



LLANGATTOCK COMMUNITY COUNCIL

Draft Minutes of the Ordinary Meeting - Held Online on Tuesday 19 May 2026 at 7.00pm

Present

Cllrs Tim Jones (Chair), Gail Jones, Helen Burns, Gwyn Dobbs, Sam Jones, Sydney Charitos

In Attendance

Kay Bailey – Clerk & Responsible Financial Officer

Cllr Jackie Charlton (Powys County Council)

20/26 Apologies for Absence

Apologies for absence were received from Cllrs Jane Logie and Julian Rees.

Resolved: To accept the apologies received.

21/26 Declarations of Interest

No declarations of interest were received.

22/26 Minutes of Previous Meeting

Members considered the minutes of the Ordinary Meeting held on 21 April 2026 and the meeting held on 14 May 2026.

Resolved: That the minutes of the meetings held on 21 April 2026 and 14 May 2026 be approved as a true and accurate record.

23/26 Matters Arising

Kissing Gates / Active Travel Footpath

The Chair advised members that Active Travel engineers continued to consider options regarding the kissing gate arrangements and footpath improvements. Further expressions of interest had been received from residents with relevant civil engineering experience who may assist with future working group activity.

Members noted that progress remained dependent upon clarification of the minimum specification required for the route to qualify for Active Travel funding.

Resolved: To note the update.

Hub Project – Lake House Lease

The Chair reported that he and the Clerk had met with solicitors in Abergavenny regarding the proposed Lake House lease and subdivision of the associated field area.

Members were advised that the original quotation of £2,000 had been reduced to £1,500. The solicitor had reviewed the existing lease documentation and identified several matters requiring clarification and updating.

Members discussed the importance of securing a legally robust lease arrangement to support the Hub project moving forward.

Resolved: To authorise the Clerk to engage the solicitor and approve legal fees up to £1,500 for preparation of the revised lease documentation.

24/26 County Councillor's Report

Members received a report from County Councillor Jackie Charlton.

Updates were provided regarding:

- Crickhowell Library and ongoing discussions with Powys County Council regarding future operating arrangements.
- Potential partnership arrangements involving local councils and Powys County Council.
- Common land signage relating to livestock deaths and speeding concerns.
- Engagement with local PCSOs and future attendance at community meetings.
- Progress on the Section 19 Flood Investigation Report.
- Powys County Council's Net Zero Route Map.
- The Rights of the River Wye Charter.
- Waste collection route optimisation.
- Other county-wide matters.

Members thanked Cllr Charlton for her report.

Resolved: To note the report.

Active Travel Consultation

Cllr Charlton provided a detailed update regarding the Active Travel proposals and feedback received during previous consultation exercises.

Members were advised that Powys County Council was willing to undertake one final engagement exercise before progressing further. Two potential approaches were discussed:

- A facilitated in-person engagement event.
- One or more online engagement sessions.

Members considered the advantages and disadvantages of each approach and discussed methods of ensuring broad community participation.

Cllr Charlton outlined key findings from the consultation process, including responses from local residents, school pupils and parents. Members discussed concerns raised regarding parking, village character, traffic management, emergency access and community impacts. The positive responses received from younger residents regarding safer walking and cycling routes were also noted.

Members acknowledged that views within the community remained divided and that any future engagement exercise would need to ensure residents were fully informed of both the constraints and opportunities associated with the project.

The Chair reminded members that the Community Council's role was not to determine the outcome of the Active Travel scheme but to assist in ensuring residents were able to participate in the engagement process.

Resolved: To note the update and support further community engagement opportunities being provided by Powys County Council.

25/26 Governance Items

Assertion 10 Update

Members received an update regarding progress against Assertion 10 and associated governance requirements.

The Clerk outlined ongoing work to ensure compliance with governance and audit expectations.

Resolved: To note the update.

26/26 Finance Items

Bank Reconciliation

Members considered the April 2026 bank reconciliation.

Resolved: To approve the April 2026 bank reconciliation.

Payments and Receipts

Members reviewed the schedule of payments presented by the Clerk and noted receipts received since the previous meeting.

Resolved:

- To approve the schedule of payments.
- To note receipts received since the previous meeting.

Internal Audit Report and AGAR

Members received the Internal Auditor's report and considered the Annual Governance and Accountability Return (AGAR) documentation.

The Clerk provided an overview of the year-end process and audit requirements.

Resolved:

- To receive the Internal Auditor's report.
- To approve the signature of the AGAR by the Responsible Financial Officer and Chair.

27/26 Community & Environment Committee Report

Members noted that the Community & Environment Committee had not met since the previous meeting.

Resolved: To note.

28/26 Central Services & Planning

Facilities Support Officer Recruitment

Members received an update regarding the recruitment process.

The Clerk confirmed that Mark Williams had been offered the position following the recruitment process approved by the Council.

Members also noted that a second strong candidate had been identified and may be able to assist with future projects and mentoring opportunities.

Resolved: To note the update.

Grass Cutting Contract 2026–2029

Members considered the tenders received for the grass cutting contract.

It was reported that several submissions had been received. Following evaluation against the agreed assessment criteria and budget considerations, the shortlist comprised the current contractor, OTM, and Joe Page.

Members discussed pricing, previous experience, references, local knowledge and long-term value for money. Particular note was made of Joe Page's experience working within churchyards and estate environments.

Following discussion, members agreed on the preferred contractor.

Resolved: OTM Ltd were approved as the contractor for 2026-9

Planning Applications

Members considered the following applications:

26/24602/TRCA

Members discussed the proposal.

Resolved: No objections

26/24579/FUL

Members discussed the proposal.

Resolved: To respond with a general approval of the biodiversity mitigations, they wished to refer the planning authority to page 23 of the Place Plan document.

26/24585/FUL

Members discussed the proposal.

Resolved: No objections

29/26 Correspondence & Outside Bodies Updates

The Chair reported correspondence concerning a fallen tree obstructing the public footpath between the former hotel and canal path. Members discussed landowner responsibilities and the need for appropriate permissions before any works were undertaken.

Further correspondence and outside body updates were noted.

Resolved: To note the correspondence received and updates provided.

30/26 Date of Next Meeting

Resolved: That the next Ordinary Meeting of the Council be held on Tuesday 16 June 2026.

The meeting closed at .

Signed: _____
Chair

Date: _____