

Penybont and District Community Council

You are summoned to attend a Council meeting of the Penybont and District Community Council to be held at **7.30pm**, 14th July 2026 in Main Hall of Penybont Community Hall. [Zoom Link](#)

Geraint Evans
Clerk to Community
Council
8th July 2026

1. Apologies for Absence

2. Declaration of interest:

Reminder to members. A personal Interest is also a Prejudicial Interest because under the objective, public perception test (Para 12(1) of the Members' Code of Conduct) where you have a personal interest in any business of your authority you also have a prejudicial interest in that business if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest. Forms available from the Clerk

3. Minutes.

To authorise the Chairman to sign minutes of the previous meeting of the Council held on the: -

12th May 2026 Annual Meeting

12th May 2026

4. Election of two (2) Community Councillors

4. Clerk's Update.

5. County Councillors Report

6. Planning

- P/26/0143/FUL:Site Address
Tynllan Farm Hill, C/oTynllan Farm, Llandegley, Llandrindod Wells, LD1 5UF
- P/26/0543/FUL, BRYNTHOMAS, Penybont, LD1 5SP, livestock building.

7. Community Issues Raised or Ongoing

- Welsh Water

8. One Voice Wales

- None published from 14th April

Penybont and District Community Council

9. Finance

(i) To Approve:

Scribe Accounts DD		33.12
T.Price	Internal Audit	83.00
VAT refund		326.98
Telephone Kiosk Red paint & Brushes	Paints4Trade	68.98

- **Internal audit for submission to Welsh Audit office.**
- **Bank Reconciliation.**

10. Correspondence

11. Public Discussion ¹

12. Date of Next Meeting and format

8th September 2025 at 7.30pm Hybrid available.

Public Attendance and Involvement at Community Council Meetings

1. Members of the public are entitled to attend Community Council Meetings except when the Council has something of a confidential nature to discuss.
2. Members of the public have no automatic right to speak at Community Council Meetings
3. Penybont and District CC have allocated a space at the end of meetings when members of the Public are invited to raise matters for the Community Council to consider as items to be put on the agenda for their next meeting.
4. Members of the public who bring other matters to the attention of the Community Council may be listened to at the discretion of the Chair.
5. Members of the public who are told that an item is not relevant to the work of the Council may be told to desist. Failure to desist could mean that the person is asked to leave. Failure to leave the Meeting could result in the Chair adjourning the Meeting and/or calling the Police.
6. The Chair may call upon members of the public who have specialist knowledge on an item being discussed to speak at any time during the Meeting.

¹ Standing Orders 2.15C

**Minutes of Ordinary Meeting of the Council held on Tuesday 12th
May 2026**

PRESENT: Cllrs Bufton; J. Lawrence: Cllr. Ingram, Cllr Duggan.
Cllr Watkins (Chair)

Apologies: Nil

Absent:

Others: County Councillor G.Morgan

Declarations of Interest:

Reminder to members. A personal Interest is also a Prejudicial Interest because under the objective, public perception test (Para 12(1) of the Members' Code of Conduct) where you have a personal interest in any business of your authority you also have a prejudicial interest in that business if the interest is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice your judgement of the public interest. Forms available from the Clerk

PD/0071/26 Minutes.

To authorise the Chairman to sign minutes of the previous meetings of the Council held on the: - 10th March 2026

Proposed to accept by Cllr Bufton...Unanimous

PD/0072/26 Clerk's Update.

- No consent has yet to be received from elections office to co-opt.
- DWR Cymru still have not replied to all letters from council. A formal complaint has now been put in.

PD/0073/25 County Councillors Report

- PCC has been in 'purdah' for much of the time. Hence little business has been conducted.
- The issue on lack of apprentice courses available in Powys encouraging formal treatment of the youth to stay in Powys raised.
- **PD/0065/26 Planning**
Nil

PD/00674/26 Community Issues Raised or Ongoing

Clerk reported that he has been sick for most of the past 8 weeks with little work being done on outstanding issues.

PD/0075/26 One Voice Wales

- None posted

PD/0076/26 Finance

(i) To Approve:

- **Annual Bank Reconciliation. Supplied**

Scribe	Accounts	£33.12
Zurich	Annual Insurance	£431.72

Proposed to accept all Cllr Bufton Unanimous

PD/0077/26 To approve the following policies for renewal.

- Financial Regulations
- Standing Orders
- Internet Banking Policy
- Risk Assessments 2026-27

Proposed to accept Cllr Ingram Unanimous

PD/78/26 Correspondence

- Reply received re possible further training on defibrillator in community hall. That being £660. Councillor advised costing not with the 2026/27 budget. Clerk to check with local 'first responder'.

PD/0078/26 Public Discussions

Open conservation regarding community facilities to accommodate growth.

Meeting concluded 2055hrs, next meeting 14th July 2026 @ 7.30pm ..

Penybont and District Community Council

You are summoned to attend a Council meeting of the Penybont and District Community Council to be held at **7.30pm**, 12th May 2026 in Main Hall of Penybont Community Hall for the Annual Meeting and election of Officers.

Geraint Evans
Clerk to Community
Council
12th May 2026

ANNUAL MEETING

Cllrs R.Watkins (Chair); J.Lawrence: Cllr R.Duggan: Cllr E.Ingram:Cllr Bufton

PD/70/26 Apologies for Absence: None

PD/071/26 Election of Chairman

- Nominated Cllr Watkins: Cllr Lawrence.... Unanimous: accepted

PD/72/26 Election of Deputy Chairman

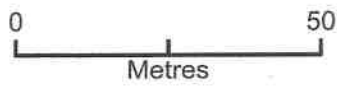
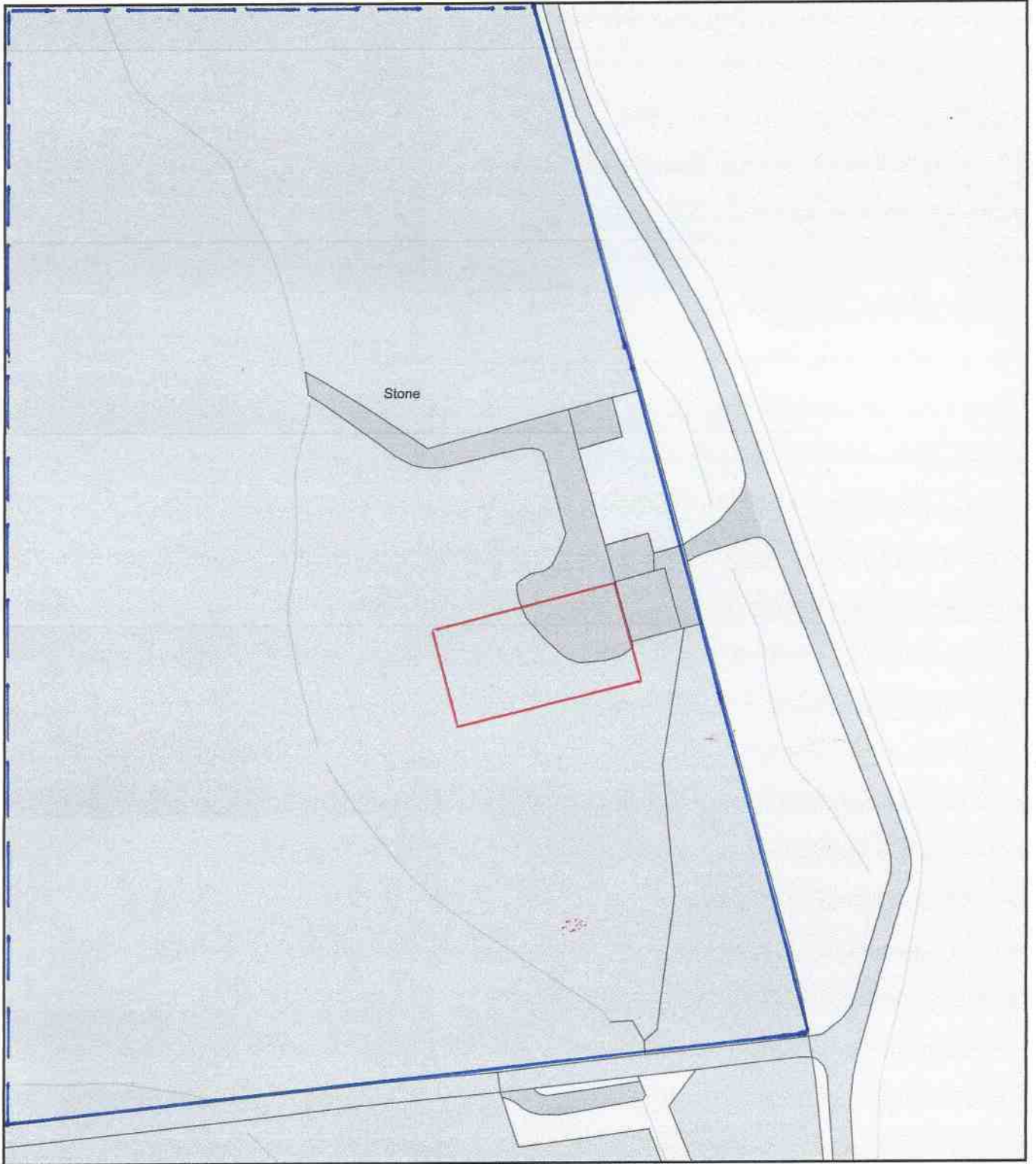
- Nominated Cllr Cllr Duggan

PD/072/26 Approval of Annual Meetings Calander

12th May (AGM)	2026	7.30pm
14th July	2026	7.30pm
8th September	2026	7.30pm
10th November	2026	7.30pm
12th January (Budget)	2027	7.30pm
9th March	2027	7.30pm

Resolved to accept Cllr Wakins. Unanimous

Tynllan Hill - Location Plan



Plan Produced for: Mr J Lawrence
Date Produced: 14 Apr 2026
Plan Reference Number: TQRQM26104170712784
Scale: 1:1250 @ A4

Mr J Lawrence
Tynllan, Llandegley, Llandrindod Wells, LD1 5UF

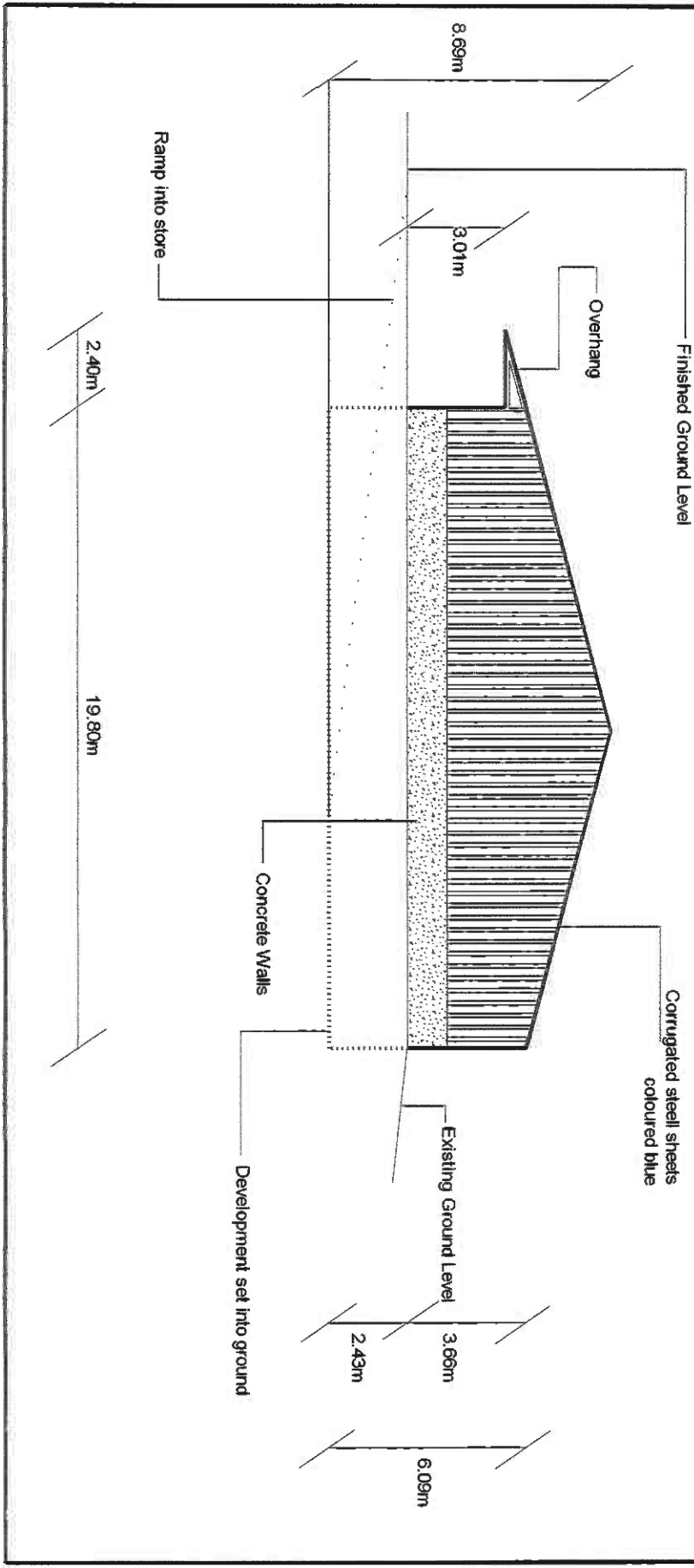
Proposed Agricultural
Building at
Tynllan Hill

Gary Owen
07814 803 897

Scale 1/200

Western Elevation

Western Elevation



Ongoing Development

Development on land at Old Market Meadows Road was approved by the Powys planning authority in 2007 and only part of the site was built at that time. Because a beneficial start was made, the consent is understood to be safeguarded for the remainder of the site. In addition to the 9 plots already built, a connection application has been received under Section 106 for 16 plots, following completion of the legal agreement under Section 104.

Penybont sewage treatment works (STW)

You have raised concerns about whether the wastewater treatment works can accommodate development. I understand your concerns, however a review for Penybont STW has found that there are no exceedances on the compliance report and none recorded historically.

The site is also being mitigated with temporary equipment. This temporary treatment has been on site for a number of years, and the current intention is to make this permanent, with an aim to complete the necessary work within the current calendar year. We will continue to provide updates as the work develops and ensure we are proceeding safely and transparently.

Outcome and Next Steps

I am sorry that your experience in contacting us has not reflected the standard of service we expect to deliver. For any queries or concerns you have about this development, please use me as a point of contact by sending correspondence to this email address, or you can call on 0330 041 3307 and ask for me. I am usually available Monday to Friday 9.00am to 4:00pm.

Kind regards,

Joshua Ogle

Customer Services

Web: www.dwrcymru.com

Hi Geraint

Hope hospital adventure has concluded satisfactorily for you and the prognosis ahead is good.

Thanks for copying me in on this response.

The paragraph on sewage may or may not be true with respect to 'Penybont STW', but it does not deal with the issues that have been faced by the residents of Ithon Terrace and to some extent ourselves. We have fortunately had a relatively quiet period over the last 3 to 4 years but in the 3 years preceding this two of the cottages in Ithon Terrace have been badly flooding and sewage was a significant part of this, The Pumping Station, in the field just beyond Ithon Terrace has failed to cope with the sewage and the manhole over the sewage pipe at the end of the drive to the Thomas Shop and Ithon Terrace has exploded with sewage and this has impacted on two of the cottages quite severely.

Work has been done since then which may or may not have improved the situation. DWR Cymru have improved the pipes to try and stop water getting into the pipes and Powys CC have installed permanent pumps to pump flood water back into the river. Since these improvements we have not had flood conditions in Penybont so we do not know to what extent this might help.

However, we must be concerned that to additional housing could severely exacerbate the situation as there is no doubt flood situations will happen again in the future. What can be done about this and by whom is another matter. There is no doubt that if Planning Permission had not been previously passed, before the flooding, this development would never have been passed, We are where we are and careful monitoring of the situation will be needed and this rather dismissive response from Dwr Cymru is rubbish.

Hope this is helpful. I won't be able to attend the meeting and will have to leave it to the Councillors to decide what to do.

Many thanks

Annual internal audit report to:

Name of body:

PENYBONT COMMUNITY COUNCIL

The Council's internal audit, acting independently and on the basis of an assessment of risk, has included carrying out a selective assessment of compliance with relevant procedures and controls expected to be in operation during the financial year ending 31 March 2026.

The internal audit has been carried out in accordance with the Council's needs and planned coverage. On the basis of the findings in the areas examined, the internal audit conclusions are summarised in this table. Set out below are the objectives of internal control and the internal audit conclusions on whether, in all significant respects, the following control objectives were being achieved throughout the financial year to a standard adequate to meet the needs of the Council.

	Agreed?				Outline of work undertaken as part of the internal audit (NB not required if detailed internal audit report presented to body)
	Yes	No*	N/A	Not covered**	
1. Appropriate books of account have been properly kept throughout the year.	✓				Via Scribe software. Clear + accurate
2. Financial regulations have been met, payments were supported by invoices, expenditure was approved and VAT was appropriately accounted for.	✓				
3. The body assessed the significant risks to achieving its objectives and reviewed the adequacy of arrangements to manage these.	✓				RIA seen .
4. The annual precept/levy/resource demand requirement resulted from an adequate budgetary process, progress against the budget was regularly monitored, and reserves were appropriate.	✓				Monitoring reported verbally to Council this year due to data breach/hack.
5. Expected income was fully received, based on correct prices, properly recorded and promptly banked, and VAT was appropriately accounted for.	✓				
6. Petty cash payments were properly supported by receipts, expenditure was approved and VAT appropriately accounted for.			✓		
7. Salaries to employees and allowances to members were paid in accordance with contracts/ minuted approvals, and PAYE and NI requirements were properly applied.	✓				
8. Asset and investment registers were complete, accurate, and properly maintained.	✓				

* Please include an explanation for any 'No' answers

	Agreed?				Outline of work undertaken as part of the internal audit (NB not required if detailed internal audit report presented to body)
	Yes	No*	N/A	Not covered**	
9. Periodic and year-end bank account reconciliations were properly carried out.	✓				
10. Accounting statements prepared during the year were prepared on the correct accounting basis (receipts and payments/income and expenditure), agreed with the cashbook, were supported by an adequate audit trail from underlying records, and where appropriate, debtors and creditors were properly recorded.	✓				R + P.
11. Trust funds (including charitable trusts). The Council has met its responsibilities as a trustee.			✓		

For any risk areas identified by the Council (list any other risk areas below or on separate sheets if needed) adequate controls existed:

	Agreed?				Outline of work undertaken as part of the internal audit (NB not required if detailed internal audit report presented to body)
	Yes	No*	N/A	Not covered**	
12.					
13.					
14.					

* If the response is 'no', please state the implications and action being taken to address any weakness in control identified (add separate sheets if needed).

** If the response is 'not covered', please state when the most recent internal audit work was done in this area and when it is next planned, or if coverage is not required, internal audit must explain why not.

[My detailed findings and recommendations which I draw to the attention of the Council are included in my detailed report to the Council dated 15th June 2026.] * Delete if no report prepared.

Internal audit confirmation

I/we confirm that as the Council's internal auditor, I/we have not been involved in a management or administrative role within the body (including preparation of the accounts) or as a member of the body during the financial years 2025-25 and 2026-26. I also confirm that there are no conflicts of interest surrounding my appointment.

Name of person who carried out the internal audit:	TRACEY PRICE
Signature of person who carried out the internal audit:	T.A. Price
Date:	15th June 2026

* Please include an explanation for any 'No' answers

Council Audit Plan 2025/26

PENYBONT Community Council

1. Check the books of account have been properly kept throughout the year
2. Check payments to ensure that the Council's financial regulations have been met, payments are supported by invoices, expenditure is approved and VAT is correctly accounted for.
3. Review the Council's risk management assessment ensuring adequate arrangements are in place to manage all identified risks
4. Verify that the annual precept request is the result of a proper budgetary process, that budget process has been regularly monitored and that the Council's reserves are appropriate.
5. Check income records ensuring that the correct price has been charged, income has been received, recorded & promptly banked, & VAT is correctly accounted for
6. Review petty cash records to ensure that payments are supported by receipts, expenditure is approved & VAT is correctly accounted for
7. Check salaries to employees have been paid in accordance with Council approvals and that PAYE requirements have been applied
8. Check accuracy of asset and investment registers
9. Test accuracy and timeliness of periodic and year end bank account reconciliation
10. Test accuracy and completeness of year end financial statements.
11. Review and assess the Councils internet banking payment arrangements.
12. Any other appropriate additional relevant testing to support the validity and integrity of the above.

Internal Audit - Question/action list

1		Appropriate books of account properly kept throughout the year?	Yes.
2	a	Appointed responsible financial officer with duties listed in Financial Regs or elsewhere?	Clerk is RFO
	b	Fin Regs. in place & regularly reviewed?	Yes
	c	Standing Orders in place & regularly reviewed?	Yes
	d	Delegated Powers on expenditure in place & adhered to?	Yes
	e	Payments supported by invoices?	Yes - Voucher
	f	Expenditure properly approved?	Yes
	g	VAT shown separately? Is there any thing unusual in the reconciliation? Has a VAT refund been requested recently, if not is the VAT paid since the last refund at a level that is sensible to request a refund?	Yes. Issue with VAT raised last year has been collected.
3	a	Have the risks been listed and a start been made on assessment and minimisation of risk?	Yes
	b	Is there sufficient management of risk?	Yes
	c	Insurance in order and the correct things covered?	Not viewed as emails handled
	d	Members check the accounts OR internal audit at least twice a year	Annual I.A.

11 pol f196-
due f196-80

		and report back to council?.	-
	e	Are balances invested in the best safe account?	Yes
	f	Initialled cheque stubs?	N/A
	g	Regular internal audit?	Annual
	h	Minute showing appointment of internal auditor?	January 2026
4	a	Council budgeted in a clear and adequate way?	Yes
	b	Checks in place to ensure correct precept has been received?	Yes
	c	Clerk or RFO report to council regularly to give progress reports on expenditure verses budget? <i>Expense minuted</i>	Yes but verbally this year
	d	Reserves/balances appropriate? Is/are there specific project(s) for balances in excess of the annual precept?	Yes
5	a	Was income received/expected? Did income equal expected income? If not why not?	Yes
	b	System of receipt of income ensures that it is properly recorded and promptly banked?	Yes
	c	VAT on income properly accounted for?	N/A
6	a	Adequate check on petty cash?	N/A
	b	Payments properly supported by receipts/invoices?	-
	c	Expenditure approved?	-
	d	VAT properly accounted for? Reclaimed on petty cash?	-
7	a	Clear minute and contract which details the employees' pay and conditions	Yes
	b	Employee(s) paid by/to those decisions?	Yes
	c	PAYE and NI payments been made (if required) or written contact been made with the Inland Revenue giving details of taxable income?	Yes. None payable
	d	Staff pension/gratuity? Minuted? Held in reserves? HMRC approval for service to 5 April 2006?	N/A
8	a	Asset & investment registers?	Yes
	b	Complete?	Yes
	c	Accurate?	Yes
	d	Maintained?	Yes
	e	Checked/modified at least yearly e.g. at annual council meeting?	Inc with documents for review each May.
9	a	Cash book up to date, correctly sub-totalled and accounts reconciled at least once per quarter?	Yes
	b	Clear record of the end of year statement?	Yes
10	a	Accounts prepared on correct basis?	Yes
	b	Agree with the cash book?	Yes
	c	Supported by an adequate audit trail	Yes
	d	A record of debtors and creditors?	N/A
	e	Clear separate list of S137 payments <i>Reminder to keep note of such spending</i>	Yes
	f	Year end accounts clear and accurate?	Yes
	g	All account balances shown?	Yes
	h	Correct supporting statements?	Yes
11	a	Other risks been covered adequately?	Yes
	b	Data Protection Registration held if needed & current/appropriate?	Yes
	c	Electronic data backup arrangements adequate? <i>Following hacking of emails review needed.</i>	Yes
12	a	Review Internet Banking payment arrangements	Yes

I confirm that I have carried out the internal audit for the above Council and I have no issues to raise/have issues to raise as attached (delete as appropriate).

Signed T.A. Price Tracey Price, Internal Auditor Date 15.06.26

Garn Farm, Chapel Lawn, Bucknell, Shropshire. SY7 0BT

Invoice to

Mr. G. Evans
Clerk to Penybont & District Community Council
Bryn Haul
Builth Road
Builth Wells
LD2 3RP

To carrying out internal audit and review for Community Council accounts 2025-26

Three and a quarter hours at £24.00 per hour.

£78.00

Postage and Packing to return papers to Clerk

£5.00

Total Due £83.00

T.A. Price

Bank Details: First Direct Sort Code 404784, Account Number 30686956, T.A. Price

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Penybont & Llandegley Community Council

Prepared by: Geraint Evans Date: 1st July 2026
Name and Role (Clerk/RFO etc)

Approved by: _____ Date: _____
Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 31/07/2026			
	Cash in Hand 01/04/2026			7,057.74
	ADD			
	Receipts 01/04/2026 - 31/07/2026			2,400.98
				9,458.72
	SUBTRACT			
	Payments 01/04/2026 - 31/07/2026			181.55
A	Cash in Hand 31/07/2026 (per Cash Book)			9,277.17
	Cash in hand per Bank Statements			
	Petty Cash	31/07/2026	0.00	
	Unity Trust Bank	31/07/2026	9,277.17	
				9,277.17
	Less unrepresented payments			
				9,277.17
	Plus unrepresented receipts			
B	Adjusted Bank Balance			9,277.17
	A = B Checks out OK			