference between a lower or higher access road.

Unfortunately, in Condition 20 the Highways Officer did not state the road should RISE and merely stated the gradient should be 1:30. The gradient percentage is not important, but the direction of slope Is! This 8ft difference would totally alter the site layout – possibly making the site non-viable - hence the applicant wanting the lower road access.

Highways appeared to mislead the Committee and avoided the direction of gradient aspect. Unfortunately, or perhaps deliberately the process only allows people to speak for 5 minutes and once your turn is done you cannot speak again, so despite several following statements for example, like "*much needed and wanted housing by the local community"* – which we have evidenced throughout is NOT true, the Community Council were unable to correct the misleading statements.

Several Councillors on the Planning Committee highlighted that there was insufficient information supplied and the matter should be deferred but highways repeatedly stated that all drawings were correct, despite this being false.

One Councillor was reassured that Condition 14 stated that the access road should be constructed and the visibility confirmed at that stage before further construction took place. However, some developers are able to self-certify their work without Highways returning, so for the Community Council this seemed a weak condition. Eventually the Planning Committee voted 10 to approve and 2 to refuse.

Resolution: - Councillors agreed that Condition 14 should be monitored and that representations should be submitted to Powys at this stage requesting that this condition be personally verified by Highways and NOT self-certified by the developer. Clerk to notify Highways / Planning.

MATTERS ARISING

024/2026 - **Updates from Melverley Parish Council meeting 10th March 2026 (Melverley Bridge)**

Chair T Davies and Vice Chair R Lewis both attend these meetings to monitor any updates on repairing / replacing Melverley Bridge. It seems that since mark Barrow – Shropshire council left the Council – over 12 months ago, that no replacement has been appointed and therefore, effectively there is NO progress on the bridge.

Resolution: - Councillors asked the Clerk to contact Powys to find out who was the Lead from Wales / Powys on the bridge and to obtain more information on what was happening.

025/2026 - **Update Llandrinio Bridge**

Representatives of the Community Council had met with Councillors from Llandsyllio, Ardleen, Llandrinio and County Councillor Lucy Roberts, and a joint view expressed to Powys raising a number of suggestions and requests ranging from the road layout, method of repair, timings and most importantly to establish a cost to repair or replace. In addition, the Community Council had conducted a site visit with MS Russell george and MP Steve Witherden to discuss the matter.

Regrettably the response from Powys was long in words but short in positive help and culminated with stating there was no point costing a replacement because Powys did not have the money.

Included in the reply was a brief update that the works required to the bridge damage at Lane End Farm were "proceeding" and would be done separately to Llandrinio Bridge.

Resolution: - Councillors requested that a further meeting be arranged with neighbouring Community Councils and county Cllr Roberts and an argument put forward for costings to be made regarding Llandrinio Bridge, on the basis that if grants were to become available in the future there would need to be a suitable plan and budget in place, not to be started at that late point.

026/2026 - **Maintenance of play equipment**

The Clerk had highlighted previously that the latest ROSPA report had mentioned some of the play equipment – swings and roundabout needed cleaning and repainting to protect against rust etc. due to the winter weather this maintenance had been delayed, however Cllr Woolley had spoken with Steve Windmill of "Friends of Bryn Hafren" and it appeared he may be able to undertake the work as no other willing contractors had been identified.

Resolution: - Councillor Woolley to make contact with Steve Windmill re painting and Clerk to deal with Mats that had moved and find contractor to deal.

027/2026 - **Parking on the verge with Maes Hafren / Byn Hafren / the Brambles.**

Complaints had been received about a number of vans parking on the verge at this location, crushing the bollards, driving over the drainage chamber, obstructing vision, tearing up the grass etc. a polite note had been left with each vehicle asking if they could park elsewhere for all of these reasons, however one vehicle in particular had ignored this request.

Resolution: - Clerk asked to liase with Powys highways and Dyfed Powys police to assess situation**.**

028/2026 - **BT Payphone Criggion Village hall**

Once again BT had highlighted that this kiosk had only been used twice in the past 12 months and therefore was being considered for removal. The clerk had requested that due to its location – under the lee of Rodneys pillar that mobile signal there was poor and the kiosk should remain. This matter is now being considered by BT.

MATTERS ARISING NOT LISTED ON AGENDA

029/2026 - **Bus Routes – Public Transportation in Crew Green**

Residents raised this matter again expressing disappointment with the newly revised bus route and timetable. 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.

There are now incidents of the bus not turning up or refusing to go up to Bryn Hafren even when it is scheduled to do so. Residents have tried to contact Tanat Valley Buses but have been referred to Powys CC who have not replied.

The Clerk explained that he written to Powys and had tried to contact them but had not had any replies but would continue trying to investigate the matter.

Resolution: - Councillors asked the Clerk to continue to try and get a satisfactory answer.

030/2026 - **Swimming Lesson Funding for students at Bryn Hafren School**

The Community Council have been asked if they could consider assisting with funding to transport students to swimming lessons in the forthcoming year. It was confirmed that Powys does not have a statutory responsibility to fund this sort of activity and therefore with the River Severn nearby and a constant risk of flooding, all Councillors agreed that this should be funded

Resolution: - Councillors agreed to fund 8 x trips at £140 per journey £1120.

031/2026 - **HIGHWAYS**

Flooding continues outside Ingledene on the B4393, potholes at Trewern farm and Pecknall lane do not appear to have been dealt with – Clerk explained that each and every resident can log onto Powys and report a pothole – which is quick and easier than trying to explain to a councillor the exact location – and also if more individuals complained it was more likely Powys might respond.

https://en.powys.gov.uk/article/732/Report-a-problem-with-a-road-or-pavement

032/2026 - **Burning Plastic – Environmental Issue – the Chapel at Bausley**

Complaints have been received by residents in Bryn Hafren of acrid smoke drifting down from bonfires at the Chapel on Bausley.

Resolution: - Councillors agreed this needed to be addressed

033/2026 **Late planning Issue - 25/1035/OUT. Proposal: Outline application for erection of a dwelling house, formation of vehicular access, installation of package treatment plant and all associated works (all matters reserved except for access) Site Address: Land Adjoining Glan Severn, Crew Green, Shrewsbury, SY5 9AS**

The Clerk explained that he had received a complaint from the applicant regarding the Community Councils previous responses to this application. This complaint would be reviewed internally

However, in reviewing the complaint and looking again at the Powys Planning Portal the Clerk was now aware that the applicant had submitted revised highways drawings and raised this to the Councillors.

Councillors noted that in the original submission they had raised concerns about drainage methods at the site, including a suggestion to discharge into a ditch that was believed to be dry, which did not appear to have been addressed or noted by Powys.

On reviewing the revised Highways drawings, they did not appear to show the boundary on the south side of the plan beyond the footway. The visibility for pedestrians crossing northbound from the existing footway towards the access (say when returning from school, friends etc) did not seem to be covered for visibility. The new drawings did not seem to show the remainder of the fence and hedge at certain points.

It was also noted that Forward visibility is measured along the centreline of the traffic lane but has been drawn to the centreline of the whole road width at the access position. The new drawing does not seem to show any lines indicating forward visibility of 160m to oncoming traffic approaching from the West, when a car is waiting to turn right from the B4393 into the site.

The Clerk made councillors aware that County Cllr Roberts had already contacted Powys Highways as their statement appeared incorrect regarding directions – Eastwards / Westwards etc and this was being amended.

Resolution: - Councillors felt that there still seemed to be visibility issues that needed to be clarified, and that Powys Highways should be notified that concerns still remained at that it would be for highways to determine whether the necessary standards were met. The concerns regarding drainage also remained and the clerk was asked to raise these to planning as well to see if they had been resolved.

034/2026 - **Additional Invoice received outside of Agenda being posted.**

Clerk explained that he had purchased some additional stationary – A4 loose leaf folders for minutes etc and these had come to £12.89 – invoice produced.

Resolution: - Councillors agreed to this purchase and authorised the payment to be added to the Clerks wages in Expenses.

035/2026 - **Complaint about Community Council actions received**

Members of the Public and Press were excluded in accordance with the Public Bodies (Admission to Meetings) Act 1960 as the item under discussion contained Confidential information in relation to a complaint received.

Resolution: - Councillors discussed this matter, minuted in confidential for reasons outlined above.

FINANCES

036/2026 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 C Travis and seconded by Cllr A Lloyd

037/2026 **EXPENSES**

- One Voice Wales Annual Membership - £148.00
- Society of local Council Clerks Annual Membership - £116.00
- DT Grounds Maintenance – Bryn Hafren fence repair – invoice 657 - £840.00
- Clerk S Eccleshall wages – January (£246.80), February (£153.31) Stationary (£12.89) - £413.00
- Bryn Hafren School Swimming Costs - £1120.00

All payments listed above (5) Agreed – proposed Cllr M Laird and seconded by Cllr R Lewis

038/2026 **DATE OF NEXT MEETING**

The next Community Council meeting and Annual General Meeting is scheduled for Monday 18th May 2026 - but may be amended as is subject to planning applications which must be dealt within 21 days.