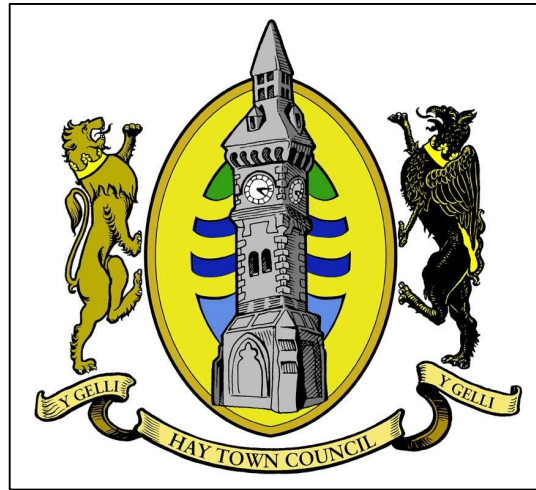


Hay Town Council

Hay Town Council
Council Offices
Recreation Facilities
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Minutes for the meeting of Hay Town Council on Tuesday 25th November 2025 at 6.00pm in the Council office, Brecon Road, Hay on Wye, HR3 5DY.

1. Apologies for absence
Present: Cllr F Howard, Cllr S Morris, Cllr J Morgan, Cllr T Owen, Cllr B Paul, Cllr K Elleson.
Also present: Cllr G Ratcliffe. Clerk C Bunton.
Apologies for absence: Cllr Alan Powell, Cllr P Jenkins, Cllr G Williams,

2. Declarations of Interest & Code of Conduct
FH declared a personal interest item 3.
KE declared a personal interest item 3.

3. Gipsy Castle Development.

Consultation tomorrow at the Bowls Club. Response needs to be in by 17th December.

Concerns:

Sewage – WW have said there is more than enough capacity for another 500 households. Surface water and flooding. The Meadows SUDZ?? Could discharge straight onto Brecon Road. Works have been completed to stop the lane flooding to Llanigon.

Green Energy not being used enough.

Retail units – are they retail or Commercial, will they be placing solar panels. Apparently Ground Source Heat pumps will be placed on the houses.

75 dwelling units, 10 are flats.

Looking at an additional 200 people on the services, concerns regarding parking, GP, dentist, all facilities. Primary School is already full. Community Centre and Cattle Market are both due to have houses on them.

Cllrs A Bielski and W Bielska joined the meeting.

Cllrs feel that they don't have enough information to currently comment. All Cllrs asked to attend tomorrow's consultation and asked to raise points that they agree with and raised.

CB to write to dentist and GP and ask how much capacity they have. It is felt that Hay needs an actual NHS dentist.

CB to write to Powys and check which ward this development will be in.

Section 106 request needs to be in at the next phase.

4. Winter Festival / Switching on of lights

Desperate for Marshalls. Please can all Cllrs help. Update on how plans are progressing was delivered.

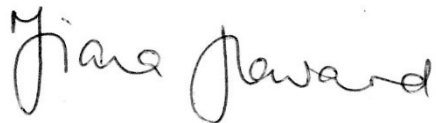
5. In CAMERA: Cllr Sabbatical.

Cllrs discussed options and approved sabbatical request.

6. Zurich – In Camera

Cllrs received an update on the current situation with Zurich.

Meeting closed 7.11pm

A handwritten signature in black ink that reads "Jane Howard". The signature is written in a cursive, flowing style.