

# Llangattock Community Council - CYNGOR CYMUNED LLANGATWGW

These are the minutes of an ordinary meeting of Llangattock Community Council held online on 23rd May 2024 7pm.

**Attendance:** Cllr R Jones, Cllr T Jones, Cllr H Burns, Cllr G Jones, Cllr A Stubbs, Cllr S Ady, Cllr G Dobbs, Cllr A Williams, Kay Bailey - Clerk, County Councillor Jackie Charlton

**Public Participation:** None

11/24	<b>Apologies for absence:</b> Cllr A Williams, Cllr J Rees
12/24	<b>Members' declarations of Interest:</b> None
13/24	<b>Minutes to approve from meeting of the 16th April 24 and the Extraordinary meeting on the 30th April any matters arising:</b> 16th April Meeting <b>Proposed:</b> Cllr G Jones <b>Seconded:</b> Cllr T Jones <b>Resolved:</b> that the minutes are a true and accurate record 30th April <b>Proposed:</b> Cllr G Jones <b>Seconded:</b> Cllr T Jones <b>Resolved:</b> that the minutes are a true and accurate record
14/24	<b>County Councillors Report (for information only):</b> County Councillor Jackie Charlton gave a verbal report covering: <ul style="list-style-type: none"><li>● Car Parking in Clos Ciliau was attended by the PSCO in relation to a car selling business. The housing officer was also in attendance.</li><li>● The car park will also have a "residents only" notice.</li><li>● General Election on the 14th July 2024, do you want a report for the next meeting or would the pre-election period mean that the Council does not want one?</li><li>● Speedwatch group now has a doodle poll to notify members</li><li>● Powys Cabinet meeting - about 30 Town and Community Councillors attended and spoke about how these meetings could be more relevant. Please get involved.</li><li>● Sustainable Powys is still being discussed and please look out for emails on the subject</li><li>● The car parking report will be delayed due to the pre-election period</li></ul> <p>Cllr T Jones asked if the meeting on site in Clos Ciliau will be communicated to residents, Jackie stated that other than the report here tonight that she would not be disseminating further outwards. Cllr R Jones asked what would be on the sign for the car park, Jackie stated that it would be residents only, the concerns were about walkers and it was felt that this would be enough.</p>
15/24	<b>Report from the Finance Committee for Full Council agreement and any associated Motions for the Full Council (Cllr S Ady &amp; RFO)</b>  Committee held on 9 <sup>th</sup> May 2024 and was attended by Cllr Gail Jones, Cllr Tim Jones, Cllr Kate Inglis, Cllr Sam Ady and the Clerk.



The Committee reviewed and signed off the End of Year Accounts 2023/24 presented by the Clerk. The AGAR wasn't presented as cannot be completed until we have received the Internal Auditors report back.

Documentation is being sent to the Internal Auditor by the 24<sup>th</sup> May.

It was agreed that the value of our current assets need to be reviewed once the toilet block has been completed.

There was discussion regarding how we will manage our reserves moving forwards. Our reserve pots will be as agreed in our January Ordinary meeting – General, Contingency and Project Reserve. Our General Reserve will remain in the Unity account and the Contingency Reserve will move to sit in the NatWest account. The committee is looking to place the Project Reserve funds into an ISA either 6 or 12 months. When we have more information we will present it to the Full Council for discussion.

Please Note: The Clerk was unable to give final figures for the Project Reserve as there were a number of payments that needed to be made which had been signed off in March. This will be confirmed at our next Ordinary meeting along with the ISA information.

Regarding our project priorities the following were listed:

- Replacing the Kissing Gates
- Play Equipment
- Cemetery shed roof
- Tarmac path in the cemetery

It was agreed that the Clerk will look to register to claim VAT back online. This will allow us to claim the VAT back more frequently than every 6 months as we do now. This will be done hopefully within the next quarter.

It was agreed that Tim Adams would be engaged for ½ a day per month to undertake a cemetery tidy up along with any other regular jobs such as tidying up around the bench in Dardy. The cost is £70 per month.


Finally we reviewed the PAVO grant application presented by Cllr Gail Jones to replace toilets, basins, soap dispensers in the new refurbished toilet block, along with new cubicle doors. It was agreed that the application should be submitted. Thank you to Gail, Tim and Kay for the speedy completion of the application.

Motion: With regards to our Risk Assessment document I would like to propose that we include the following wording around our Reserves which currently only states General. See Attached document  
**Proposed:** Cllr T Jones **Seconded:** Cllr G Jones **Resolved:** that the risk assessment will be updated with the suggested wording.

**Committee report followed by:**

- **Motion:** for full council to accept the payments and receipts made/received in May and instruct the Clerk to pay the invoices listed

The final payment for the refurbishment of the toilet block was discussed. The work is satisfactory, and it was suggested that the payment should be made and the final remittance requested from the National Lottery by the end of the week.



	<p><b>Proposed:</b> Cllr R Jones <b>Seconded:</b> Cllr T Jones <b>Resolved:</b> that the payment are noted and the outstanding invoices be paid</p> <p>It was proposed that the Lottery be contacted for the final remittance by Cllr R Jones <b>Seconded:</b> T Jones <b>Resolved:</b> for the clerk/RFO to submit by the end of the week.</p> <ul style="list-style-type: none"> <li>● <b>Motion:</b> for the full council to accept the reconciliation report for April 2024</li> </ul> <p><b>Proposed:</b> Cllr S Ady <b>Seconded:</b> Cllr K Inglis <b>Resolved:</b> that the reconciliation report is accepted</p> <ul style="list-style-type: none"> <li>● <b>Motion:</b> To receive the End of year accounts preliminary AGAR and request that the Clerk produce and send the audit paperwork to the internal auditor.</li> </ul> <p><b>Proposed:</b> Cllr G Jones <b>Seconded:</b> Cllr S Ady <b>Resolved:</b> for the RFO/Clerk to send this information to the internal auditor</p> <ul style="list-style-type: none"> <li>● <b>Motion:</b> to accept the new reserves totals and transfer money accordingly</li> </ul> <p>This item will be moved to the next ordinary for meeting</p> <p>Insurance was an item at the annual meeting on the 21st May with renewal documents reviewed.</p>
16/24	<p><b>Report from the Planning and Environment Committee for Full Council agreement (Cllr K Inglis) and any Motions for the Full Council to Consider.</b></p> <p>Met on the 7th May 2024 where the Think project was discussed and the LGV Community event. The 4th June meeting will be postponed and any other planning will be reported at the next full meeting:</p> <p><b>24/22843/FUL-</b> Proposal: “Single storey extension providing Sun Room to Rowan Cottage (Cottage associated with Ty-Fry Farm).” Address: Rowan Cottage , Hillside, Llangattock NP8 1LH No comment</p> <p><b>24/22877/FUL -</b> Proposal: “Proposed Single Storey Oak &amp; Stonework Extension to create larger ground floor living area.” Address: Brook Cottage , Ffawyddog, Crickhowell NP8 1PY No comment</p> <p><b>24/22898/FUL -</b> Proposal: “Construction of new metal framed field shelter for storage associated with land maintenance.” Address: Ty William James Farm, Ysgubor Ty Defaid , Ffawyddog Crickhowell NP8 1PY Grid Reference: E:320112 N:217973 No comment</p>
17/24	<p><b>Report from the Central Services for Full Council agreement and any Motions for the Full Council to Consider (Cllr G Jones)</b></p> <p>Central Services Committee met online 7pm, Tuesday 16<sup>th</sup> April, 2024.</p> <p><b><u>Asset Maintenance update</u></b></p>

*K Bailey*

- Dragonplay repairs. They have been waiting for parts delivery and a forecast of dry weather in order to do the re-surfacing works. Hope to be by the end of the month, which is next week and coincides with the spring bank holiday week. Notice needed to close off the equipment while works are carried out. Checking how long the work will take.
- A local resident reported to have received a cut from a piece of broken wooden batten on a handrail on the climbing frame. Richard has removed the remaining part of batten and sharp edges.
- **Andrew Griffiths**. Quote for repair to fence behind kicking wall approved. Waiting for the start date.
- **Tim Adams** carried out his first half day grounds maintenance on behalf of LCC. Work in cemetery and also strimmed around the Dardy lane bench.
- Thank you to **Helen** for completing **April Asset Tour**. No major issues, details to be discussed at Central Services committee next week. Helen has offered LVS voluntary services to carry out some tasks, including sprucing up railings opposite The Horseshoe, thank you. **Andy Stubbs** is on the rota for the May Asset Tour.
- **Rabbit HQ** – complaint was received by a resident regarding a large warren which is actually in the corner of the Beechwood near the LACAS orchard. Gail met Rhys Powell, BB Warden, on site with their pest controller Wyn, and have drawn up a list of recommendations and actions, some of which Rhys hopes to carry out by the end of this week (24<sup>th</sup> May). LACAS have been kept informed of all matters including tree works listed below.



#### Cemetery

- Tim Adams carried out first grounds maintenance in cemetery earlier this week. Cleared raised border with Plas. Donated shrubs to be planted (by Gail) on Friday 24th.
- WIP: There is some work to be done post Kay's ICCM training such as looking at procedures, redesigning the internment form, checking plots with coffin/ashes internment IDs and exclusive rights of burial.
- Richard met with Martin Powell this week to look at a quote for a **new insulated roof** on the **cemetery** shed.

#### Public Toilets Update:

- Geraint has taken over the cleaning regime. We've had a few teething problems but looks like its settling down now and he will check he has reliable cover for the days he can't do.

*K Bailey*

- New local resident set to join as a long-standing volunteer steps down. Grateful thanks to Clare Beatty for helping the community.
- Richard has built (with a little help from Gail) the new store cupboard shelving unit to relieve “Andy’s” tiny cupboard of supplies. Keeps this area clear for maintenance and access to the mop bucket tap.
- Call from PAVO on Wednesday 22<sup>nd</sup> May. Panel are meeting tomorrow to decide on applications received for grants – ours is for replacement of toilet “china” furniture – toilet pans, basins and toilet roll dispensers to finish off the upgrade of the public toilets in the park.
- **Building works:** Phase 2 update from Richard.

#### Trees Update:

- The dead Himalyan **silver birch** tree in Memorial Garden is to be scheduled for removal by GD and JR now the weather has improved from a very wet spring.
- **BB Planning** – BB Warden Rhys Powell visited allotment field and looked at both oak trees which we have applied to carry out tree surgery on. To remind everyone, T49, the “door knocker” mostly dead oak by the road to be reduced to 6m. And T48, the overlong and damaged branch on the oak tree by the LACAS tables. Rhys agrees with our proposals and also suggests further work to T48 of a 20% crown reduction to avoid further dropped branches as happened last week. This will require a new TRCA application and if permission granted should be carried out this winter 2024.



#### Governance, Insurance , Office and Legal Update

- **Glebe Field tenancy** due for renewal – at committee level it was agreed that it should become a rolling agreement. The solicitor had looked at the original agreement from 2018 and raised a question of defining the agreement as either a lease, or a grazing licence – which it currently is. Debated the pros and cons of both. When we hear back from the solicitor it will come to the next FC agenda for sign off, or central services committee, before sign off at FC, whichever meeting comes first.

#### Finance Update

- End of financial year – update in Finance Committee section.

*K Bailey*

**HR (incl. Complaints, Recruitment, Grievance & Disciplinary Panels)**

**Council Toolkit Update (Sam)**

- No updates this month

**Other Correspondence**

- Reminder of Fun Run/Family Day at the Rectory Hotel on Monday 27<sup>th</sup> May from 10am. LCC last month approved their banner being fixed to the railings opposite The Horseshoe.

**Next CS Committee Meeting:** As the next Central Services Committee meeting is due to meet at the end of May during the Spring Bank holiday week, and the Clerk will be on leave, Central Services will be in **delegated powers** until Tuesday, 4<sup>th</sup> June.

It should not be assumed that the Clerk will monitor emails during this time and therefore urgent Central issues should be directed to Gail and Richard please.

New suggested dog posters were shared with the Council.

1. a discussion as to what measures we can take to reduce dog fouling and encourage responsible behaviour amongst dog owners

**Proposed:** Cllr K Inglis **Seconded:** Cllr T Jones **Resolved:**

2. to reaffirm this council's position that dogs not be allowed in Llangattock Recreation Ground apart from assistance dogs

**Proposed:** Cllr K Inglis **Seconded:** Cllr T Jones **Resolved:**

A further email was received from a younger resident in relation to selling drinks in the park under the shelters. The Councillors wanted to know why he was wanting to raise money and would like to reply to him about his suggestion.

18/24

**Place Plan Steering Group Report for Full Council agreement and any Motions required (Cllr T Jones)**

Cllr T Jones shared the Place Plan report to full Council.

**Place Plan Survey 2 Results**

- The survey results were published to minimal public comment, which has been responded to by the Place Plan (PP) team.
- Further public consultation would be required should planning applications be submitted.

**Allotments**

- Cllrs T Jones, R Jones, Gwyn Dobbs, and Julian Rees attended the LACAS AGM where there was a lively discussion about survey results which supported car parking and a possible community hub at the southern end of the allotment field, adjoining the recreation ground.
- The same Cllrs then attended a constructive walkabout session with the LACAS committee at which options were discussed.
- Two emails were received from allotment holders and responded to with a narrative of the process being followed.
- LACAS has requested previous minutes from when the Legar Field was purchased in 1981.
- The Clerk is researching the legal status of the allotment field. At the current time, we



have found no evidence that it has been designated as a Statutory Allotment, which would grant it legal protection.

- If that is the case, Cllrs will need to consider carefully what the community needs from that land and how they can be balanced with the interests of the allotment holders, LCC's own Environment Policy and the Bannau Brycheiniog Management Plans' ambitions to encourage local food production. The Place Plan Steering Committee will be convened to consider these matters and make a recommendation to Full Council in June.

#### **Meeting with Bannau Brycheiniog National Park Authority**

Cllrs T Jones, H Burns and K Inglis held an in-person meeting with officers from the planning department of Brecon Beacons National Park to discuss the findings in the Draft Llangattock Place Plan (PP), Design Statement (DS) and Community Plan (CP).

#### **Key findings:**

- Not all elements of the PP are consistent with existing planning policy e.g. action against second homes and candidate sites for development, so cannot be adopted as Statutory Planning Guidance (SPG) under the existing Local Development Plan (LDP1).
- LCC can continue to lobby for them as part of a wider community plan.
- Some sites would meet edge-of-settlement and community sustainability exceptions and LCC should seek free pre-planning advice at any time.
- LCC may need to collaborate with the Powys Rural Housing Enabler to conduct a housing needs survey.
- There is nothing to prevent LCC making introductions between the landowner and a housing association, who could then carry out community consultations.
- Water quality, climate change, highways capacity, sewerage infrastructure, flood risk, historic landscape are all recognised as constraints to development along with community sustainability.
- The design statement is considered by BBNPA to be overly detailed and constraining to sympathetic modern development.
- BBNPA will assist with co-authoring SPG to include an abbreviated design statement and those ideas which fit the existing LDP by the end of May with a view to adopted SPG by year end. This draft will need to be considered and agreed by LCC.
- The PP/DS/CP will thereafter be divided into SPG (development guidance and design) and non SPG Community Plan in which community wishes and LCC action plan are recorded. The Community Plan can be more ambitious and not constrained by planning policy.
- LCC can lobby for further development as part of consultations under the new Local Development Plan (LDP2) which will now be completed by around 2029.

#### **Meeting with Powys County Council Active Travel Project (ATP) Team**

- Meeting with PCC ATP team and Cllr T Jones. Thank you to County Councillor Jackie Charlton for facilitating this.
- New consultation on ATP routes between Llangattock and Crickhowell could start in June (could they have a presence at the summer fete?)
- Ideas from place plan have been fed into the ATP process and been passed to the project engineer.
- Work on pedestrian and cycle priority at Llangattock/Crickhowell bridge is "imminent".
- This will give cyclists and pedestrians a clear window to cross as part of the phasing of



the lights.

- Ambition is 'spades in the ground' for active travel routes in Llangattock early 2025 with Crickhowell to follow.

#### **Solar Panels**

Llangattock Green Valleys Black Mountains Energy project is exploring options for land at the end of Park Drive (next to the small affordable housing which won support in the last PP survey).

#### **Timetable**

Given all the above activity, we will not be presenting a new draft of the Place Plan to the May meeting.

- **Motion:** That LCC seeks (free) pre-planning advice using existing drawings for 1) affordable housing at parkland on Beechwood Road 2) solar panels, active travel route and car park with EV charging on land parkland between Park Drive and 1 above 3) car parking on the southern end of the allotment field 4) a community hub on the Northern end of the recreation ground, adjacent to the allotment field 5) a community hub opposite the Horseshoe pub.

**Proposed:** Cllr H Burns **Seconded:** Cllr K Inglis **Resolved:** the full council accepted the above motion.

- **Motion:** That the Place Plan Steering Committee should procure whatever additional drawings are required to seek pre-planning guidance.

**Proposed:** Cllr H Burns **Seconded:** Cllr K Inglis **Resolved:** the full council accepted the above motion.

- **Motion:** That LCC makes introductions between the landowner and a housing association and the Llangattock Green Valleys Black Mountain Energy Project.

**Proposed:** Cllr R Jones **Seconded:** Cllr H Burns **Resolved:** the full council accepted the above motion.

- **Motion:** That LCC collaborates with the Powys County Council Active Travel Team in a consultation on the detail of the Llangattock Active Travel Plan.

**Proposed:** Cllr G Jones **Seconded:** Cllr H Burns **Resolved:** the full council accepted this motion.

- **Motion:** That a meeting should be arranged between the landowner, LGV and LCC to discuss this option. Public consultation would follow at the planning application stage.

**Proposed:** Cllr R Jones **Seconded:** Cllr H Burns **Resolved:** the full council accepted the above motion.

19/24

#### **Correspondence & Other outside Committee feedback:**

**13/05/2024** - Wales Conference The Future of Inclusive Transport 23rd May 2024 - this was noted. Cllr K Inglis and County Councillor, who attended this event.

Cllr T Jones stated that correspondence had been received today about a bus consultation from Tim Lewis in Powys County Council, Place Plan will collate a report for the next Council meeting.

**Community Hall Committee feedback:** Cllr R Jones attended the latest meeting, their fundraising is progressing.

**LACAS feedback:** covered under other items

**Five Councils:** awaiting agenda





	<b>Governors feedback:</b> Cllr A Williams stated that the funding is still at the forefront of the agenda
<b>20/24</b>	<b>Date of next committee meeting to be the Annual Meeting on the 18th June 2024 - noted</b>

*K Bailey*