

HANAFANFAWR COMMUNITY COUNCILMINUTES OF MEETING HELD ON 22 OCTOBER 2025

A meeting of Hanafanfawr Community Council was held at Hanafanfawr and District Community Centre on Wednesday 22 October 2025

Members present: Messrs Andrew Powell, Gareth Mills, Rhys Jones, Keith Lawrence, Ewlyn Jones and Gareth Richards and Mrs Suzanne Faulkner. Also cc by an Doreen and Mr Harrison Huxley (applicant for planning ref: 25/1281/FUL)

Apology: Mr Martin Gwiltm.

1. Mr Andrew Powell (Chairman presided).

2. DECLARATIONS OF PERSONAL INTEREST.

ITEM 9. Planning Application 25/1281/FUL - Mr Andrew Powell.

The applicant Mr Harrison Huxley addressed the meeting with his proposed development to Pysgah Baptist Chapel (Class D1) to a residential dwelling (Class C3). Following this members discussed same.

Mr Andrew Powell left the meeting while this took place.

Mr Keith Lawrence (Vice-Chairman) presided.

3. MINUTES OF PREVIOUS MEETING HELD ON 21 MAY 2025

These had previously been circulated to members, displayed on the notice board at Hanafanfawr and District Community Centre and the website. Confirmed as an accurate record by Mr Gareth Mills seconded by Mrs Suzanne Faulkner and signed by the Chairman.

4. MATTERS ARISING

a) HIGHWAYS

Work required on road just below Hwysneymor has been carried out.

- b) Work required to cattle grid on common track completed
 c) Road surfacing on road from Llanfawr to Goss Roads to Capel-y-Rhas
 Still ongoing, also railings on bridge over the Gwennst. (40014).
 C.C. Bryan Davies contact Mr Barry Elias for update.

4 SUSTAINABLE POWYS.

Mr Andrew Powell and Rhys Jones agreed to attend the meeting,
 for town and community councils on Wednesday 26 November 2025
 at County Hall.

5 BROADBAND

Mr Andrew Powell stated no further development received since
 previous meeting. C.C. Bryan Davies to contact Powys County
 Council regarding inviting the designated officer to attend a
 meeting to update options

5 FINANCE 01 MAY - 31 OCTOBER 2025

COMMUNITY ACCOUNT

RECEIPTS

Precept	1200-00
VAT Refund	44-40

EXPENDITURE

Llanfawr & District Community Centre (Hire of Centre)	10-00
Llanfawr & District Community Centre (Running Cost Support)	750-00
PC-C (Hosting Fees)	36-00
Mrs D Samuel (Internal Audit 2024/25)	30-00
One Voice Wales (Membership 2025/26)	91-00
PJL Accountants (Preparing Clerk's Payroll 2024/25)	132-00

Builth Wells Community Support (Donation)	250.00
Zurich Municipal (Insurance)	220.52.

BALANCE IN BANK

Community Account	1317.64
Business Premium Account	2634.72

This report was received by Mr Gareth Richards seconded by Mr Keith Lawrence

6. AUDIT

Conclusion of Audit for year ending 31 March 2025 has been received from Audit Wales (External Auditors) and displayed as required.

7. BIODIVERSITY PLAN

Reviewed and approved as applicable and signed by the Chairman

8. REQUEST FOR FINANCIAL ASSISTANCE

Kids Cancer Charity - No Action.

9. PLANNINGS

APPROVED PRIOR TO MEETING AND RECEIVED APPROVAL BY POWDS E.C.

a) Application Refs: 25/1042/FUL 25/0702/LBC.

Encl Ref: E: 294454 N: 254434.

Replace 4 velux roof windows with 4 conservation roof lights at Rhysgog, Llanafanfawr L22 3LJ for D & R Rose.

b) Application Ref: 25/0811/FUL Encl Ref: E: 299506 N: 255542

Erection of a rural enterprise dwelling with detached garage, installation of package treatment plant and associated works at Truddalen, Llanafanfawr L22 3SE for Mr Mills.

CURRENT APPLICATION

Application Ref: 25/1281/FUL BRID Ref: E: 298062 N: 256488
 Change of use from D1 to a residential dwelling E3, internal alterations, installation of package treatment plant and all associated works at Pysgah Baptist Chapel, Hhaafanfawr WD23PW for Mr Harrison Huxter.

Agreed to support in principle the application, but wish to highlight the following concerns.

- location of designated parking a health and safety hazard, this will reduce visibility for vehicles accessing the B4358 from the unclassified road
- walking access along the B4358 is dangerous to the applicant and users
- welcome a site meeting between the community council, Highways Authority and the applicant to mitigate the hazards should the application receive approval.

C.E. Bryan Davies agreed to organise a site meeting. On behalf of the community council Mervyn Rhys Jones, Gareth Richards and Gareth Mills agreed to attend

10 DATE OF NEXT MEETING

To be confirmed.

11 ANY OTHER BUSINESS

- a) Letters of thanks for donations forwarded to Wales Air Ambulance and Bulth Mills community support
- b) Joint One Voice Wales / SLEC Event - No Action.
- c) "Code of Conduct" training recording available via Powys County Council Standards community sub-committee for Town and community councils. The cost incurred will be £60.00. Agreed to purchase.

- d) Tangerine tree overhanging road on bottom of Pentebach pitch, common both. cc Bryan Davies contact Highways Office
- e) Deterioration of the Red Lion - Include on agenda for next meeting

No further was transacted. The Chairman thanked everyone for attendance and declared the meeting closed at 9.05pm

Signed:

Date: