

Llangattock Community Council - CYNGOR CYMUNED LLANGATWGW

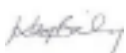
The following are the minutes of an Emergency **meeting** of Llangattock Community Council's **Central Services & Planning Committee**, held *online* on **Tuesday 7th October, 2025 at 7:30pm**.

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

Cllr T Jones | Kay Bailey - Clerk

Public Participation:

41/25	Apologies for absence	
42/25	Members' declarations of interest	
43/25	<p>Minutes from the meeting held on Thursday, 31st July, 2025 MOTION: Agree Minutes from 31st July, as true and accurate record. Proposed: Cllr S Charitos Seconded: Cllr J Rees Resolved: that the minutes are a true and accurate record Matters Arising from this meeting not covered below: - none were raised.</p>	
44/25	<p>Standing Item: Finance & Governance</p> <ul style="list-style-type: none"> Motion: to approve a change of electricity supplier Cllr G Jones gave background information in relation to the standing charges currently being incurred with Scottish Power, their administration and the requirements needed to be able to set up the feed in tariff for the solar panels. After research Octopus were the preferred provider and she is seeking approval to move the supply. Cllr G Jones to enquire about the standing charge for both the tree and the toilets. Proposed: Cllr S Charitos Seconded: Cllr H Burns Resolved: for Cllr G Jones and the Clerk to move the electricity supplier from Scottish Power to Octopus for both the toilets and the tree point (if possible). And to pursue the feed in tariff for the solar panels. Budget item: To discuss maintenance and staffing requirements for the Council in 2026/7 and make a recommendation to Full Council Cllr G Jones gave some background in relation to the idea of a new member of staff to cover some of the work that was previously undertaken by Councillors and toilet maintenance contractors, which had been discussed at the previous Full Council meeting. She had requested the RFO to look at the current and upcoming budget to give some options to the Committee in relation to using existing budget headings and the cost of member of staff. The RFO shared the existing budget and the current draft budget for 25-26 and shared the potential headings where savings could be made. Cllr T Jones asked the Clerk what the impact would be on her role with the loss of Peninsular. The Clerk explained what Peninsular provided and how successful it had been over the 3 year contract. The hours for the handyman were queried, would an on call service be better than set hours? Cllr T Jones confirmed that the role would encompass more than just a handyman, with the role including volunteer management and rotas, contractor sourcing outside of more complex toilet maintenance work. A job description will be constructed to include the varied role. 	



	<ul style="list-style-type: none"> To discuss whether to formally record LCC-owned land with HM Land Registry and options to maintain it for the best interests of the residents of Llangattock in the long term. <p>The Clerk gave some background to the item. This would assist with grant applications and lease creation. She confirmed that the Council holds the conveyancing deeds but having the registration at the land registry would be helpful in the process of lease creation and grant funding.</p> <p>Motion: To instruct Star Legal to go forward with the land registry for the parcels of land that are not registered. It was unanimously agreed to register the land.</p>
45/25	<p>Standing Item: Cemetery (Burials)</p> <ul style="list-style-type: none"> Grounds Maintenance - current Tim Adams jobs, the hedge the cemetery has been Burials - Clerk to update. 3 over the Summer. Shed: awaiting confirmation of date for the roofing upgrades (original date delayed due to weather conditions)
46/25	<p>Standing Item: Central Services (Maintenance)</p> <ul style="list-style-type: none"> Asset Tour - Highlights of asset tour inspection (Cllr G Jones/Clerk) <p>Springs have been tightened to the kissing gates. More dog signs are required for those that have been ripped off, there is a stock of signs in the toilet for use.</p> <ul style="list-style-type: none"> Toilets - no updates Trees - A site meeting took place, with Powys officers in attendance, there are branches to clear, Cllrs J Rees/Cllr Dobbs to confirm potential for clearance. A big thank you to Cllr Dobbs and Rees for clearing the Oneau. <p>Cllr J Rees requested that the Clerk look at the deeds in relation to the responsibilities of the fence on the Oneau side of the field.</p> <p>Other</p> <ul style="list-style-type: none"> Grass cutting contract. OTM Ltd confirmed they are happy to continue the contract until the new financial year AGA - Amenity Grassland Assessment pilot group - supports Section 6 WG reporting on Biodiversity - Site visit due from Rachel Carter. Date yet to go in diary. Discarded original see-saw in bramble brush behind Oak 24, awaiting quote (LAS). More easily accessible in winter months.
47/25	<p>Standing Item: Play Equipment Replacement Fund</p> <ul style="list-style-type: none"> Task and finish group prelim meeting took place Wed 24th September (Clerk, Cllr G Jones and Cllr S Charitos). Background research on the previous data and current research updated and date line to be produced for the next steps. They are looking for interested people to become involved from the primary school and the secondary school. Funding via Powys not available due to time frame to apply and small grant amount Dragonplay's inspector has left and they no longer provide the service. A meeting will be held with Stephan Butcher in relation to the ROSPA report (due soon) and any advice he can give.
49/25	<p>Standing Item Planning:</p> <p>25/24004/TRCA Proposal: "Removal of an isolated Norway Spruce posing risk to property." Address: Rectory Cottage, Llangattock, Crickhowell Powys NP8 1PH Grid Reference: E:320943 N:217867 - WITHDRAWN Noted</p>
50/25	<p>Correspondence Items: Letter from resident in relation to sand covered paving stones and weeds, sent to Powys County Council (County Councillor J Charlton)</p> <p>This has been scheduled into Powys County Council's work stream (confirmed by County Councillor Jackie Charlton)</p>

K Bailey

50/25

Date of next committee meeting to be 29th January 2025 7pm dependant on planning applications received - noted

The Clerk and Chair will meet on the 4th November to discuss the budget headings under review for the 26/7 precept request due in January 2026

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