



Llangattock Community Council - CYNGOR CYMUNED LLANGATWGW

The following are the minutes of an ordinary meeting of Llangattock Community Council, held online on the 21st October 2025 7pm.

Attendance: Cllr T Jones, Cllr G Jones, Cllr S Jones, Cllr S Charitos, Cllr H Burns, Cllr J Rees, Cllr G Dobbs

County Councillor Jackie Charlton | Clerk Kay Bailey

15 minutes Public Participation: None

53/25 Apologies for absence: None

54/25 Members' declarations of Interest: None

55/25 Minutes to approve from the Ordinary meeting on the 16th September 25 and matters arising:

Motion: to accept the 16th September 2025 minutes as a true and accurate record

Proposed: Cllr G Jones **Seconded:** Cllr S Charitos **Resolved:** that the minutes are a true and accurate record

Matters arising:

- **Active Travel:** LCC assisted Powys County Council Active Travel Officers at their drop in session and published their plans via mailing list, social media and on the main noticeboard. See motion on the agenda.

Motion: Llangattock Community Council (LCC) welcomes Powys County Council's efforts to promote safe and environmentally sustainable walking and cycling routes through Llangattock and notes that narrow pavements, speed and volume of traffic were raised as issues by residents during the recent place plan consultations. However, inadequate parking in the village was also raised by residents and the Community Council is concerned that the published plans could cause congestion, reduce availability of on-street parking, negatively affect the character of the village and impact the lives of residents living in the centre of Llangattock. Residents have also raised safety concerns about access for emergency vehicles and cyclists sharing pavements with pedestrians. While recognising the compromises inherent in creating a safe and sustainable environment for all road users where the roads are so narrow, LCC urges the highways authority to work to mitigate these concerns.

Cllr T Jones ran through the recent Council social media campaign in relation to the Active Travel plan. LCC agreed to support Powys County Council's consultation process by advertising through its own social media channels, engagement could be seen via the mailchimp newsletter, where residents opened the plans that were attached. Powys County Council thanked the Community Council for their assistance in the engagement.

At the time of the meeting the Community Council has not seen the results of the engagement, however Powys have confirmed that they are now evaluating the responses and waiting for a few key stakeholder's responses, like Llangattock Primary School in Wales.

The motion above reflects the range of responses that the Community Council has seen.

County Councillor Jackie Charlton mentioned the ongoing discussions within Powys in relation to the issues being raised within the motion above.

Councillors discussed the motion, the bus stop removal from outside the Horseshoe pub was highlighted and other items already included in the motion.

Proposed: Cllr H Burns **Seconded:** Cllr G Jones **Resolved:** for the motion to be updated with the concern about the bus stop included and sent to Powys County Council by the Clerk.

Kissing Gates: The Active Travel Team have said the 'kissing gates' path is still a priority and is asking for LCC involvement. A detailed proposal is awaited.

Flooding: Land Drainage Officers, Cllrs, and the lead flood warden walked the Onneu Brook and met landowners, to discuss the challenges they have in managing the brook and potential future flood mitigations. All agreed it was a useful exercise and would inform the forthcoming S.19 report and grant application. Since the meeting there has also been correspondence in relation to the management of ancient woodland that appears helpful.

Post 16 Education: PCC have launched phase 2 of their engagement, this time with pupils and families managed via Crickhowell High School with in-person meetings at CHS at 5pm on Tues 21st October, 5pm on Weds 22nd October and 6pm online on 23rd October. These meeting dates have been publicised. LCC's Chair pressed CHS's case with the leader of Powys County Council during a meeting of the One Voice Wales area committee. The group of Llangattock parents who previously asked for a public meeting in Llangattock have said they are content to follow the PCC engagement process for the moment.

The County Councillor gave more information about the process and the engagement.

Hub 1: A preplanning meeting with BBNPA was held on October 7th. Written advice including feedback from ecology, heritage and archaeology is expected within the next month.

Hub 2: The Chair and the Clerk met with LCC's solicitor to discuss a lease to Llangattock Community Benefit Society, which may be complicated by lease requirements from the National Lottery and Welsh Government Community Facilities Fund. Both funders may want to take charges over the property. The Lottery wants a minimum lease of 20 years.

Motion: To instruct the solicitor to issue a lease of 20 years. On advice, the Clerk has instructed a different firm, Wellers Law Group, for this lease for a quoted fee of £1,500 to be taken from Community/Place Plan and the remainder from contingencies or reserve if required.

Proposed: Cllr H Burns **Seconded:** Cllr G Jones **Resolved:** For the Clerk to instruct the solicitors on this basis.

Hub 4/LACAS: Ref a new 15-year lease for the allotment land for LACAS and that land which LCC/LCBS may wish to use for parking for the hub, the solicitor advised that two separate leases be issued. Access to the 'parking' land would be permissive.

Hub 5/Active Travel: During the recent consultation, The Chair pressed Active Travel Officers for a written commitment to provide an active travel route from Hillside Road to The Beech Woods North of the Proposed Hub. BBNPA, which owns the Beech Woods, are enthusiastic but have asked questions about maintenance, rights of access etc. The Chair will arrange a three-way meeting as soon as possible.


One Voice Wales Area Committee: The Chair attended. There was a warning from OVW that notice of a boundary review may come from the boundary commission with little notice and an 8-week consultation period. **A report from the Clerk** will be presented once information is clarified. £500 instruction given to the Weller Law Group by delegated powers between the Clerk and the Chair, budget heading from Community VIRE training to project research.

56/25 County Councillors Report (for information only):

Other than the items already discussed, the County Councillor gave an update on the work being undertaken regarding speeding over the Mountain and KSI livestock deaths. Cllr J Rees confirmed that he has 51 deaths and S Rees now has 31. The County Councillor is arranging a meeting with MP David Chadiwick and the Police Commissioner to discuss this aspect of the speeding limits over the commons area and other speeding matters.

She acknowledged that the outstanding guidance relating to setting speeds is still outstanding and is hampering discussions.

She also updated the Council on work being undertaken by the Flood Board in relation to how flooding information is disseminated in



an event.

57/25 Core & Governance Items (Delegated to the Clerk):

Motion: to approve the following policies: -

- Equality and Diversity
- Grievance
- Recovering Financial Allowance

Proposed: Cllr T Jones **Seconded:** Cllr G Jones **Resolved:** that the policies above are approved

Motion: to instruct the Chair and one other Councillor to re-sign the lease to National Grid land in the Glebe field on which an electricity substation has been constructed, with both witnessed by the Proper Officer (Clerk)

Proposed: Cllr H Burns **Seconded:** Cllr S Jones **Resolved:** for the nominated Councillors (Cllr T Jones and Cllr G Jones) to resign the leases and for the Clerk to send these to the National Grid's solicitors.

58/25: Finance Items:

Budget 2026/7. Presentation of the previous year's budget for information and any discussion.

The draft budget was shared onscreen with Councillors, the RFO had begun the process of collating requests from Committees. Council resilience was discussed, with the Chair giving information on actions being undertaken by Councillors and volunteers. In particular, actions being undertaken by the Chair of Central Services (the largest budget other than Core Services), in relation to ad-hoc maintenance actions and asset care. Councillors undertake key positions within the Council and it was suggested that makes the Council less resilient than it could be. At the last Central Services meeting the Clerk/RFO had been requested to look at the forthcoming budget in terms of facilitating a new employee to undertake some of the tasks currently being undertaken by the Chair of Central Services and outside contractors.

A draft role spec has been drafted, and it currently includes some maintenance roles and contractor/volunteering oversight roles. The Chair highlighted the potential cost to the Council and the work undertaken to find savings within the budget to accommodate such a role.

Councillors commented positively on re-evaluating the budget to find savings where the requirement for services has changed, this is prudent. In general Councillors were supportive of the new role and understood that the detail can be concluded within the budget discussions over the next two months. The draft job spec is available on the drive for review. The Clerk/RFO confirmed that the Central Services budget will be discussed in detail between herself and the Chair of Central Services at the beginning of November.

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

Proposed: Cllr J Rees **Seconded:** Cllr G Jones **Resolved:** that the payments paid and new invoices received are noted and accepted.

Motion: for the full council to accept the reconciliation report for September

Proposed: Cllr G Jones **Seconded:** Cllr H Burns **Resolved:** that the reconciliation is noted and accepted.


Presentation of the half yearly forecast/budget report

The Clerk/RFO confirmed that the half yearly forecast is available on the drive, she presented the spreadsheet and requested that if any Councillors wished to have a discussion about any aspect of it to please call or email. The report was noted.

Thank you to Cllr Sam Jones who completed the quarterly sign off reconciliation

59/25: Community & Environment Committee Report for Full Council agreement and any Motions required (Cllr T Jones)

Update on Canal River Trust 225 year celebration of the Monmouthshire and Brecon Canal on December 9th and Light Up Llangattock Event on December 3rd - (Cllr H Burns)



Cllr H Burns updated the Council on the arrangements made for the upcoming celebrations, which are being informally supported by the Village Society. She also updated the Council on the Light up Llangattock event, which has secured multiple food vendors and a smaller tree this year. The children are also making lanterns and she hoped that those interested in the Canal walk would be able to bring these along. The Horseshoe pub is also happy to make some food for people attending the Canal event. Volunteers are welcome, with people needed to transport the horse lantern and stewarding for the event.

Motion: To approve a grant of £1,000 for the Llangattock Community Benefit Society as recommended by Community and Environment Committee

Councillors discussed the recommendation to approve the grant. The Clerk confirmed that the Council would have no say in who the benefit society uses for legal representation for their lease negotiations, and that the grant offering is a smaller proportion of a larger amount being funded by multiple donors.

Proposed: Cllr J Rees **Seconded:** Cllr H Burns **Resolved:** to award the £1,000 grant to Llangattock Community Benefits Society

60/25: Report from the Central Services & Planning Committee for Full Council agreement and any Motions for the Full Council to Consider (Cllr G Jones)

Cemetery (& burials)

- Burials for September/October. The Clerk confirmed that there had been one burial and one prepurchase. She highlighted that cremation plots are now limited.
- Thank you Gwyn and Julian for clearing debris from the Onneu brook from Glebe Field
- Joda Solutions repair to the cemetery shed roof. Still delayed but they say they can do it before winter sets in.

Maintenance of Assets – Asset Tour

- Asset tour rota to be re-worked. Kay and Gail combining with Central matters weekly visit.
- Wildflower seeds still to be done, ask OTM to trim wildflower section opposite Horseshoe
- New sign required for kissing gate Plas field to Glebe Field. Also noticed sign other end of Glebe Field to Crickhowell Bridge has been removed.
- KSIs update from Julian, as we have already heard, the KSI's are still ongoing and too high.

Maintenance (Public Toilets)

- All quiet on toilet front.
- Gail still working on changing energy supplier to benefit from solar panels. Liaising with Octopus Energy and South Powys Team of National Grid, who have been very helpful. Potentially remove one meter and further reduce standing charges. Work in Progress.

New Play Project

- Meeting with Sydney and Kay on the New Play project. Meeting PCC's Steve Butcher on Friday 24th to discuss options and how it may, or may not, tie in with a new community hub on site.

Trees Update:

- There are no further updates to the Council's trees, however the Cherry that is due for removal, if Cllr's Rees and Dobbs have any spare time, this could be dealt with now.

Planning


- All quiet on the planning front, one new reference application due to technicality of boundary lines.

61/25: Correspondence & Other outside Committee feedback:

Correspondence:

15th October: email Richard Williams LLB (Hons) Town Clerk & Proper Officer Welshpool Town Council Dog fouling on sports grounds The correspondence was discussed, and Councillors wished to support Welshpool's suggestions, but they also wished to add recreation grounds into the proposal.

Proposed: Cllr H Burns **Seconded:** Cllr G Jones **Resolved:** for the Clerk to respond to the Clerk of Welshpool Town Council to support



their proposal and to request that recreation grounds be added to any new dog control orders produced by Powys County Council (PSPO - Public Spaces Protection Order).

Remembrance celebrations were discussed, with Councillor T Jones confirming that he will attend the service on the 9th November.

Community Hall Committee: Cllr H Burns confirmed that the refurbishments on the toilets are going well, with donations coming from residents as well as the grant monies. Cllr T Jones requested that Cllr H Burns remind the Committee that there is a grant available from the BBNPA at the moment that may be of interest.

Five Councils: 13th November meeting, noted.

Governors' feedback: No current governor to give feedback.

Llangattock Community Benefits Society: items already discussed within the agenda.

Representation on outside bodies 1: Cllr H Burns has asked to step down as LCC representative to LCBS. Cllr S Charitos has offered to take her place once a dispensation has been obtained.

Cllr H Burns has asked to step down from being LCC's representative to the LCBS.

Representation on outside bodies 2: To decide the representation on outside bodies following the resignation of Cllr Graham Logie. (PACE, LGV Energy Project).

Cllr S Jones confirmed that he is on the email circulation list for PACE. The Council requested that LGV copy in the Clerk to correspondence whilst they are awaiting more residents to step forward to be co-opted on to the Council.

Cllr G Jones confirmed that the Repair Cafe is running on the weekend of the 25th October.

62/25: Date of the next committee meeting will be the 18th November 2025 - noted

