

CYNGOR TREF MACHYNLLETH TOWN COUNCIL

ORDINARY MEETING of FULL COUNCIL

You are hereby summoned by the Chair/Mayor
to attend a meeting of the Machynlleth Town Council
in the Vane Tempest Room at Y Plas
on **Monday 26th October 2026** at 6:30pm.

or follow on zoom :
https://us06web.zoom.us/j/83718878664?pwd=L3liK2w2cXVYOXhjU1R6M3Z6THZTZz09
Meeting ID: 837 1887 8664 Passcode: 035458

AGENDA

1. **APOLOGIES :** To receive apologies as reported to the Clerk before the meeting.

2. **DECLARATION of INTEREST :** To receive any declaration of interest in the following matters to be discussed.

3. **PUBLIC PARTICIPATION :**

4. **MAYOR's REPORT :** To receive a report from the Chair/Mayor Cllr J.Paige

5. **MINUTES to be agreed :**
   5.1 : Minutes of the Full Council meeting held on 28/9/2026.
   5.2 : Minutes of the Finance panel held on 12/10/2026.

6. **MOTIONS/Matters arising :**
   6.1 :

7. **COUNTY COUNCILLOR's REPORT :**
   County Cllr A.Evans to report from his meetings with Powys County Council and his monthly surgery meeting held in the foyer at Y Plas every first Thursday of the month from 11am to 2pm.

8. **PLANNING :**
   8.1 : P/26/1159/LBC - Alterations & improvements to facilitate change of use at Bedwen, Maengwyn Street, Machynlleth.
   8.2 : P/26/1089/FUL - Change of use on ground floor at Bedwen, Maengwyn Street, Machynlleth.

9. FINANCE : Items with * will need your attention and approving

9.1 : To agree payment of invoices as per list presented.

9.2 * : Item deferred from last month. To permit the opening of a Savings Account at the Unity Trust Bank to start building some reserves as per policy agreed by Council in February 2026.

9.3 : Budget figures were discussed at the Finance panel on 12/10/2026. Further discussion is needed before a final budget can be agreed.

10. REPORTS from NOMINATED REPRESENTATIVES on OUTSIDE BODIES :

10.1 : For information Minutes of the Patients Forum meeting held on 22/9/2026.

10.2 : for information data from the town's surgery this September.

11. CLERK's REPORT :

11.1 : Fixed Asset register is being revised (as per the mention made by the auditors on their report for FY2025-26) The Fixed Asset Register has been updated to reflect the new valuations for the listed artefacts and paintings and the remaining items, including Y Plas, will be addressed in the upcoming secondary valuation phase.

11.2 : PiPIF grant :

11.2.1 : Website project. Interviews for the 2 shortlisted providers have taken place. The committee delegated to this task recommends that Quote No1 - Peter Stewart of Tink'r proceeds with the task as soon as possible as the project is rather intensive in its scope and delivery must be no later than 28/2/2027 to satisfy the grant funding body.

11.2.2 : Carpark resurfacing : Brodyr Evans of Dolgellau was the only quote received and have confirmed that they will be starting on the works this early November.

11.2.3 : Prosiect Hannes is still looking at costs and this will be on the agenda next month.

11.3 : Brilliant Basic grant : the last project on this grant is the installation of solar panels on the roof of the public toilets to help reduce consumption from main grid electricity. It is hoped that it will be finished on time before Brilliant Basic closes its book on 30th November 2026.

11.4 : **Facilities report October 2026 - see report attached. Items with * will need your attention and approving.**

11.4.1 * : Allotment wall survey was sent to all Cllrs on 14/10/2026 for their information. A long reach petrol trimmer is required at a cost of £105 to help clear overgrowth at height.

11.4.2 : Clock Tower lightning conductor passed its inspection on 30/9/2026. On speaking with the insurers for the need of a replacement, they are satisfied that the present one is sufficient in its state.

11.4.3 : Y Plas electrical works : Current certificate expires in August 2028. A few items on the C3 current certificate need to be looked at and a budget of £10000 need to be allocated to remedy.

11.4.4 * : Clock tower - Estimate are being sought to carry out C3 certificates which need to be budgeted for this coming FY.

11.4.5 * : Plas Hall entrance : a few items are still outstanding. A power washer needs to be purchased at a cost of £233.32, to help with a regular program of cleaning the paving area and eliminate as much as possible its slipperiness when it rains or icy weather.

11.5 : The previous cleaners at Y Plas and the public toilets have terminated their contract and the new cleaning contractor started on 1st October. A contract is to be looked at and agreed.

12. MEMBERS ITEMS :

13. CORRESPONDENCE for Info :

13.1 * : Received email from Elliot Wallace - Cambrian News - survey for an article on the poppy as a symbol of Remembrance Sunday. Cllrs thoughts are warmly welcome by Clerk to be able to reply.

13.2 : Received email from Mari Grug - BBC - survey on street markets in Powys. A reply will be sent by 30/10/2026.
13.3 : Received email from Edible Mach wanting to extend their plot at Y Plas as well as using the toilet block by the Remembrance Garden as a sheltered place for their own purposes. An area of land they also want to look at is not within the boundaries of Y Plas but that of the Leisure Centre. A meeting is to be set up.

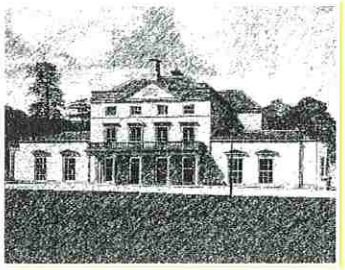
14. DATES of the NEXT MEETINGS : ALL meetings are held at Y Plas.

14.1 : Market meeting on 18/11/2026 at 2pm
14.2 : FULL Council meeting on 30/11/2026 at 6.30pm

***Under the Public Bodies Admission to Meetings Act 1960, the Chairperson proposes that the press and public to be excluded from this meeting during the discussion of the following items as it is likely that exempt information, as defined in Part4 Schedule 12A Local Government Act 1972, will be revealed.**

15 - Contract matters
16 - FOI matters

Item 5.1



CYNGOR TREF MACHYNLLETH TOWN COUNCIL

Y Plas, Heol Aberystwyth Road, Machynlleth, Powys, SY20 8ER
Telephone : 01654 702 571
E-mail : town-clerk@machynlleth-tc.gov.uk

MINUTES OF THE ORDINARY MEETING OF MACHYNLLETH TOWN COUNCIL on Monday 28th September 2026 at 6.30pm in the Vane Tempest room at the Plas

PRESENT:
Cllr J.Paige (Chair of the meeting), Cllr A.MacGarry, Cllr J.Honeybill, Cllr N.McCarten, Cllr R.Hughes, Cllr G.Jones, Cllr Ll.Griffith, Cllr C.Elliott, Cllr G.Phillips, Cllr K.Bryan.

APOLOGIES: Cllr A.Evans.

ALSO IN ATTENDANCE: Catrin Willetts (Minutes taker) 9 members of the public (1 online) and Stuart Eckley (giving short presentation on resilience planning).

1. ATTENDANCE AND APOLOGIES: See lists above.

2. DECLARATION of INTERESTS: Cllr R.Hughes made clear that she had no personal interest in an upcoming finance matter (9.1) relating to the Rugby Club that she wished to discuss, as neither herself nor her husband are committee members.

All other Cllrs declared no interests in the subjects to be discussed at the meeting.

3. PUBLIC PARTICIPATION:

Stuart Eckley from 'Powys resilience planning' gave a short presentation on the type of support that they give for different possible scenarios. They work in-line with the national risk register and Powys CC has its own response officers on call to assist communities in times of emergency.

He emphasised that he is one of two dedicated officers, so communities need to be realistic that they need to set their own resilience plans with teams of volunteers at the ready. He gave examples of how other communities have successfully done this.

Reference was made to the importance of a facility such as the leisure centre in emergencies, such as evacuations from people's homes, the need for in-depth local knowledge of the affected area and a diverse skill-set of volunteers.

Councillors and members of the public thanked Stuart for his time.

4. MAYOR'S REPORT: Nothing to report.

5. MINUTES OF LAST MEETING:

5.1. Minutes of the Full Council meeting held on 27th July 2026 were agreed **Unanimously** with an adjustment to 12.1.

Cllr G.Jones wanted it stressed that it was not only businesses that were causing obstacles but also vehicles on pavements, raised flagstones and overhanging branches.

5.2. Minutes of the Climate meeting held on 10th September 2026 were agreed. **Unanimous.**

MTC is to thank PCC for the weeding that has been done so far.

6. MOTIONS/MATTERS ARISING:

In regards to item 13.3 from previous minutes Cllr N.McCarten circulated a map of Machynlleth detailing specific areas where staff at PCC are responsible for weeding.

With regards to item 6.4 from previous meeting the Fflecsi Bus will be starting on 4th October 2026.

Cllr G.Jones thanked Mr Tony Jones for making his name public to highlight the transport difficulties faced by some in the community. Cllr R.Hughes added that the highest tariff to pay for a bus fare would be £2.50 and the importance for the community to use the service. She will ask for leaflets to be dropped in the area, with large print, to ensure the people that really need this service are aware of it and know how to use it.

7: COUNTY COUNCILLOR'S REPORT: Cllr Evans was not present.

8: PLANNING: P/26/0544/FUL - Councillors agreed to fully support. **Unanimous.**

9: FINANCE:

9.1: Councillors agreed to pay the invoices as per list presented. **Unanimous.**

Cllr R.Hughes questioned the £50 paid to the rugby club for advertising and why there were two payments, one of which was paid by council and not from the mayor's fund as previously agreed. It was explained that the first invoice listed in July, was from the previous financial year and had been missed due to human error. The second invoice listed this September, the Mayor agreed to pay it from the Mayor's fund.

9.2: With regards to opening a savings account the matter has been deferred to the next meeting when Clerk will be present to answer any questions.

9.3: Councillors agreed to purchase Microsoft 365 licences to replace Office 2019, which is no longer supported. **Unanimous.**

9.4: Councillors were presented with 3 quotes for the proposed cleaning contract at Y Plas and the public toilets. After consideration council agreed to offer the contract to quote number 1, on condition that they complete a 3-month probationary period to be set out in their contract. **Unanimous.**

9.5: Councillors were presented with 2 quotes for re-designing the council's website (part of the PIPIF grant) but felt that they needed to see examples of their work. Clerk to ask for examples of their work. There were concerns due to the large difference in price of the quotes received. They suggested that the designers could be interviewed and the project co-ordinators to investigate and feedback to council at the next meeting.

9.6: Councillors were presented with 1 quote to consider improvements to the rear main carpark (part of the PIPIF grant). After deliberation they decided to go ahead with the quote provided the optional extra smaller carpark was removed. It was felt that it would be a waste of money given the heavy machinery that will be used during the completion phase of Yr Hen Stablau due to start soon. **Unanimous.**

***Cllr G. Jones left the meeting**

10. REPORTS from NOMINATED REPRESENTATIVES on OUTSIDE BODIES:

10.1: Council were presented with minutes of the Patients Forum meeting held on 21st July 2026.

Cllr N.McCarten added that a Senedd petition, on the possible closure of beds at Bro Dyfi hospital, is now circulating and reminded that the public consultation meeting is being held on 8th October 2026 at Y Plas hall.

10.2: Surgery data included for information purposes.

10.3: Cllr A.MacGarry attended the One Voice Wales conference. She reported that OVW is looking at the possibility of reducing audit liabilities.

11: Clerk's Report:

11.1 : Facilities Manager's report was presented to Councillors.

11.1.1 : Council agreed to purchase another set of new conference chairs. **Unanimous.**

11.1.2 : Cllr J.Paige informed Council that the Rotary Club are arranging the Christmas Street lights this year and are planning on asking for donations from local businesses. They have engaged the services of Light Em Up.

MTC has a budget of £5,000 for Christmas trees and lights so it is likely that MTC could contribute around £3,500 towards the project.

11.2: The valuation for the Council's Fixed Asset Register is in progress. An update will be given at the next meeting.

11.3: A review of leases and rents is underway. Cllr R.Hughes asked for a list of the leases and rents for the next meeting.

Cllr A.MacGarry asked for a progress report on the painting of the windows outside for the next meeting.

11.4: Cllr A.MacGarry reported that the history project (part of the PIPIF grant) is keen to have some large signs around the town. Their next meeting is to be held on 9th October 2026 at 6pm in the John Edwards room at Y Plas.

11.5: Cllr A.MacGarry reported that the Brilliant Basics Funding is still open until end of November 2026 and the funding for the solar panels at the public toilets is at risk due to planning issues and timescales of the grant. The information has been forwarded to Cllr A. Evans to see if he can progress the situation.

14: DATES of the Next Meeting: ALL meetings are held at Y Plas.

14.1: Finance meeting on 12/10/2026 at 6.30pm

14.2: Facilities meeting on 12/10/2026 immediately after the Finance meeting

14.3: FULL Council meeting 26/10/2026.

Item 5.2

Minutes of Finance Panel Meeting held on 12th October 2026

in the Vane Tempest room at Y Plas

Present : Cllr G. Phillips (Chair of the meeting), Cllr J. Paige, Cllr A. MacGarry, Cllr N. McCarten, Cllr Ll. Griffiths, Cllr A. Evans, Cllr K. Bryan, Cllr R. Hughes.

Also present : Nicole Beaumont (Clerk)

1. Apologies : Cllr C. Elliott

2. Declaration of Interest : Cllr A.Evans with regards to Dpt 1 - The Café

3. Cllr G.Phillips chaired the half year review for FY2026-27 :

Councillors look at the unaudited figures for the period from 1st April 2026 and ending on 30th September in FY2026-27.

Cafe figures were encouraging, compared to this same time last year.

A survey for the wall in the Plas allotment will be circulated to all Councillors before the next meeting council.

Quotes are being gathered for the scaffolding propping up the retaining wall to be repaired on the boundary between Cartref Dyfi and the allotment gardens.

More info will be in the Facilities report at the next council meeting on 26/10/2026.

A further Finance meeting may be called during November to further discuss the FY2027-28 budget. To be confirmed.

6. Next Finance meeting will be on 11th January 2027 at 6.30pm, in the Vane Tempest room, Y Plas.

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

Date of review 12/10/2026

PROPOSED Budget FY2027-28

INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES
Dept 1 - café	£ 105,000	£ 64,720	£ 40,280	£ 105,000	£ 105,000	£ 105,000	
Dept 2 - Allotments & Grounds	£ 10,500	£ 4,121	£ 6,379	£ 7,250	£ 7,250	£ 7,250	
Dept 3 - Market	£ 15,000	£ 10,125	£ 4,875	£ 15,900	£ 15,900	£ 15,900	
Dept 4 - Carpark Toilets	£ 10,500	£ 8,502	£ 1,998	£ 12,500	£ 12,500	£ 12,500	
Dept 5 - Clock tower	£ -	£ -	£ -	£ -	£ -	£ -	
Dept 6 - MTC's & office	£ 369,045	£ 246,030	£ 123,015	**£ 508,773**	**£ 540,516**	**£ 574,485**	**Subject to confirmation - PROPOSED PRECEPT FY2027-28**
Dept 7 - Hen Stablau	£ -	£ -	£ -	£ -	£ -	£ -	
Dept 8 - Y Plas	£ 87,000	£ 41,094	£ 50,721	£ 78,300	£ 78,300	£ 78,300	
TOTAL INCOME	**£ 597,045**	**£ 374,592**	**£ 227,268**	**£ 727,723**	**£ 759,466**	**£ 793,435**	

EXPENDITURE	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES
Dept 1 - café	£ 120,772	£ 67,243	£ 53,529	£ 122,274	£ 124,625	£ 126,977	
Dept 2 - Allotments & Grounds	£ 32,000	£ 4,241	£ 27,759	£ 34,250	£ 34,250	£ 35,963	
Dept 3 - Market	£ 7,500	£ 3,726	£ 3,774	£ 6,238	£ 6,325	£ 6,513	
Dept 4 - Carpark toilets	£ 16,150	£ 9,107	£ 7,043	£ 15,293	£ 15,666	£ 16,452	
Dept 5 - Clock Tower	£ 10,900	£ 1,241	£ 9,659	£ 4,988	£ 5,250	£ 5,513	
Dept 6 - MTC's office	£ 124,978	£ 45,738	£ 79,240	£ 124,521	£ 131,075	£ 137,629	
Dept 7 - Hen Stablau project	£ 21,750	£ 12,160	£ 9,590	£ 137,513	£ 144,750	£ 151,988	
Dept 8 - Y Plas	£ 262,995	£ 116,978	£ 150,750	£ 282,648	£ 297,525	£ 312,403	
TOTAL EXPENSES	**£ 597,045**	**£ 260,434**	**£ 341,344**	**£ 727,723**	**£ 759,466**	**£ 793,435**	
PROFIT / LOSS	**£ -**	**£ 114,158**	**-£ 114,076**	**-£ 0**	**-£ 0**	**£ 0**	

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

Date of review 12/10/2026

PROPOSED Budget

Line Index	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	Line Index
1	**Dept 1 - Café**								1
2	Café Sales	£ 100,000	£ 61,901	£ 38,099	£ 100,000	£ 100,000	£ 100,000		2
3	Buffets & Teas/Coffees in Hall/Conference rooms	£ 5,000	£ 2,819	£ 2,181	£ 5,000	£ 5,000	£ 5,000		3
4	**Total income Dept 1 - café**	**£ 105,000**	**£ 64,720**	**£ 40,280**	**£ 105,000**	**£ 105,000**	**£ 105,000**		4
5									5
6	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		6
7	**Dept 1 - Café**								7
8	Cafe Supplies	£ 35,000	£ 23,830	£ 11,170	£ 33,250	£ 35,000	£ 36,750		8
9	Café equipment contingency/maintenance	£ 750	£ 307	£ 443	£ 713	£ 750	£ 788		9
10	carpark fees paid in café till to take to Dpt 2		£ 234	-£ 234	£ 475	£ 500	£ 525	to move Dpt 2	10
11	Wages/Pensions/NIC/PAYE	£ 73,738	£ 37,032	£ 36,706	£ 76,500	£ 76,500	£ 76,500		11
12	Staff Training	£ 300	£ -	£ 300	£ 250	£ 250	£ 250		12
13	Council Rates	£ 3,750	£ 2,033	£ 1,717	£ 4,038	£ 4,250	£ 4,463		13
14	Insurance	£ 834	£ 417	£ 417	£ 850	£ 850	£ 850	insurance until June 2027	14
15	Electricity	£ 950	£ 722	£ 228	£ 950	£ 1,000	£ 1,050		15
16	Operating Lease Payments (till & coffee machine)	£ 2,750	£ 705	£ 2,045	£ 2,399	£ 2,525	£ 2,652	till & coffee machine leases	16
17	Café maintenance (includes fire safety inspection)	£ 700	£ 242	£ 458	£ 665	£ 700	£ 735		17
18	Food waste disposal	£ 250	£ 260	-£ 10	£ 475	£ 500	£ 525		18
19	Bank Card fees + Interest	£ 1,750	£ 1,461	£ 289	£ 1,710	£ 1,800	£ 1,890		19
20	**Total Expenditure Dept 1 - café**	**£ 120,772**	**£ 67,243**	**£ 53,529**	**£ 122,274**	**£ 124,625**	**£ 126,977**		20
	Gross Profit/Loss	**-£ 15,772**	**-£ 2,523**	**-£ 13,249**	**-£ 17,274**	**-£ 19,625**	**-£ 21,977**		

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

Date of review 12/10/2026

PROPOSED Budget FY2027-28

LINE INDEX	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
1	**Income from the grounds**								1
3	Allotment Rents	£ 1,250	£ 1,120	£ 130	£ 1,250	£ 1,250	£ 1,250		3
4	Ground Leases	£ 4,000	£ 1,623	£ 2,377	£ 2,500	£ 2,500	£ 2,500		4
5	Grounds Hire	£ 2,000	£ 190	£ 1,810	£ 1,000	£ 1,000	£ 1,000		5
6	Plas carpark fees (old Celtica)	£ 3,250	£ 1,188	£ 2,062	£ 2,500	£ 2,500	£ 2,500		6
7	Grants (if any applicable)	£ -	£ -	£ -	£ -	£ -	£ -		7
8	**Total Income**	**£ 10,500**	**£ 4,121**	**£ 6,379**	**£ 7,250**	**£ 7,250**	**£ 7,250**		8
9									9
10	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		10
12	**Dept 2 - Allotments & Grounds**								12
13	Legal Fees	£ 50	£ -	£ 50	£ 500	£ 500	£ 525	rent reviews / leases contracts revised	13
14	Professional fees (Plas allotment wall survey)	£ 200	£ -	£ 200	£ 500	£ 500	£ 525		14
15	Maintenance & repairs	£ 750	£ 458	£ 292	£ 750	£ 750	£ 788		15
16	Tree Maintenance	£ 20,000	£ 2,662	£ 17,338	£ 5,000	£ 5,000	£ 5,250		16
17	Wall repairs & maintenance	£ 7,500	£ -	£ 7,500	£ 20,000	£ 20,000	£ 21,000		17
18	Scaffolding (Plas allotment wall)	£ 3,500	£ 1,120	£ 2,380	£ 7,500	£ 7,500	£ 7,875		18
19	**Total Expenses**	**£ 32,000**	**£ 4,241**	**£ 27,759**	**£ 34,250**	**£ 34,250**	**£ 35,963**		19
	Gross Profit/Loss	**-£ 21,500**	**-£ 120**	**-£ 21,380**	**-£ 27,000**	**-£ 27,000**	**-£ 28,713**		

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

SAGE N/C reference	LINE INDEX	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026 (Date of review 12/10/2026)	Budget v Actual	PROPOSED Budget FY2027-28: budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
	1	**Dept 3 - Market**								1
4030	2	Market stall fees	£ 15,000	£ 9,255	£ 5,745	£ 14,250	£ 14,250	£ 14,250		2
	3	Electricity recharged		£ 750	-£ 750	£ 1,500	£ 1,500	£ 1,500		3
	4	Charity stall receipts		£ 120	-£ 120	£ 150	£ 150	£ 150		4
	5	**Total income Dept 3 - Market**	**£ 15,000**	**£ 10,125**	**£ 4,875**	**£ 15,900**	**£ 15,900**	**£ 15,900**		5
	6									6
	7	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		7
	8	**Dept 3 - Market**								8
6230	9	to take to Carpark loos A/C	£ 2,500	£ 1,250	£ 1,250	£ 2,500	£ 2,500	£ 2,500		9
7100	10	PCC Market Expenses (12.5% of takings)	£ 2,000	£ 1,905	£ 95	£ 2,000	£ 2,000	£ 2,100		10
7200	11	Electricity & Utilities	£ 3,000	£ 568	£ 2,432	£ 1,663	£ 1,750	£ 1,838		11
	12	Repairs & maintenance		£ 3	-£ 3	£ 75	£ 75	£ 75		12
	13	**Total Expenditure Dept 3 - Market**	**£ 7,500**	**£ 3,726**	**£ 3,774**	**£ 6,238**	**£ 6,325**	**£ 6,513**		13
	14									14
	15	**Gross Profit/Loss**	**£ 7,500**	**£ 6,399**	**£ 1,101**	**£ 9,663**	**£ 9,575**	**£ 9,388**		15

Proposed Budget (Details)

Plas Machynlleth & Town Council

April 2026 to March 2027

Date of review 12/10/2026

PROPOSED Budget FY2027-28

LINE INDEX	INCOME	APPROVED January 2026 - Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
1	**Dept 4 - Carpark conveniences**								1
2	Grants & Donations for Public conveniences	£ -	£ -	£ -	£ -	£ -	£ -		2
3	Toilets Income (at the door)	£ 8,000	£ 7,252	£ 748	£ 10,000	£ 10,000	£ 10,000		3
4	Estimated income from solar panels								4
5	From market A/C	£ 2,500	£ 1,250	£ 1,250	£ 2,500	£ 2,500	£ 2,500		5
6	**Total income Dept 4 - Carpark Toilets**	**£ 10,500**	**£ 8,502**	**£ 1,998**	**£ 12,500**	**£ 12,500**	**£ 12,500**		6
7									7
8	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		8
9	**Dept 4 - Carpark toilets**								9
10	Building insurance	£ 300	£ 100	£ 200	£ 285	£ 300	£ 315	Present Insurance contract until June 2027	10
11	Electricity	£ 2,250	£ 633	£ 1,617	£ 1,203	£ 1,266	£ 1,329	solar panels online by January 2027 to help with bills	11
12	water rates		£ 980	-£ 980	£ 1,235	£ 1,300	£ 1,365		12
13	Janitorial supplies	£ 1,750	£ 390	£ 1,360	£ 808	£ 850	£ 893		13
14	Cleaning contractor	£ 8,400	£ 4,059	£ 4,341	£ 8,200	£ 8,200	£ 8,610	new contractor £22.50 per hour x 7h per week = £8190 per year	14
15	Hygienic Waste Disposal	£ 950	£ 565	£ 385	£ 903	£ 950	£ 1,000		15
16	Drain clearing		£ 363	-£ 363	£ 285	£ 300	£ 315		16
17	Maintenance & plumbing repairs	£ 2,500	£ 1,676	£ 824	£ 1,663	£ 1,750	£ 1,838	£1100 for paygates routine inspection yearly contract	17
18	Nayax cred/deb cards charges (paygates)		£ 340	-£ 340	£ 713	£ 750	£ 788		18
19	**Total Expenditure Dept 4 - Carpark toilets**	**£ 16,150**	**£ 9,107**	**£ 7,043**	**£ 15,293**	**£ 15,666**	**£ 16,452**		19
	Gross Profit/Loss	**-£ 5,650**	**-£ 605**	**-£ 5,045**	**-£ 2,793**	**-£ 3,166**	**-£ 3,952**		

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

LINE INDEX	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
		Date of review 12/10/2026			PROPOSED Budget FY2027-28				
1	**Dept 5 - Clock Tower**								1
2	Donations to Clock Tower Maintenance	£ -		£ -		£ -			2
3	**Total income Dept 5 - Clock tower**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**		3
4									4
5	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		5
6	**Dept 5 - Clock Tower**								6
7	Building insurance	£ 900	£ 444	£ 456	£ 950	£ 1,000	£ 1,050		7
8	Electricity & Utilities	£ 2,000	£ 601	£ 1,399	£ 1,425	£ 1,500	£ 1,575		8
9	Flowers for tubs around the clock	£ 500	£ 196	£ 304	£ 238	£ 250	£ 263		9
10	Town Clock repairs	£ 7,500	£ -	£ 7,500	£ 2,375	£ 2,500	£ 2,625		10
11	**Total Expenditure Dept 5 - Clock Tower**	**£ 10,900**	**£ 1,241**	**£ 9,659**	**£ 4,988**	**£ 5,250**	**£ 5,513**		11
	Gross Profit/Loss	**-£ 10,900**	**-£ 1,241**	**-£ 9,659**	**-£ 4,988**	**-£ 5,250**	**-£ 5,513**		

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

Date of review 12/10/2026

PROPOSED Budget FY2027-28

LINE INDEX	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
	Dept 6 - MTC's Office								
1	**Precept FY2025-26**	£ 369,045	£ 246,030	£ 123,015	£ -	£ -	£ -		1
2	Bank Loyalty Reward + Bank Interest	£ -		£ -	£ -	£ -	£ -		2
3	Grants	£ -		£ -	£ -	£ -	£ -		3
4	Other donations	£ -		£ -	£ -	£ -	£ -		4
5	From Plas fund	£ -		£ -	£ -	£ -	£ -		5
6	Photocopying & Postage Service	£ -		£ -	£ -	£ -	£ -		6
7	**Total income Dept 6 - MTC's & office**	£ 369,045	£ 246,030	£ 123,015	£ -	£ -	£ -		7
8									8
9	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		9
10	**Dept 6 - MTC's Office**								10
11	Licences	£ 250	£ -	£ 250	£ 238	£ 250	£ 263		11
12	Wages/Pensions/NIC/PAYE	£ 63,408	£ 35,870	£ 27,538	£ 68,400	£ 72,000	£ 75,600		12
13	Recruiting/Staff Training	£ 2,000	£ -	£ 2,000	£ 1,425	£ 1,500	£ 1,575		13
14	Council Rates	£ 1,500	£ 652	£ 848	£ 1,425	£ 1,500	£ 1,575		14
15	Premises Insurance (Zurich Municipal)	£ 420	£ 210	£ 210	£ 475	£ 500	£ 525		15
16	Telephone/Internet services	£ 3,500	£ 1,632	£ 1,868	£ 3,325	£ 3,500	£ 3,675		16
17	Miscelleanous expenses (Elections)	£ 2,750	£ -	£ 2,750	£ 2,850	£ 3,000	£ 3,150		17
18	Miscelleanous expenses	£ 500	£ 70	£ 430	£ 475	£ 500	£ 525		18
19	Xmas tree/Xmas lights	£ 5,000	£ -	£ 5,000	£ 4,750	£ 5,000	£ 5,250		19
20	Printing/Stationery/Postage	£ 500	£ 307	£ 193	£ 475	£ 500	£ 525		20
21	IT maintenance /software/consumables	£ 1,500	£ 2,606	-£ 1,106	£ 1,900	£ 2,000	£ 2,100		21
22	Legal Expenses	£ 2,000	£ 181	£ 1,819	£ 1,900	£ 2,000	£ 2,100		22
23	Bookkeeping/Audit & Accountancy fees	£ 5,000	£ 1,655	£ 3,345	£ 4,750	£ 5,000	£ 5,250		23
24	Other Professional fees	£ 5,000	£ -	£ 5,000	£ 4,750	£ 5,000	£ 5,250		24
25	Payroll processing fees	£ 2,500	£ 795	£ 1,705	£ 950	£ 1,000	£ 1,050		25
26	Operating Lease Payments	£ 5,500	£ 1,466	£ 4,034	£ 2,090	£ 2,200	£ 2,310		26
27	Confidential waste disposal	£ 200	£ 45	£ 155	£ 166	£ 175	£ 184		27
28	Defibs upgrade & Maintenance	£ 1,350	£ -	£ 1,350	£ 1,330	£ 1,400	£ 1,470		28
29	Bank charges & Interest	£ 300	£ 199	£ 101	£ 285	£ 300	£ 315		29
30	Subscriptions to advisory bodies	£ 500	£ -	£ 500	£ 475	£ 500	£ 525		30
31	Bad Debts Write Off	£ 1,500	£ -	£ 1,500	£ 1,425	£ 1,500	£ 1,575		31
32	Mayor's & Cllrs allowances & expenses	£ 18,000	£ -	£ 18,000	£ 19,000	£ 20,000	£ 21,000		32
33	Mayor's Fund for charitable purposes	£ 1,500	£ 50	£ 1,450	£ 1,425	£ 1,500	£ 1,575		33
34	Councillors training/conferences	£ 300	£ -	£ 300	£ 238	£ 250	£ 263		34
35	**Total Expenditure Dept 6 - MTC's office**	£ 124,978	£ 45,738	£ 79,240	£ 124,521	£ 131,075	£ 137,629		35
36									36
	Gross Profit/Loss	£ 244,067	£ 200,292	£ 43,775	-£ 124,521	-£ 131,075	-£ 137,629		

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

LINE INDEX	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
			Date of review 12/10/2026			PROPOSED Budget FY2027-28			
	Dept 7 - Hen Stablau project								
1	Bank Interest RCVD & Loyalty Reward		£ -	£ -	£ -	£ -	£ -		1
2	Grants - CIC Hen Stablau	£ -	£ -	£ -	£ -	£ -	£ -		2
3	**Total income Dept 7 - Hen Stablau**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**	**£ -**		3
4									4
5	**EXPENDITURE**	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		5
6	**Dept 7 - Hen Stablau project**								6
7	Council Rates	£ 6,250	£ 3,265	£ 2,985	£ 6,175	£ 6,500	£ 6,825		7
8	Building insurance (J.Hallam)	£ 15,000	£ 7,961	£ 7,039	£ 16,625	£ 17,500	£ 18,375		8
9	Electricity & Utilities	£ 500	£ 341	£ 159	£ 713	£ 750	£ 788		9
10	computers & software (registering domain name)	£ -	£ 193	-£ 193	£ -	£ -	£ -		10
11	legal fees	£ -	£ 400	-£ 400	£ -	£ -	£ -		11
12	Professional fees (project manager/architect)	£ -	£ -	£ -	£ 14,250	£ 15,000	£ 15,750		12
13	Maintenance/sundry expenses	£ -	£ -	£ -	£ 4,750	£ 5,000	£ 5,250		13
14	Building work Hen Stablau Project	£ -	£ -	£ -	£ 95,000	£ 100,000	£ 105,000		14
15	**Total Expenditure Dept 7 - Hen Stablau**	**£ 21,750**	**£ 12,160**	**£ 9,590**	**£ 137,513**	**£ 144,750**	**£ 151,988**		15
	Gross Profit/Loss	**-£ 21,750**	**-£ 12,160**	**-£ 9,590**	**-£ 137,513**	**-£ 144,750**	**-£ 151,988**		

Proposed Budget (Details)
Plas Machynlleth & Town Council
April 2026 to March 2027

Date of review 12/10/2026

PROPOSED Budget FY2027-28

LINE INDEX	INCOME	APPROVED Budget FY2026-27	ACTUAL up to 30th September 2026	Budget v Actual	budget at - 5% inflation	AMENDED AS DISCUSSED	budget at + 5% inflation	NOTES	LINE INDEX
	Dept 8 - Y Plas								
1	Other grants	£ -	£ -	£ -	£ -	£ -	£ -		1
2	secondary windows grant	£ -	£ 4,814	£ -	£ -	£ -	£ -		2
3	Donations to Plas	£ -	£ -	£ -	£ -	£ -	£ -		3
4	Bar Bookings	£ 500	£ 450	£ 50	£ 500	£ 500	£ 500		4
5	Equipment Hire service	£ 500	£ 225	£ 275	£ 500	£ 500	£ 500		5
6	Hall Hire	£ 13,000	£ 9,009	£ 3,991	£ 15,300	£ 15,300	£ 15,300		6
7	Office rooms leasing	£ 45,000	£ 15,046	£ 29,954	£ 42,000	£ 42,000	£ 42,000		7
8	Recharges to tenants	£ 19,000	£ 6,800	£ 12,200	£ 11,500	£ 11,500	£ 11,500		8
9	Photocopy + Post Box + Postage service	£ 1,000	£ 200	£ 800	£ 500	£ 500	£ 500		9
10	Sale of old furniture from conference rooms	£ -	£ -	£ -	£ -	£ -	£ -		10
11	Rooms Hire	£ 8,000	£ 4,549	£ 3,451	£ 8,000	£ 8,000	£ 8,000		11
	Total income Dept 8 - Y Plas	**£ 87,000**	**£ 41,094**	**£ 50,721**	**£ 78,300**	**£ 78,300**	**£ 78,300**		12
									13
	EXPENDITURE	**APPROVED Budget FY2026-27**	**ACTUAL up to 30th September 2026**	**Budget v Actual**	**budget at - 5% inflation**	**AMENDED AS DISCUSSED**	**budget at + 5% inflation**		14
	Dept 8 - Y Plas								15
12	Advertising	£ -	£ 50	-£ 50	£ 70	£ 75	£ 80	paid from Mayor's fund	16
13	Licences	£ -	£ 237	-£ 237	£ 238	£ 250	£ 263		17
14	Building insurance	£ 16,730	£ 7,530	£ 9,200	£ 16,150	£ 17,000	£ 17,850		18
15	Cleaning contractor	£ 12,500	£ 5,998	£ 6,502	£ 26,268	£ 27,650	£ 29,033		19
16	Sanitation & Waste Disposal	£ 4,000	£ 2,266	£ 1,734	£ 3,800	£ 4,000	£ 4,200		20
17	Janitorial supplies	£ 1,750	£ 1,114	£ 636	£ 1,663	£ 1,750	£ 1,838		21
18	Council Rates (Hall & Vortex)	£ 25,000	£ 8,233	£ 16,767	£ 16,340	£ 17,200	£ 18,060		22
19	Xmas lights & tree/Flowers	£ 1,000	£ 410	£ 590	£ 285	£ 300	£ 315		23
20	Office stationery/postage & IT Equipment	£ 200	£ 302	-£ 102	£ 523	£ 550	£ 578		24
21	Professional fees	£ 2,400	£ 895	£ 1,505	£ 2,375	£ 2,500	£ 2,625		25
22	Electricity	£ 40,000	£ 12,392	£ 27,608	£ 25,650	£ 27,000	£ 28,350		26
23	Gas	£ -	£ 5,897	-£ 5,897	£ 11,400	£ 12,000	£ 12,600		27
24	Water rates	£ -	£ 1,994	-£ 1,994	£ 3,800	£ 4,000	£ 4,200		28
25	Telephone & internet services	£ -	£ 2,915	-£ 2,915	£ 5,463	£ 5,750	£ 6,038		29
26	Fire Alarm & Security	£ 5,500	£ 160	£ 5,340	£ 1,900	£ 2,000	£ 2,100		30
27	Lift Maintenance	£ 1,500	£ 865	£ 635	£ 1,425	£ 1,500	£ 1,575		31
28	Playground Maintenance	£ -	£ 5,087	-£ 5,087	£ 1,900	£ 2,000	£ 2,100		32
29	Wages/Pensions/NIC/PAYE	£ 90,715	£ 50,719	£ 39,996	£ 104,500	£ 110,000	£ 115,500		33
30	Staff Training	£ 4,000	£ -	£ 4,000	£ 2,375	£ 2,500	£ 2,625		34
31	Repairs & Maintenance	£ 10,000	£ 3,042	£ 6,958	£ 9,500	£ 10,000	£ 10,500		35
32	secondary glazing project	£ -	£ 4,733	£ -	£ -	£ -	£ -	grant funded	36
33	Hall entrance	£ -	£ -	£ -	£ 950	£ 1,000	£ 1,050		37
34	Scaffolding (Plas parapets)	£ 4,200	£ 1,120	£ 3,080	£ 4,750	£ 5,000	£ 5,250		38
35	Plas parapets repairs	£ 30,000	£ -	£ 30,000	£ 28,500	£ 30,000	£ 31,500		39
36	New tables & chairs for conference rooms	£ 1,000	£ 1,019	-£ 19	£ 950	£ 1,000	£ 1,050		40
37	LED lighting upgrade in public areas	£ 10,000	£ -	£ 10,000	£ 9,500	£ 10,000	£ 10,500		41
38	Camera security system	£ 2,500	£ -	£ 2,500	£ 2,375	£ 2,500	£ 2,625		42
	Total Expenditure Dept 8 - Y Plas	**£ 262,995**	**£ 116,978**	**£ 150,750**	**£ 282,648**	**£ 297,525**	**£ 312,403**		43
	Gross Profit/Loss	**-£ 175,995**	**-£ 75,884**	**-£ 100,030**	**-£ 204,348**	**-£ 219,225**	**-£ 234,103**		

Rentals	monthly	yearly	yearly recharges
scullery room		£ 10	
101-no recharges	£ 110.00	£ 1,320	
102-no recharges	£ 525.00	£ 6,300	
103-no recharges	£ 200.00	£ 2,400	
104+recharges	£ 100.00	£ 1,200	£ 1,766.56
105+recharges	£ 100.00	£ 1,200	£ 1,766.56
109+recharges	£ 375.00	£ 4,500	£ 4,150.00
110-no recharges	£ 16.00	£ 192	
201-no recharges	£ 250.00	£ 3,000	
202-no recharges	£ 500.00	£ 6,000	
203-no recharges	£ 195.00	£ 2,340	
205-no recharges	£ 500.00	£ 6,000	
207-no recharges	£ 208.33	£ 2,500	
209+recharges	£ 275.00	£ 3,300	£ 3,356.00
210-no recharges	£ 139.00	£ 1,668	
Total	**£ 3,493.33**	**£ 41,930.00**	**£ 11,039.12**

Professional fees to envisage :	
£ 2,000	Audit Wales external annual audit
£ 1,750	Internal auditors yearly audit
£ 2,000	legal fees review of all leases
£ 12,000	C2 & C3 reports & upgrade ALL electrical items in Plas and Hall
£ 10,000	scaffolding for Plas allotments
£ 30,000	repairs to allotments wall
£ 2,500	revaluation report of Plas and all that is insured
£ 60,250	

Allotments per year	
£ 1,015	Garsiwn : 14 rented + 4 empty - Y Plas : 15 rented + 0 empty
Ground leases per year	
£ 2,063	
Ground hire per year	
£ 2,275	

Item 8.1

From: Alex Ham <alex.ham@powys.gov.uk>
Sent: 09 October 2026 11:51
To: town-clerk@machynlleth-tc.gov.uk
Subject: Planning Consultation P/26/1159/LBC, Bedwen, 1 Maengwyn Street, Machynlleth, SY20 8AA

Cyfeirnod: P/26/1159/LBC
Cynnig: Internal alterations to facilitate change of use from shop to licensed cafe (P/26/1089/FUL)
Cyfeiriad y Safle: Bedwen, 1 Maengwyn Street, Machynlleth, SY20 8AA
Swyddog Penodedig: Aled Williams

Mae'r cais ar gael i'w weld ar wefan y Cyngor: https://service.powys.gov.uk/pr/s/register-view?language=cy&c__r=Arcus_BE_Public_Register .

Rhoddir rhybudd drwy hyn fod rhaid gwneud unrhyw sylwadau yr ydych yn dymuno eu gwneud o fewn **21 diwrnod** o ddyddiad y llythyr hwn. Os na wneir hyn, fe dybir nad ydych yn dymuno gwneud sylwadau a bydd y cais yn mynd yn ei flaen tan dod i benderfyniad.

Cofiwch y dylid gwneud sylwadau'n ysgrifenedig, ac y bydd unrhyw sylwadau'n cael eu cadw ar ffeil i'w weld gan y cyhoedd.

Gofynnir ichi sicrhau fod eich ymateb yn cydymffurfio â gofynion GDPR trwy beidio â chynnwys unrhyw ddata personol neu sensitif. Peidiwch â chynnwys eich llofnod nac unrhyw wybodaeth breifat arall megis cyfeiriadau e-bost na rhifau ffôn personol yn eich ymateb, gan y gall y rhain ymddangos ar ein gwefan.

Cyfeiriwch yr holl ymatebion ymgynghori i Adran Gynllunio Cyngor Sir Powys at **planning.consultations@powys.gov.uk** yn hytrach nag at unigolion a enwir gan gynnwys y cyfeirnod cynllunio **P/26/1159/LBC**, o fewn testun yr e-bost.

Os ydych chi'n **Gyngor Cymuned** sy'n derbyn yr hysbysiad hwn ac nad yw'r safle datblygu o fewn eich ardal gymunedol, cysylltwch â'r tîm ar unwaith.

Os ydych yn derbyn yr hysbysiad hwn fel **Cynghorydd Ward**, nodwch fod y cyfnod galw i mewn o **21 diwrnod** yn dechrau o ddyddiad yr hysbysiad e-bost hwn.

Application Reference: P/26/1159/LBC
Proposal: Internal alterations to facilitate change of use from shop to licensed cafe (P/26/1089/FUL)
Location: Bedwen, 1 Maengwyn Street, Machynlleth, SY20 8AA
Allocated Officer: Aled Williams

The application is available to view on the Council's website: https://service.powys.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register .

Notice is hereby given that any observations you may wish to make must be returned to me within **21 days** of the date of this letter. If this is not done it will be assumed that you do not wish to comment and the application will proceed to determination.

Please note that comments must be made in writing and that such comments will be held on a file that will become open to public inspection.

Please ensure your response adheres to GDPR regulations by excluding any personal or sensitive data. Please do not include your signature or any other private information such as personal email addresses or telephone numbers in your response, as these may appear on our website.

Please direct all consultation responses for Powys County Council's Planning Department to **planning.consultations@powys.gov.uk** rather than to named individuals, including the planning reference, **P/26/1159/LBC**, within the email subject.

If you are a **Community Council** receiving this notification and the development site does not fall within your community area, please contact the team immediately.

If you are receiving this notification as a **Ward Councillor**, please note that the **21 day call in** period begins from the date of this email notification.

Item 8.2

From: Alex Ham <alex.ham@powys.gov.uk>
Sent: 09 October 2026 11:48
To: town-clerk@machynlleth-tc.gov.uk
Subject: Planning Consultation P/26/1089/FUL, Bedwen, 1 Maengwyn Street, Machynlleth, SY20 8AA

Cyfeirnod: P/26/1089/FUL
Cynnig: Change of use of ground floor from retail (A1) to a licensed cafe (A3) together with internal alterations
Cyfeiriad y Safle: Bedwen, 1 Maengwyn Street, Machynlleth, SY20 8AA
Swyddog Penodedig: Aled Williams

Mae'r cais ar gael i'w weld ar wefan y Cyngor: https://service.powys.gov.uk/pr/s/register-view?language=cy&c__r=Arcus_BE_Public_Register .

Rhoddir rhybudd drwy hyn fod rhaid gwneud unrhyw sylwadau yr ydych yn dymuno eu gwneud o fewn **21 diwrnod** o ddyddiad y llythyr hwn. Os na wneir hyn, fe dybir nad ydych yn dymuno gwneud sylwadau a bydd y cais yn mynd yn ei flaen tan dod i benderfyniad.

Cofiwch y dylid gwneud sylwadau'n ysgrifenedig, ac y bydd unrhyw sylwadau'n cael eu cadw ar ffeil i'w weld gan y cyhoedd.

Gofynnir ichi sicrhau fod eich ymateb yn cydymffurfio â gofynion GDPR trwy beidio â chynnwys unrhyw ddata personol neu sensitif. Peidiwch â chynnwys eich llofnod nac unrhyw wybodaeth breifat arall megis cyfeiriadau e-bost na rhifau ffôn personol yn eich ymateb, gan y gall y rhain ymddangos ar ein gwefan.

Cyfeiriwch yr holl ymatebion ymgynghori i Adran Gynllunio Cyngor Sir Powys at **planning.consultations@powys.gov.uk** yn hytrach nag at unigolion a enwir gan gynnwys y cyfeirnod cynllunio **P/26/1089/FUL**, o fewn testun yr e-bost.

Os ydych chi'n **Gyngor Cymuned** sy'n derbyn yr hysbysiad hwn ac nad yw'r safle datblygu o fewn eich ardal gymunedol, cysylltwch â'r tîm ar unwaith.

Os ydych yn derbyn yr hysbysiad hwn fel **Cynghorydd Ward**, nodwch fod y cyfnod galw i mewn o **21 diwrnod** yn dechrau o ddyddiad yr hysbysiad e-bost hwn.

Application Reference: P/26/1089/FUL
Proposal: Change of use of ground floor from retail (A1) to a licensed cafe (A3) together with internal alterations
Location: Bedwen, 1 Maengwyn Street, Machynlleth, SY20 8AA
Allocated Officer: Aled Williams

The application is available to view on the Council's website: https://service.powys.gov.uk/pr/s/register-view?c__r=Arcus_BE_Public_Register .

Notice is hereby given that any observations you may wish to make must be returned to me within **21 days** of the date of this letter. If this is not done it will be assumed that you do not wish to comment and the application will proceed to determination.

Please note that comments must be made in writing and that such comments will be held on a file that will become open to public inspection.

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If you are a **Community Council** receiving this notification and the development site does not fall within your community area, please contact the team immediately.

If you are receiving this notification as a **Ward Councillor**, please note that the **21 day call in** period begins from the date of this email notification.

List of Invoices For Payment

From 14th September to 16th October 2026

Dyddiad Talu / Payment Date	Enw / Name	Manylion / Particulars	Swm /Amount	Sylwadau / Observations
Paid by Direct Debit				
14/09/2026	Pozitive Energy	Electricity - Hen Stablau - August 2026	£ 60.24	
01/10/2026	SEFE	Gas - Y Plas - August 2026	£ 900.43	
21/09/2026	BNP Paribas	Coffee machine lease	£ 221.83	
30/09/2026	YGP	Electricity - Remembrance Garden Toilets - 19/8 > 19/9/26	£ 47.22	
02/09/2026	Rijo	Coffee machine supplies	£ 180.75	
22/09/2026	Rijo	Coffee machine supplies	£ 339.03	
30/09/2026	Castell	Café supplies - September	£ 1,938.67	
05/10/2026	Barclays	Banking fees	£ 46.37	
16/10/2026	EDF	Electricity - town clock - September	£ 178.84	
01/10/2026	Sage	Accounting software - September 2026	£ 242.40	
07/10/2026	SSE	Electricity - Y Plas - September 2026	£ 4,085.77	
10/10/2026	PEAC Solutions	Photocopier lease rental - 21/11 > 20/2/2027	£ 274.80	
09/10/2026	Pozitive Energy	Electricity - Carpark Toilets - September 2026	£ 58.30	
09/10/2026	Sharp	Photocopier usage - September 2026	£ 114.41	
01/10/2026	YGP	Electricity - Café - September 2026	£ 152.07	
04/10/2026	YGP	Electricity - Market Feeder - September 2026	£ 84.65	
Paid with Barclaycard				
24/08/2026	Amazon	Janitorial supplies - Y Plas	£ 74.85	
26/08/2026	Amazon	Henry hoover commercial - Y Plas	£ 169.99	
31/08/2026	Google	Workspace bookings calendar - Y Plas	£ 42.00	
19/09/2026	Amazon	Spatula - café	£ 14.38	
01/09/2026	Amazon	Cleaning product for Fryers - café	£ 34.49	
01/09/2026	Loyverse	Café Till software & technical support	£ 30.00	
04/09/2026	Amazon	Artificial Xmas tree and stand - Y Plas	£ 119.99	
04/09/2026	Amazon	Fan heater - Y Plas	£ 16.41	
08/09/2026	Amazon	Café supplies - confectionery	£ 50.36	
07/09/2026	Amazon	Y Plas - Masonery paint - Maintenance	£ 101.98	
17/09/2026	Amazon	Café - food allergen labels	£ 16.64	
Paid under delegated powers before council meeting				
24/09/2026	Amazon/Supratech	Repairs to sinks - public toilets	£ 96.47	
19/09/2026	Byrne Scaffolding Ltd	Scaffolding - Plas allotments 11/6 > 17/9/2026	£ 1,260.00	
19/09/2026	Byrne Scaffolding Ltd	Scaffolding - Plas Parapets 11/6 > 17/9/2026	£ 1,344.00	
17/09/2026	Initial	Hygiene waste disposal - Plas 7/10 > 6/11/2026	£ 164.91	
17/09/2026	Initial	Hygiene waste disposal - Toilets 7/10 > 6/11/2026	£ 98.85	
04/10/2026	BT	Quarterly Phone 10/10 > 31/12/2026	£ 1,236.79	
01/10/2026	Office Furniture Direct	Conference chairs	£ 1,222.20	
01/10/2026	Sutcliffe Play	Replacement trampoline mat & springs	£ 5,067.60	Paid from Playground donation
10/09/2026	Healthmatic	Door repairs - public toilets	£ 654.24	
05/10/2026	WR Partners	September 2026 payroll processing	£ 190.80	
30/09/2026	Gaskells	Waste & recycling collection - Y Plas	£ 458.31	
01/10/2026	BT	Monthly internet services	£ 464.40	
08/10/2026	HMRC	August 2026 VAT payment	£ 1,748.07	
		to carry forward	**£ 23,603.51**	

Eitem 9.1

To be authorised for payment		brought forward	£	23,603.51	
24/09/2026	Milwyn Jenkins & Jenkins	Legal fees - lease variation - Hen Stablau	£	480.00	
25/09/2026	PPL PRS	Plas Music Licence	£	199.92	
30/09/2026	CPC Pest Control	Removal of wasps nest - allotments	£	70.00	
30/09/2026	CPC Pest Control	Annual contract rodent monitoring - Aug.2026 > August 2027	£	700.00	
01/10/2026	Bailey International Ltd	Annual contract - lightening protection test - clock	£	306.00	
19/09/2026	Jeremy Rye Ltd	Re-valuation of fixed assets-as per audit recommendation	£	1,100.00	
03/09/2026	The Store	General repairs and maintenance	£	9.00	
02/09/2026	Travis Perkins	Exterior paint - Y Plas	£	78.00	
16/10/2026	AJ Cleaning Ltd	Cleaning - Y Plas - October 2026	£	1,512.00	
16/10/2026	AJ Cleaning Ltd	Cleaning - Public toilets - October 2026	£	792.00	
Other statutory authorised payments made					
30/09/2026	September payroll	Staff wages	£	16,890.02	
05/10/2026	September payroll	PCC (3rd party deductions from wages)	£	13.05	
05/10/2026	September payroll	PCC pensions	£	4,364.28	
05/10/2026	September payroll	NI/PAYE HMRC Shipley	£	5,171.77	
		TOTAL	**£**	**55,289.55**	

INCOME / Incwm		
From / Gan Bwy	**£ Sum /swm**	
Worldpay & Amex café credcard takings	£	7,480.14
Buffets	£	180.00
Café cash takings	£	2,161.00
Market stall fees	£	2,005.00
Carparking (old celtica)	£	120.00
Car park loos - cash	£	600.00
Car park loos - Nayax card income	£	1,908.46
used oil sale café Sept 25-Sept 26	£	236.00
recharges to tenants	£	120.00
bar bookings	£	30.00
Office rentals	£	4,001.00
Hall hires	£	1,260.00
Room hires	£	340.00
TOTAL	**£**	**20,441.60**

total income	**£**	**20,441.60**
total expenditure	**-£**	**55,289.55**
var +/-	**-£**	**34,847.95**

BK balance on 16th October 2026	**£**	**170,323.13**

Item 9.2

To open a savings account at Unity Trust Bank :

MTC needs to start building reserves as per policy agreed in February 2026.

£5966.80 is 5% of the balance to be carried forward at the next annual return for FY2026-27

£11933.60p is 10 % of the balance to be carried forward.

These reserves can be used for specific items such as the repairs at the allotments and/or the parapets on Y Plas.

Several options for a savings account :

1/ **Instant Access Savings Accounts** : suitable if the council is adding to the account on an irregular basis with irregular amounts or needs to access savings before the end of a set term, or doesn't have easily accessible other funds to deal with emergencies.

Interest rate currently at 1.96% AER

2/ 30, 32, 90 or 95 day Notice Accounts : suitable if the council is comfortable leaving the money untouched until giving notice and prefers a variable rate.

Interest rate currently at :

2.25% AER for a 30 days notice saving A/C

2.73% AER for a 32 days notice

2.93% AER for a 95 days fixed term

3/ Fixed Term Deposit Accounts : suitable for the council to leave money untouched for a fixed period (minimum 12 months) and

- receive the interest at maturity
- or want to save a lump sum of £85000+
- or to have the certainty of the interest earned on savings deposited.

Interest rate currently at : 4.06% AER

Annual Return for the Year Ended 31 March 2026

Accounting statement 2025-26 for:

Name of body: Cyngor Tref Machynlleth

	Year ending		Notes and guidance
	31 March 2025 (£)	31 March 2026 (£)	**Please round all figures to nearest £. Do not leave any boxes blank and report £0 or nil balances. All figures must agree to the underlying financial records for the relevant year.**
Statement of income and expenditure/receipts and payments			
1. Balances brought forward	37,173	56,854	Total balances and reserves at the beginning of the year as recorded in the financial records. Must agree to line 7 of the previous year.
2. (+) Income from local taxation/levy	365,200	364,188	Total amount of income received/receivable in the year from local taxation (precept) or levy/contribution from principal bodies.
3. (+) Total other receipts	725,636	544,307	Total income or receipts recorded in the cashbook minus amounts included in line 2. Includes support, discretionary and revenue grants.
4. (-) Staff costs	235,429	258,409	Total expenditure or payments made to and on behalf of all employees. Include salaries and wages, taxable allowances, PAYE and NI (employees and employers), pension contributions and termination costs. Exclude reimbursement of out-of-pocket expenses.
5. (-) Loan interest/capital repayments	-	-	Total expenditure or payments of capital and interest made during the year on external borrowing (if any).
6. (-) Total other payments	835,726	587,604	Total expenditure or payments as recorded in the cashbook minus staff costs (line 4) and loan interest/capital repayments (line 5).
7. (=) Balances carried forward	56,854	119,336	Total balances and reserves at the end of the year. Must equal (1+2+3) – (4+5+6).
Statement of balances0			
8. (+) Debtors	95,978	32,034	**Income and expenditure accounts only:** Enter the value of debts owed to the body at the year-end.
9. (+) Total cash and investments	62,771	129,651	**All accounts:** The sum of all current and deposit bank accounts, cash holdings and investments held at 31 March. This must agree with the reconciled cashbook balance as per the bank reconciliation.
10. (-) Creditors	101,895	42,349	**Income and expenditure accounts only:** Enter the value of monies owed by the body (except borrowing) at the year-end.
11. (=) Balances carried forward	56,854	119,336	**Total balances should equal line 7 above:** Enter the total of (8+9-10).
12. Total fixed assets and long-term assets	2,487,302	2,487,302	The asset and investment register value of all fixed assets and any other long-term assets held as at 31 March.
13. Total borrowing			The outstanding capital balance as at 31 March of all loans from third parties (including PWLB).

Item 10.1

POWYS TEACHING HEALTH BOARD

MACHYNLLETH PATIENT FORUM MEETING

Bwrdd Iechyd Addysgu Powys
Powys Teaching Health Board

Tuesday 22nd September 2026
18.30 – 20.30
Board Room, Bro Ddyfi Community Hospital, Machynlleth

PRESENT

Farjaz Khurshid – (FK) – GP, Dyfi Valley Health
Fiona Cauley (FC) – Chair, Llanbrynmair Community Council
Linzi Shone (LS) – Professional Head of Nursing, PTHB
Norma McCarten (NM) – Machynlleth Town Council
Sue Evans (SE) – Llanbrynmair Community Council

APOLOGIES

Alwyn Evans (AE) – Machynlleth Town Council
Berwyn Harding (BH) – Mawddwy Community Councils
Carl Strack (CS) – Advice Mid Wales
Carol Handcock (CH) – Dyfi U3A
David Farnsworth (DF) – Assistant Director of Community Services, PTHB
Glenys Evans (GE) – Bro Ddyfi Hospital League of Friends
Sandra Bendelow (SB) – Coordinator, Taj Mahal Community Hub

IN ATTENDANCE

Laura Vernon (LV) – Minutes, Community Services Administration, PTHB

AGENDA ITEMS		LEAD/ ACTION
1.	**Welcome and Apologies** FC welcomed all to the meeting. Apologies listed above.	**Chair**
2.	**Minutes of the Last Meeting Held 21st July 2026** Machynlleth%20Patient%20Forum%20M Minutes agreed to be an accurate record.	**All**
3.	**Matters Arising Not Covered on The Agenda** <u>Rowlands Pharmacy Stock Issues</u>	**All**

	DF has emailed FC with the contact for the Primary Care Team, who oversee the Health Board's contract for the pharmacy. **Action: FC will now follow up regarding the stock issues some patients are reporting.** Fflecsi Bus There has been no town council meeting since July so NM was not sure that the service is definitely running but noted that it has been seen in town. NM will check at the next town council meeting. Lloyds Coaches run the service, funded by Transport for Wales. Attendance from Twymyn Ward and PAVO LS suggested inviting Jenny Roberts, Band 6 Nurse. Attendance from PAVO was also discussed, as no representative has attended since the Health Promotion Facilitator role was discontinued in 2024. Sioned Jones-Pritchard, Community Connector for the Machynlleth area, does receive minutes. Agreed to invite Sioned to a future meeting. Community Bus No news as SB was not present but adverts for drivers have been noted. Ambulance Service Concerns regarding efficiency were raised at the last meeting. DF was going to raise this with PTHB commissioning teams, who oversee the contracts with the ambulance service, to see if they can support improvements in pathways. Otherwise, the ambulance service is separate from the health board.	
4.	**Dyfi Valley Health Update** Blood Pressure Machine in Waiting Area Email update from LC following last meeting. Dyfi Valley Health has not received any communications asking for privacy measures for the blood pressure machine, so would encourage anyone concerned to email the practice so they can understand the reason for the request. It is important to be able to see the machine from the front desk in case staff are needed by the patient, they collapse etc. There is also no private room available and the machine being in a visible location means that more patients know it is there and use it. No patient details are visible as the result is discretely printed on a piece of paper. Flu Vaccines Flu vaccine guidance has recently changed regarding who can consent for vaccinations and who can give the vaccinations. PTHB have peer vaccinations for health workers.	**Dr Farjaz Khurshid**

5.	**Taj Mahal Hub Update** No update – SB not present.	**Sandra Bendelow**
6.	**Navigating the NHS Project Update** No updates, as KJ is currently very busy with the Better Together consultation and the potential closure of hospital beds.	**Chair**
7.	**Bro Ddyfi Hospital Update** Three staff have been shortlisted for RCN Nurse of the Year awards, including a Health Care Support Worker who developed a strategy for housebound patients with diabetes to have their eight annual care processes.	**Linzi Shone**
8.	**PTHB Update** <u>Ready to Go Home Units</u> A decision on whether these units in Bronllys and Llanidloes will be made permanent is due at the end of consultation period in spring 2027. They are for people that have been in hospital are well enough to go home but are unable to do so straight away due to needing adjustments to their home or care packages put in place. They differ from hospital wards in that people are encouraged move about and join activities as much as possible and family and friends are welcome to come and visit at any time. <u>Call 4 Concern</u> The project is still moving forward and is going well. It involves three steps and the health board are implementing the second currently, which involves patient wellness scoring. Discussions will be held with GP colleagues before full implementation in December. LS also explained that Call 4 Concern is a national initiative, linked to Martha's Rule, and has to be implemented according to the local environment, so will look different in Powys compared to acute hospitals, where it might have a larger impact. <u>Nursing Recruitment</u> The lack of substantive permanent nurse positions in Wales was discussed. LS explained the streaming process, where student nurses about to qualify put their name down for three potential jobs. This has been more difficult this year because there are not enough posts to match the numbers coming out of training. Previously trainees have had to accept jobs in Wales but this was released to enable students to work outside of Wales. People choosing to stay in their posts for longer for financial reasons could be one reason for the mismatch between graduate numbers and the number of predicted jobs. <u>Better Together Consultation</u>	**Linzi Shone**

	The PTHB board have authorised a public consultation on the Better Together plan to shape the future of health services in Powys, which will run from the 5th of October until December 2026. No change has been discounted as an option. The main scenario under consideration involves more services being provided within "centres of excellence" in Rural Regional Centres and Wellbeing Hubs, meaning no inpatient hospital beds in Machynlleth and some other community hospitals. This has caused considerable concern in the media and amongst the public. The town council have written to DF re: public meeting arranged for the 8th of October at Y Plas. Elwyn Vaughan, Senedd Member for Gwynedd Maldwyn, and Steve Witherden, MP for Montgomeryshire and Glyndŵr, will be attending. A Senedd petition is also in process. LS noted that no decision has been made, and the consultation is intended to be a conversation. FK added the need to encourage the public to express their opinions and engage with the consultation process as much as possible. There is the possibility of an extensive mail drop throughout Powys to get as many views as possible and the public can also go through Llais to share their views. FC was concerned that the public feel abandoned following the Hywel Dda consultation over services at Bronglais and this has impacted their willingness to engage. One of the Senedd members for Gwynedd Maldwyn is the new health minister; he cannot comment while the consultation is ongoing but can comment on an alternative vision for community hospitals, which the GP collective are working on.	
9.	**Domiciliary Care & Day Centre Provision** As discussed at the last meeting, PAVO are working with a Workplace Psychologist to conduct a scoping report regarding care provision and analyse the survey on demand for day services previously conducted by Powys County Council Adult Services. The results of the scoping exercise will be sent to Powys County Council Adult Services. A focus group has also been proposed to look at day centre provision, including Rosie Strang from Coed Lleol and Gwenan Philips from Machynlleth Town Council as trustees. Llais are still progressing the complaint raised by NM.	**Norma McCarten**
10.	**Protect Bronglais Services** LS explained that Hywel Dda UHB and PTHB work closely together, for example, the Executive Directors of Nursing meet regularly. However, FC raised that the public now feel abandoned by both health boards as services for mid Wales (neurology, early assessment) have been moved from Bronglais to Carmarthen and Withybush in Pembrokeshire and the Better Together proposals involve closing community hospital beds in Powys. There is a general feeling that Hywel Dda UHB do not recognise the importance of Bronglais. Noted that the 'treat and	**Chair**

	transfer' pathway for stroke patients means that they are stabilised in Bronglais and then moved, not transferred immediately.	
11.	**SaTH Hospitals Transformation Programme (HTP)** Patient Advice and Liaison Service (PALS) **Action: FC will follow up to ask if they can help with more timely communications around the HTP events, as SB has been unable to attend due to the short notice.**	**Sandra Bendelow**
12.	**NHS Wales Dentist Reforms** CH sent apologies. **Action: LS will an ask for update from DF on the Powys dental situation.** Noted that access to dental treatment is important, as presence of infection etc. can impact on whether other surgeries can take place.	**Carol Handcock**
13.	**Any Other Business** BBC Documentary FC noted that there is a program on BBC iPlayer, On Call to a Nation, about the NHS, made ten years after it was founded, which forum members may find interesting. Invitations to Community Councils **Action: LV to send out meeting invitations to the community councils who do not regularly attend the patient forum.** This potentially includes Pennal, who were thought to be covered by the Dyfi Valley Health catchment area.	**All**
14.	**Date of the next meeting:** Tuesday 17th November 2026, 6.30pm – 8.30pm, Bro Ddyfi Hospital.	

Dyfi Valley Health
Iechyd Bro Ddyfi

Dyfi Valley Health Appointment and Telephone Lines Data

September 2026

Item 10.2

Incoming calls handled by reception 4,437

Medical certificates/sick notes issued 75

Texts sent/received 2,392

Calls answered within 2 mins 76%

Average call answer time 1m 29sec

Appointments missed as not cancelled 148

15 min appointments that could have been given to other patients if cancelled in time

Clinical contact 3,700 +

Emails received, MHOL etc 2,714

Patient referrals to Secondary care 318

Medication items dispensed 8,688

Daily Virtual Wards with the District nurse Team 28 GP hours

Daily Physical Hospital Ward Rounds 136 GP hours

Contact with us via our new online contact form 24/7 **278** patients

Call back to save queuing facility used 116

Dyfi Valley Health
Iechyd Bro Ddyfi

Data Apwyntiadau a Llinellau Ffôn Iechyd Bro Ddyfi

Medi 2026

Galwadau a dderbyniwyd gan y dderbynfa 4,437

Tystysgrifau meddygol/nodiadau salwch a gyhoeddwyd 75

Negeseuon testun a anfonwyd/a dderbyniwyd 2,392

Galwadau wedi'u hateb o fewn 2 funud 76%

Amser ateb galwadau cyfartalog 1 munud 6 eiliad

Apwyntiadau a gollwyd gan nad iddynt gael eu canslo 148

Apwyntiadau 15 munud y gellid bod wedi'u rhoi i gleifion eraill pe baent wedi'u canslo mewn pryd

Cyswllt clinigol 3,700 +

Negeseuon e-bost a dderbyniwyd, MHOL ac ati 2,714

Atgyfeiriadau cleifion i Ofal Eilaidd 318

Eitemau meddyginiaeth a ddosbarthwyd 8,688

Wardiau Rhithwir Dyddiol gyda Thîm Nyrsys yr Ardal 28 awr Meddyg Teulu Rowndiau Ward Ysbyty Corfforol Dyddiol 136 awr Meddyg Teulu

Cysywllt â ni trwy ein ffurflen gyswllt ar-lein newydd 24/7 **278** claf Defnydd o'n cyfleuster 'galwad yn ôl' i arbed ciwio **116**

Item 11.4

FACILITIES REPORT OCTOBER 2026

Scaffolding at Allotment wall *

Verbal communication has been had with 3 local scaffolding firms and 1 quote has been received with regards to purchasing scaffolding. (attached). This quote is based on what is in place now. (it may become evident that more towers are needed to support the wall and if this is the case the cost will rise)

The scaffolding in place was erected as a matter of urgency after receiving the structural report on the wall. We are currently just renting the scaffolding and **no safety checks are being carried out.**

Structural Engineer has been contacted for advice. They have advised that if we were to build a shoring system from timber or steel it would need to be designed by a specialist and be bespoke made and this option would most likely be more expensive than scaffolding.

The scaffolding is in place to support the wall rather than just serving as a platform for workers to stand on. Using scaffolding to support the wall triggers stringent legal obligations across structural safety, health and safety regulations, boundary laws and public liability.

Under the **Working at height regulations 2005,** any scaffold structure acting as a support mechanism should be designed by scratch by a qualified structural engineer. This will cost in the region of £1000-£1500. The structural scaffold must then be formally inspected by a competent person before its first use, at least once every 7 days and immediately following any extreme weather event or modification. If modifications are needed there will be an extra hourly rate charge on top of the inspection charge.

Ivy is cut back south facing end by maintenance team and the North facing end of the wall is cut back by Shaw Healthcare as per structural report recommendations (report attached**). To aid the cutting back a long reach petrol hedge trimmer is needed this will cost £105.00.**

Lightning Protector on Town Clock

Annual Inspection on the lightning protector on Town Clock was carried out on September 30 2026 a pass certificate was issued. The protector was generally satisfactory. Checked with contractor to elaborate on Generally satisfactory. Response below

The reason for the system being safe and serviceable is due to it not complying with current standards (BSEN62305)For it to comply it would need a second downtape and earth termination installing. However upgrading the lightning protection system, it is entirely up to the building developers/owners and their insurance company as to whether to maintain the system or not or even upgrade to the current standard. This is due to there being currently no legal requirement for a lightning protection system to be installed to existing buildings in the UK. Report attached.

Y Plas Electrical Works

Y Plas electrical safety certificate expires on 05.06.2028. In order to obtain a pass certificate, we will need to eliminate the C3 codes on the current certificate. An estimate has been given on the cost of the works (attached). It would be prudent to get these works completed before the 2028/2029 financial year. A budget of at least £10000 is needed to remedy the C3's.

Town Clock Electrical Works

Current electrical safety certificate expires 5th September 2027. Estimates have been sought with regards to the C3's to enable council to budget for the works.

Plas Entrance -End of defect Review*

Meeting took place between Architect, Contractor and Maintenance Team with regards to the Plas entrance.

1. Water is still ponding at the lower end of the new patio. It was wet when the meeting took place and this indicated that the silt build up at the low point was the reason the water did not flow from this point as readily as it could. Nevertheless, it was agreed that contractor will fit a narrow channel drain to enable removal of water, and that this would flow out at the same point as where the water flows now. And, that contractor may need to bench a small area of concrete at the outflow point.
2. The surface of the yellow slabs is extremely slippery, when wet. There have been several falls on the slabs. Contractor to find the supplier information and recommendation for trying to reduce the slipperiness of the current stone slabs.
3. The handrail to the rear steps/ ramp needs to be moved, as previously discussed and noted. To make the existing steps, next to the ramp usable. Contractor will supply and fit new posts and handrail to match the ramp rails, to the steps, including the removal of the existing post and rails, an indication of cost will be given in the next month and presented to council.
4. The automatic doors. A minor issue that people are not seeing the push button for the doors to open. Attempting to manually open the doors causes problems to the automatic mechanism. Larger button has been costed

Once these defects have been rectified the final invoice will be sent in for payment.

Maintenance Team brush and hose the area down as and when needed. A power washer would make this job more thorough. This would cost £233.32

Bailey International
Lightning Protection Services
Bailey Business Park, Grimshaw Lane, Bollington, Macclesfield, Cheshire, SK10 5NY, England
Telephone: 01625 576243 Facsimile: 01625 576789 E-mail: lightning@bailey.international Web site: www.baileylightning.com

Machynlleth Town Council
Y Plas
Aberystwyth Road
Machynlleth
Powys, SY20 8ER

C19589L/JA/jhp
1st October 2026

For the attention: Julie Humphreys

Dear Julie

Re: Machynlleth Clock Tower - 2026 Annual lightning protection inspection test and certification (Year 1 0f 2)

We are pleased to confirm the 2026 lightning protection inspection and test was undertaken by our engineer Mr Adam Yates on the 30th September 2026 in line with your emailed instruction.

We have attached our report on our findings which comprises:

- Structure details
- Lightning protection system description to include:
  - Air termination network
  - Down conductor network
  - Earth termination network
- Conclusions, including compliance to BS6651:1999 and BS EN 62305:2012

The lighting protection installation was found to be in a satisfactory condition. The system is generally compliant and we therefore attach a 'Pass Certificate'.

We will mark our records to contact you in a further 11 months from the last inspection when the next test is due.

A copy of our invoice is attached for your records, the original of which will be forwarded by Mike Marshall our Accounts Manager via Sage.

We trust the above is self-explanatory, however, should you need any further information or clarification please do not hesitate to contact the undersigned.

We remain;

Yours sincerely
For and on behalf of
Bailey Lightning Protection Services

Jamie Alexander

Jamie Alexander
Contracts Manager

Tel: 01625 576 243
Email: jamie.alexander@bailey.international

Enclosures: System test & inspection certification, Invoice No. 35253

Bailey International Lightning Protection Services

Lightning Protection System Inspection Report

Certificate number:	C19589L		Passed
Client:	Machynlleth Town Council		
Site:	Machynlleth Town Clock, Penrallt Street, Machynlleth SY20 8DS		
Site contact:	Julie Humphreys	Contact title:	Facilities Manager
Building ref:	Clock Tower	Occupant:	N/A

Inspection engineer:	Date of inspection:	Test instrument details:
Adam Yates	Wed 30 Sep 2026	LC008 Megger101244150

System protection level:	Structural Lightning Protection to BS 6651		
Lightning strike counter fitted?	No	Present reading	Not applicable
Previous reading:	Not applicable	Strikes since last inspection:	Not applicable

Structure details:

Roof type:	Pitched	Building fabric:	Brick
Approximate height (AGL):	30 metres	Equipotential bond fitted?	Unidentified

Air termination network:

Conductor material:	Conductor size:	Covering type:
Not known	Not applicable	Not applicable
Fixing type:	**Fixing centres:**	**Bonds & Joints:**
Not applicable	Not applicable	Not inspected

Report: No air termination as the 1 down conductor is bonded to the weather vane

Down conductor network:

Conductor material:	Conductor size:	Covering type:
Copper	25 x 3 mm	Bare
Fixing type:	**Fixing centres:**	**Bonds & Joints:**
Metallic	500 mm	Fair condition

Report: The down conductor network was found to be in a satisfactory condition.

Earth network

Overall resistance value: 18.70 Ω (see full earth test results below)

Report: Satisfactory

System compliance: The lightning protection installation is in a safe and serviceable condition.

Next inspection due on or before: Monday 30 August 2027

Bailey Lightning Protection Services
A division of
Bailey International Steeplejack Company Limited
Bailey Business Park, Grimshaw Lane, Bollington, Macclesfield, Cheshire, SK10 5NY, England
Telephone: +44 (0)1625 576243 Facsimile: +44 (0)1625 576789 Email: lightning@bailey.international Web site: www.baileylightning.com

Earth test results and ground conditions:

Ref No	Resistance	Label fitted	Report	Inspection pit type	Ground type
E1	18.70 Ω	No	In good order	None fitted	Block, Concrete

Electrode type	Electrode size	Test clamp	Tested from	Test method	Ground condition
Unidentified	Unidentified	Non fitted	ested from down conductor	Dead	Damp

Description	VAT	Amount
Following my recent site visit, I am pleased to provide you with the following estimate for remedial electrical works (C3 observations) and generic upgrade to older parts of the install		
1 - DB6 1st floor opposite to disabled toilet. Supplies to front and admin office areas to be removed and upgraded. To install 3 phase consumer unit with type 2 Surge Protection Device and RCBO to all circuits (700mm x 350mm)	20%	£900.00
2 - DB10 1st floor by disabled toilet, Remove DB10 completely and safely isolate cable to earth at source and make end safe. Extend all circuits into adjacent D12 which has been upgraded previously and has adequate space (proteus) All circuits to have RCBO protection	20%	£700.00
3 - LIGHTS 3 x lights on 1st floor by DB6 outside lift. Replace with LED sensor lights with emergency back up as in escape exit route. Add 4th light outside toilet. Add key switch to the sensor plus emergency test. 4 x lights to have drop back dim setting as one on lower level outside toilets (no natural lighting) Within toilet supply extraction fan replacement and add 3 phase fused isolator	20%	£970.00
4 - LIGHTS MAIN STAIRWELL Leave main pendant on switch as it is Change 2 x round lights to LED/sensor/ emergency lights.Not to have dim function as natural light. Add round light by printer Add 2 gang key switch Remove 2 x LED strip lights possibly	20%	£790.00

Description	VAT	Amount
5 - DB13 (offices) - Top floor cuboard 3 phase board to be upgraded with Surge Protection Device and RCBO protection. Relablled and tested	20%	£900.00
6 - DB11 - Top floor cupboard single phase consumer unit to be upgraded with Surge Protection Device and RCBO protection. Relabelled and tested	20%	£750.00
7- LIGHTS 2nd floor corridor outside 204 . 4 x LED round with sensor and emergency back up (not dimmed on standby as natural light) Add 2 gang key switch Wires may need replacing	20%	£960.00
8 - 2ND FLOOR TOILETS 1st toilet - replace 4" extractor fan and add 3 pole fused isolator 2nd toilet (small) - 1 x LED round/ sensor/emergency light Add 2 gang key switch Change wiring Replace 4 " extractor fan and add 3 pole fuses isolator 3rd toilet - Replace 4" extractor fan and add 3 pole fused isolator	20%	£795.00
9 - Outside 207 - Round LED/ sensor/emergency light (no dim) and add key switches	20%	£280.00
10 - Outside 206 - Replace with LED round/sensor/emergency light and add key switches and alter wiring	20%	£875.00

Subtotal	£7,920.00
VAT 20% (£7,920.00)	£1,584.00
Total	£9,504.00

Total **£9,504.00**

Notes

Additional works charged at £30+vat+materials
Valid for 30 days
Please quote reference number when accepting quote
Goods remain property of Dyfi Valley Solar and Electrical until invoice final payment has been paid in full

Item 13.1

From: Elliott Wallace <elliott@cambrian-news.co.uk>
Sent: 20 October 2026 16:21
To: Elliott Wallace
Cc: Ceredigion Press Office; media.enquiries@powys.gov.uk; council@aberystwyth.gov.uk; communications@gwynedd.llyw.cymru; ctaberaeron@btinternet.com; cyngor@trefaberteifi.co.uk; town-clerk@machynlleth-tc.gov.uk; clerk@llanidloestowncouncil.gov.wales; rhys.r.williams@talk21.com
Subject: Press enquiry: Council poppy policy ahead of Remembrance Sunday

Good afternoon,

I am preparing an article for Cambrian News ahead of Remembrance Sunday, examining local authorities' approaches to wearing poppies and the significance of the traditional red poppy.

With alternative coloured poppies, including white, purple and black, increasingly featuring in discussions around remembrance, I would be grateful for the council's position on the following:

1. Will the council's civic representatives wear traditional red poppies at official Remembrance events this year?
2. Does the council actively mandate that councillors and staff wear red poppies during the Remembrance period?
3. Does the council officially recognise, endorse or promote alternative coloured poppies, including white, purple, black or alternative poppies? (Alternative poppies could include ones that bear a football team's logo, a political party's emblem or a socio-political statement such as the flag of another country.)
4. If so, what is the reasoning for recognising these alternatives alongside the traditional red poppy?
5. Does the council have a formal policy governing the wearing of poppies by councillors or council employees?
6. Does the council believe the traditional red poppy should remain the principal symbol of remembrance at official civic commemorations?

A response would be greatly appreciated for inclusion in forthcoming coverage. I'd also welcome any general statements from the council regarding Remembrance Sunday as a whole. This isn't an immediate piece so please don't feel obliged to reply rapidly.

Many thanks,

Elliott Wallace

Multimedia Reporter
Cambrian News
www.cambrian-news.co.uk

Item 13.2

From: enquiries@machynlleth-tc.gov.uk
Sent: 21 October 2026 08:55
To: town-clerk@machynlleth-tc.gov.uk
Subject: FW: Market Figures

From: Mari Grug <Mari.Grug@bbc.co.uk>
Sent: 20 October 2026 15:23
To: Undisclosed recipients:
Subject: Market Figures

Bore da,

I'm working on a news story looking at the changing fortunes of traditional markets in Powys, including whether the number of traders and stalls operating in our towns has declined over the past decade.

I'd be grateful if you could provide the following information:

The number of stalls currently operating at the market.

The number of stalls operating on the same date in each of the past 10 years (2016–2025).

If available, a breakdown of the number of stalls occupied by traders and the total number of stalls available.

I'd also welcome any comment from the council on how the market has changed over the past decade, the challenges it faces in attracting and retaining traders, and any plans to support its future.

If possible, could you please respond by the 30th of October 2026?

Many thanks for your help.

Cofion gorau,
Mari.

Mari Grug
Gohebydd y Canolbarth
Mid Wales Reporter
BBC Cymru Wales
Ff: 07966708812

Dwi'n gweithio ar ddyddiau Llun, Mawrth a Mercher.
I work Monday, Tuesday and Wednesday.

Item 13.3

From: jeremy.paige@machynlleth-tc.gov.uk
Sent: 08 October 2026 11:08
To: Town Clerk
Subject: Fwd: Edible Mach Developments at the Plas, Machynlleth.
Attachments: Plas Toilet Block.jpeg

-------- Original Message --------

Subject: Edible Mach Developments at the Plas, Machynlleth.
Date:2026-10-06 13:13
From:"Alice Read" <alice.read@machmaethlon.org>
To:<jeremy.paige@machynlleth-tc.gov.uk>
Reply-To:<alice.read@machmaethlon.org>

Dear Jeremy,

I am writing on behalf of Edible Mach, Mach Maethlon to makes some proposals of developing sites at the Plas. We have been community gardening at the Plas for over a decade and we are so grateful for the relationship we have with the Town Council to access land for our community, food and biodiversity aims.

This year we have been lucky to increase our weekly volunteers despite difficulties with growing in our rapidly changing climate. Our volunteers are very keen to extend our project at the Plas so that we can meet throughout the seasons and have a greater impact in our aims. We have visited some inspiring community gardens, including the Plas allotments, and the staff and volunteers have been offering lots of ideas.

Our current funded project will come to an end in February 2027 so we are now entering a consultation, fundraising and project design phase. We have 2 proposals we would like to propose.

1. Extending the Show Allotment
   We would like to extend backwards towards the pupm track boundary. At the moment this is pioneer trees and brash and our IBCs. We would like to use this space to buiold a new shed (ours is falling apart) slightly larger and possibly also a lean-to roof for more water catchment. This would also free up some more growing space in the current land.

2. Create an indoor space with other partners by converting the old toilet block
   We have seen lots of indoor spaces at other community gardens but understand there is always the threat of vandalism. We have discussed this with the local police. I understand that there have been conversations with Gelli Deg about converting the old toilet block (see picture). Partnering with Gelli Deg and potentially other Plas gardening groups we would like to seek permission to convert the old toilet block into a usable and lockable indoor space where staff and volunteers can meet during sessions for shelter and meal breaks. Ideally, we would also create a hardstanding outside it so it can be used for pressing events throughout the autumn. I believe this would be very fundable for the work at the moment.

   In addition, we currently have a site near the main entrance (to the leisure centre) called the Crop Circles which is now so over shadowed by the beech trees that it is no longer productive. We would like to remove this and instead, create a growing space directly in front of the proposed site which is currently laid to lawn and unmanaged wild areas.

If you think these are things the council would consider it would be helpful to meet and look at the proposed areas to discuss further. It would be particularly useful to see inside the toilet block and get an idea of the scope of work needed.

I am also aware that the council wish to formalise agreements for use of the land which is also something we have been looking at with an organisation called Incredible Edible Wales. Happy to discuss this further.

Best wishes,
Alice

Alice Read
Rheolwr Prosiect / Project Manager
Edible Mach
Mach Maethlon

Edible Mach

CRONFA GYMUNEDOL COMMUNITY FUND