

Llangattock Community Council - CYNGOR CYMUNED LLANGATWIG

The following are the minutes of an extraordinary meeting of Llangattock Community Council held online on Tuesday 30th April 2024 6:30pm.

Attendance: Cllr R Jones, Cllr T Jones, Cllr G Jones, Cllr A Williams, Cllr A Stubbs, Cllr H Burns, Cllr K Inglis, Cllr J Rees

Public Participation: None

11/24	Apologies for absence: Cllr S Ady, Cllr G Dobbs
12/24	Members' declarations of Interest None
13/24	Minutes to approve from meeting of the 16 April and any matters arising: To be dealt with at the next Full Meeting
14/24	<p>Item: Glebe Field discussion is relation to its historical and future usage.</p> <p>Motion: To discuss and accept either a lease or a grazing license agreement</p> <p>Cllr T Jones opened the discussion with a view that the use of the land should be discussed in relation to whether it should remain as grazing/agricultural land or for a different use given that there are occasions when there is a conflict of users, notably dog owners and concerns relating to dog faeces and livestock. He felt that as land usage in Llangattock was being discussed as part of the Place Plan, the use of the Glebe Field should be discussed transparently and openly.</p> <p>Cllr A Williams commented on the history of the land as grazing land and the solicitors letter , which had been requested by the Council to clarify the terms of a new lease or grazing licence. Cllr K Inglis noted that currently, the tenant carries out repairs even though they are not required to do so under the existing license agreement. Cllr A Stubbs said that dog owners should be considered when discussing the use. Cllr G Jones noted that other land which had been identified as part of the Place Plan could be used for dog walking areas.</p> <p>Cllr T Jones agreed that changing the use of the Glebe Field from grazing land would involve additional costs to the Council, but asked whether it should be used as parkland with an element of dog walking available. Cllr H Burns commented that changing the use would impact adjacent privately-owned fields. Cllr A Williams commented that there are other fields available for dog walkers, and the costs involved make her against the idea.</p> <p>Cllr J Rees stated that a dog area would create a liability to clear the fouling and H&S to the council and would not be suitable next to the Cemetery. He commented that its current use is the most ecologically sound. Cllr K Inglis would not wish to see the field fenced off. Cllr T Jones stated that any decision should be made on the basis of the residents of Llangattock only. Cllr R Jones stated there are many walks for dog walkers and did not want the area to be fouled, he did not want the children of Llangattock subjected to the risks involved.</p> <p>The decision moved on to whether to grant a Lease (Farm Business Tenancy) or Licence rather than a change of use. Cllr J Rees stated that the Licence would not allow any Green Farming Grants to be accessible and a Lease would be more beneficial for the Council to access these things to comply with their Environmental duties.</p>



	The easements would also stand, and that recompense for access would be paid to both parties giving more protection. Motion: to change the Glebe Field Grazing Licence to a Farm Business Tenancy Proposed: Cllr G Jones Seconded: Cllr K Inglis Resolved: for the Clerk to engage the solicitor on this basis.
15/24	Date of next committee meeting to be the Annual Meeting on the 21st May 2024 - next Full Council meeting TBC.



K Bailey – Clerk & RFO Office 5, Clarence House, Beaufort Road, Crickhowell