



Llangattock Community Council - CYNGOR CYMUNED LLANGATWGW

The following are the minutes of an ordinary meeting of Llangattock Community Council, held online on the 18th November 2025 7pm.

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

County Councillor Jackie Charlton | Clerk Kay Bailey

15 minutes Public Participation: None

63/25 Apologies for absence: Cllr G Dobbs

64/25 Members' declarations of Interest: None

65/25 Minutes to approve from the Ordinary meeting on the 21st October 25 and matters arising:

Motion: to accept the 21st October 2025 minutes as a true and accurate record

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

Matters arising:

Active Travel: Powys Officers have reported a good response to their consultation about a proposed active travel route through Llangattock and have been examining the feedback. An update is awaited.

County Councillor J Charlton gave a verbal update on the Active Travel plan. She confirmed that the engagement had been very good, and that they are currently reading through all the responses, which is taking some time. They are currently still awaiting responses from some other stakeholders, such as the local schools so there was no specific update for this evening's meeting.

The money has been secured and the work will begin in phases, this will allow the team to work through the issues that have been brought forward from the engagement exercise. There was some discussion as to what phase one will encompass with Cllr T Jones requesting clarity, County Councillor J Charlton will confirm. She also confirmed that there will be more engagement for the later phases.

Flooding: Flood Wardens have been on standby after a period of heavy rain. Repeat Flooding at The Vine Tree was raised with the County Councillor. Powys County Council is due to report this month on the causes of the Storm Bert Flooding in November 2024.

Cllr G Jones (given her role as a flood warden), gave some feedback after the most recent event, Storm Claudia. The area had not been affected too badly on this occasion, with the majority of issues relating to flooding from the Onneau into the Glebe field, which would indicate mountain run off water. The tenant had stated that some sort of bund may need to be created to stop this water escaping. Cllr J Rees (relating his experiences as a farmer), stated that the water on the mountain was in full flow, similar to that in Storm Bert and they had lost some livestock when they moved them and that there had been bank slippage.

Cllr T Jones asked if the County Councillor had any indication when the section 19 report would be available for viewing. The Council had been told the report would be published in November. The County Councillor did not have an update about this, but confirmed that she is confident that the work being done by the Officers will be done well.

Canal: The Chair attended the Canal and River Trust user forum and spoke to the Director for Wales and West who promised to “rebuild the trust” lost with Llangattock when the canal overtopped during Storm Bert. There is still no deal to secure water for the canal next year, though the Welsh Government has convened a taskforce.

The County Councillor confirmed that there are ongoing conversations regarding the water required by the canal at Welsh Government level and the cost of potential solutions.

Speeding: email received from the Police Commissioner relating to questions raised by this Council relating to the speed over the Mountain.

The email response was shared onscreen. The Chair left that the responses given were not completely full, the County Councillor gave a further update relating to the work she is undertaking to try and assist with the speeding issues in this area. There will be traffic officers for two specific problem areas, which is different from the last two years. She is also still trying to engage with Ken Scates in relation to this and other speeding issues with both Jane Dodds and David Chadwick trying to facilitate a meeting. She felt that the delays to the report relating to changing speed guidance is causing a problem with moving this forward and they are trying to place pressure on the Minister to allow them to use the new guidance before it has been published.

Cllr J Rees gave further information relating to the speeding issues still being seen over the Mountain, specifically the number of KSIs and road traffic accidents.

Post 16 Education: Powys County Council's survey of parents, carers and pupils has been extended. All are encouraged to respond. A further community consultation will be held in the New Year.

Hub 1: LCC is seeking planning permission for a community hub on the Recreation Ground. The Chair confirmed that the BBNPA had committed to sending the written report by the 5th December.

Hub 2: Indications of costs for a Sustainable Drainage (SuDS) report are being in case this is needed for planning permission. This could be a significant expense.

The requirement for a SUDs before a full planning application will be answered in the above report, but the costing exercise is underway, which looks to be in the region of £5,000.00.

Hub 3: Commercial surveyor, Stuart Hogg, has drafted plans of council-owned land and proposed areas to be leased to the Llangattock Area Community Allotment Association (LACAS) and the Llangattock Community Benefit Society (LCBS) for the Hub. The maps created were shared with Councillors on screen for comment. The map to be used in relation to the lease for the hub was explained by the Chair, with Cllr G Jones confirming the intention of creating a new hedge between the two parcels of land using grants.

Hub 4: Weller Law has drawn up a draft lease to offer to Llangattock Community Benefits Society.

Other aspects of map and lease were discussed, such as a lockable gate, and the potential opening hours for the hub and a break clause. Councillors initially felt that there should be a gate that can be locked but not as a condition of the lease, and that the opening hours should be flexible enough for the new enterprise to function without having to keep checking with the Council for permission and that this could allow the hub to stay open as late as 9pm if there was a demand. The National Lottery would also not wish there to be a break clause for the first 5 years, and Councillors discussed whether they wished to see one after this initial time. Councillors were happy to take the advice of the solicitor in this area. The Clerk and the Chair would be meeting with them online shortly.

66/25 County Councillors Report (for information only):

The Chair confirmed that Cllr G Jones, Cllr S Charitos and Cllr H Burns will be attending the next Sustainable Powys meeting to give a presentation.

The County Councillor also gave information in relation to the beech hedge that has been saved from being removed around the car



park and there will be engagement on Powys' 5 year plan due in January 2026 along with the budget which is being worked on at the moment. Transport in the Community was also discussed, with Powys having secured some funding to engage Aberystwyth University to undertake a new study. She hoped that the existing Transport Group would be able to inform this study.

67/25 Core & Governance Items (Delegated to the Clerk):

Motion: to approve the following policies: -

- LCC - NALC-Template-Disciplinary-FINAL-November-2019-12 - NEW
- LCC High Consequence Infectious Disease - may need to be reworked under the new legislation (2021)
- LCC Local Resolution Protocol for Community and Town Councils - no change

Proposed: Cllr G Jones **Seconded:** Cllr S Charitos **Resolved:** that the policies are accepted

68/25: Finance Items:

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

The Clerk/RFO gave an overview of the areas where the Council have suggested there could be savings in the next financial years' budget. A breakdown of potential legal costs for the next financial year will be brought to a subsequent meeting when there is more of an understanding.

She also confirmed that the tax base had been received and it had increased from the 2025/6 figure.

Motion: To reinstate 3-day-a-week cleaning of the toilets for the financial year 2026/7 and use the savings to help create a handyperson/facilities supervisor post.

Proposed: Cllr S Charitos **Seconded:** Cllr S Jones **Resolved:** for the toilets to be cleaned over a three day rota in the new financial year.

Motion: To approve the job specification for a handyperson/facilities supervisor post.

Proposed: Cllr H Burns **Seconded:** Cllr S Jones **Resolved:** that the specification is accepted.

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

The Clerk/RFO confirmed that the VAT had been claimed and received. The Chair clarified if the invoice had been received from for the new maps that had been produced, the Clerk/RFO confirmed receipt and it will be added to the payment schedule.

Proposed: Cllr S Charitos **Seconded:** Cllr S Jones **Resolved:** that the payments are accepted and the invoices scheduled to be paid.

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

Proposed: Cllr G Jones **Seconded:** Cllr S Jones **Resolved:** that the reconciliation report is accepted.

69/25: Community & Environment Committee Report for Full Council agreement and any Motions required (Cllr T Jones)

LCC was represented at the Remembrance Day Service by the Chair and Cllr Gail Jones.

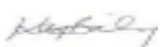
Installation of a boules/petanque court and updates on Light up Llangattock and Canal 225 Celebrations.

Cllr H Burns confirmed that the installation of the boules is underway, and reminded Councillors that the project had been granted money from the Greenman Trust. Llangattock Village Society are arranging Light up Llangattock for the 3rd December 2025, the lights on the Church being installed on Sunday 23rd and the tree arriving on the 29th November. They are looking for more volunteers to help with the tree installation.

The following weekend, the Canal 225 celebration (organised by the Canal and Rivers Trust) is now being advertised, with a bad weather plan in place.

Request for a letter of support for the Crickhowell Volunteer Bureau

Motion: to approve the drafted letter of support.



Proposed: Cllr H Burns **Seconded:** Cllr G Jones **Resolved:** for the Clerk to sign the letter and send to the Crickhowell Volunteer Bureau and also request that they consider changing their name to include the surrounding areas that the Charity serves.

Cllrs Charitos, Burns and G Jones to present about the hub at the Sustainable Powys Event on 26/11/25

70/25: 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 the last month - The Clerk confirmed one burial upcoming
- Joda Solutions and the repair to cemetery roof. Rained off again. They need at least two dry days to carry out the work.

Maintenance of Assets – Asset Tour

- Asset tour rota to be re-worked. The Clerk and Cllr G Jones are currently combining with Central matters/weekly visits.
- Wildflower seeds still to be done, asked again for OTM to trim wildflower area opposite Horseshoe
- Dogs on leads signs – new ones put up at Glebe Field entrance kissing gate and cemetery kissing gate to path parallel to cemetery. Also from Plas field to Glebe Field.
- KSIs update from Julian -
- Thank you to the Village Society for repairing the wooden panels on the park shelter.
- A new asset is being installed on the tarmac hard surface with funds awarded to the Village Society from the Green Man Trust. The Pétanque/Boules pitch is under construction. Information already given by Cllr H Burns
- Storm Benjamin caused local flooding in the Glebe Field corner which the tenant will look into in order to protect livestock.

Maintenance (Public Toilets)

- Cllr G Jones is still working on changing the energy supplier to benefit from solar panels. Liaising with Octopus Energy and South Powys Team of National Grid, who have been very helpful. Standing charges for both meters will still apply and an unmetered supply. However, an up to date reading of the toilet meter indicated that the consumption had not just gone down but reversed as having an older style meter allowed solar panel energy to go backwards!
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New Play Project

- Site meeting with Cllr S Charitos, Cllr T Jones and Cllr G Jones PCC's Steve Butcher on Friday 24th October, to discuss options and how it may, or may not, tie in with a new community hub on site. Steve is confident that the multiplay timber is still good for a few more years and the repairs carried out this year have improved its longevity.
- However, he recommends we concentrate on a smaller project of replacing two swings on the frame with a "birds nest" basket swing and a new cradle swing, leaving one flat seat swing. This would cover a large range of ages and abilities.
- There is also scope to provide a lower level wide slide within the multiplay unit.
- And a stand alone overhead ladder unit in the same area as the rest of the play equipment.
- The cost of these "additions" could potentially be funded from a smaller grant. Cllr S Charitos to contact the High School Council or more feedback from their demographic.
- There is also a requirement for some toddler type play near the Community Hub should permission be given for it to go ahead. There will be opportunities here to introduce a small selection of alternative and accessible play in this corner.
- Steve will now carry out regular inspections on all play equipment on our behalf – 5 regular and 1 RoSPA report. This has been budgeted for next Financial Year and is significantly cheaper than DragonPlay offered but were unable to deliver.

Trees Update:

- All quiet on the tree front.

Planning

Currently 3 applications.

- The Orchard, Hillside Road 25/24165/FUL (kitchen, living room extension)
- Rectory Cottage 25/24153/TRCA (tree surgery)
- Oaklands House, Hillside Road (2-storey extension/annexe)



Links to the Plans to be sent out to Planning Committee members and Agenda will go out for a meeting on Thursday 27th November online.

71/25: Correspondence & Other outside Committee feedback:

Correspondence:

Community Hall Committee: Cllr H Burns apologised as she could not attend the last meeting so could not update the Council at this time.

Five Councils: Meeting on Thursday November 13th. Cllr T Jones gave an update on the meeting, he brought one item forward to the Council in relation to the discussion relating to “clustering”, which was introduced by Crickhowell Town Council who were keen and wished to work more closely as the five councils on unspecified service provision. He felt that it was unfortunate that the examples given were more akin to “merging” than “clustering”, so it was difficult to progress the conversation, but CTC were keen to set up a group (informally) to discuss how the five councils might cluster on the provision of services.

He reminded Councillors that LCC had previously discussed clustering, and also merging, at a previous meeting. The position the Council had taken was that it had stated that it did not wish to pursue merging, but that it would consider clustering on the following basis:

- On a case-by-case, service-by-service basis.
- Where economies of scale could be achieved
- Where the independence of Llangattock Community Council is preserved and it continues to fulfil its statutory obligations.
- The interests of Llangattock residents are protected.
- Services available to Llangattock residents are improved.

Does the Council wish to join a group to discuss the wider clustering process, wait for the One Voice Wales report or wait for individual ideas to emerge and discuss them on a case-by-case basis?

Clustering After some discussion, it was resolved that the Council would continue with its current position and would wait to see what emerged.

Governors’ feedback: No updates.

Llangattock Community Benefits Society: Further grant applications made and funding received. Ongoing engagement with minority groups. The business plan has been updated. Cllr S Charitos has received a dispensation to replace Cllr H Burns as one of LCC’s two nominated directors on the board of LCBS. **Motion:** to nominate Cllr Charitos to as a representative on LCBS

Proposed: Cllr T Jones **Seconded:** Cllr H Burns **Resolved:** that Cllr Charitos will be a representative for LCC on the LCBS

72/25: Date of the next committee meeting will be 16th December the 2025 - noted, this meeting is intended to be hybrid

For instructions on how to join this meeting please contact the Clerk on llangattockcc@gmail.com or 01873 770652

