

Draft Minutes of Llangors Community Council Monthly Meeting
Held on Monday 10th February 2025 at Llangors Youth and Community Centre

Members Present: Cllr A Jevons (Chair), Cllr D Scully (Vice Chair), Cllr C Preece, Cllr G Beaven, Cllr H Quarrell, Cllr D Jones

In attendance: County Councillor Sian Cox, Hannah Davies (Clerk), 1x member of the public

1) Welcome and participation rules for the meeting – Chair

The Chair, Cllr A Jevons welcomed everyone to the meeting of the Council and reminded all in attendance of the participation rules for the meeting including the use of mobile devices, that no recordings are permitted and respect for all members in line with the Members Code of Conduct. A member of the public was in attendance at the meeting, Councillors went around and introduced themselves for their benefit.

2) Apologies for absence

Apologies had been received from Cllr S Bailey, Cllr C Owen.

Cllr S Evans was not in attendance and no apologies had been received (absent).

3) Declarations of Interest for agenda items as per Members' Code of Conduct

Cllr C Preece notified members of a DOI over email, relating to planning application 25/23542/FUL - Westdale, Llangorse, Brecon LD3 7UD, this is his son's home and application. In this evening's meeting, the application is made reference to in agenda item 7b) the monthly planning report.

Cllr C Preece has previously raised a DOI relating to planning application BBNPA 24/23475/FUL - 7 Tai Canol, Llangorse, Brecon LD3 7UR, this is his daughter's home. This application is made reference to in agenda item 7a) consider and approve the minutes of the PAD meeting held on 25/01/2025, and 7b) the monthly planning report.

These are recorded on the Register of Members Interest available to view at: <https://llangors.org.uk/community-council/minutes-agendas/>

Cllr A Jevons asked if there were any other DOI's relating to any other matters on the agenda. There were none.

4) Consider & approve the minutes of the Monthly Meeting on 13/01/2025

The draft minutes for the meeting on the 13/01/2025 had been circulated prior to the meeting. Cllr A Jevons asked if all members were happy that these minutes were a true representation of the meeting. All Councillors were in agreement. It was resolved that the minutes from the monthly meetings on 13/01/2025 are to be accepted as a true record of proceedings and they were both signed by the Chair, Cllr A Jevons. Cllr G Beaven proposed, Cllr D Jones seconded and all were in favour.

5) Matters arising from above minutes not listed on the agenda

Cllr A Jevons gave Councillors opportunity to raise any matters from the above minutes which are not listed on the agenda. Cllr D Scully asked about the social media advertising budget that had been mentioned at the previous meeting. The Clerk explained that she expected this to be raised under agenda item 9) Social Media update and analytics. Cllr C Preece noted that he thinks there is still some timber to be removed from the churchyard, Cllr G Beaven noted that it has been moved and stacked.

6) Questions on agenda items from members of the public

Cllr A Jevons asked if anyone had received any questions from members of the public. The Clerk said that no questions had been received via email.

There was a member of the public in attendance at the meeting and they wished to raise something to the attention of the Council. County Councillor Sian Cox had emailed the Chair Cllr A Jevons, the Vice Chair Cllr D Scully and the Clerk in advance of the meeting about the nature of the enquiry. County Councillor Sian Cox introduced the member of public. They went on to explain that they have concerns about fox hunting on Llanwern common. The hunts are taking place on some Saturdays and there has been evidence of recent hunts. Recently there was one that seemed much larger with around 10 vans present, various hounds and terriers being unloaded, with reports that the hounds are located on a farm locally. The police need unquestionable evidence i.e. camera footage. This recent hunt saw the police attend and the hunt resumed when the police had left. The police were interested to know if they had firearms, which upon visiting they may have noted any illegal firearms or registration plates but nothing further.

The member of the public had come across an area where brushwood had been cleared to corral the fox. There was netting found where a fox run comes out onto a lane, as well as the removed brushwood used to create a trap for foxes. The member of the public had been advised by the officers whom attended to seek advice from had been the wildlife crime officer, and the law is very unclear and there is little action that can be taken without concrete evidence. It is unlikely anyone will be able to obtain this evidence given personal safety concerns. It was further said that a common land officer at Powys County Council had advised the member of the public that landowner permission is needed to hunt legally and as there is no owner of Llanwern common, it is understood that permission would need to be sought from the Community Council. County Councillor Sian Cox asked for LCC's opinion on this, because it wasn't something that they had heard or read of being a responsibility of the community council. Cllr C Preece confirmed that there is no owner of Llanwern common. Councillors noted that they have no awareness of this, both the hunting and the need to seek the Council's permission, it was thought this may be an error in the information that has been provided. Permission had been sought from a landowner whose land neighbours the common. Cllr D Jones asked if there were any horses present and was told no. It was said that it seems more like trapping than hunting. Cllr C Preece noted that fox snares are legal, however some forms of snares are illegal. The member of the public noted that they used to often see hares in the area but that they no longer do, the potential wider impact of the hunt affecting more than just the foxes.

Cllr A Jevons reiterated County Councillor Sian Cox's question about permission from the CC, Councillors said that as far as they were aware this is incorrect information, it wouldn't come under the remit of the CC to be asked for permission/involvement.

Cllr D Jones went on to say about the grey area in the law and County Councillor Sian Cox echoed this and said that it is obviously hard to work out individuals or group motives and intentions. The member of the public asked if there were limits to the number of dogs that can be used and Cllr G Beaven explained that he believes there is a limit but that limit does not apply to the number of dogs on location and that this would need corroborating to be sure. There was also concern around the point of foxes being with cubs and that there are limitations to when activities can take place and this has also potentially been ignored.

Cllr A Jevons asked how Councillors feel best to go forward. Cllr D Jones said that it's about what is lawful and unlawful, if it is unlawful then LCC should comment. The member of the public said how dogs belonging to other members of the community walking on the common can often run into dens and this could be a concern to those pets if snares are being used. Cllr C Preece suggested that the RSPCA may be an avenue for further information about the more in-depth nuances of the law. County Councillor Sian Cox offered to conduct a survey or conversation with commoners. Cllr A Jevons clarified that County Councillor Sian Cox will pursue for further information and this was confirmed. Cllr D Scully asked if LCC should report the activities now it has been brought to the attention of the council of the concerns to a local representative. All Councillors were in agreement for these follow up actions and thanks were given to the member of the public for raising their concerns and for attendance.

7) Planning:

- a) Consider & approve the minutes of the PAD meeting held on 25/01/2025 and any other not listed

The draft minutes for the PAD meeting held on the 25/01/2025 had been circulated prior to the meeting by Cllr G Beaven. Cllr G Beaven gave a summary of the minutes, reiterating Cllr C Preece's DOI and the view taken by LCC. There had been no comments raised on both minutes. Cllr G Beaven gave Councillors an opportunity to raise any issues with any minutes, there were none.

It was resolved that the minutes of the PAD meeting held on 25/01/2025 to be accepted as a true record of the proceedings and they were signed by the Chair, Cllr A Jevons. Cllr A Jevons proposed, Cllr D Jones seconded, Cllr C Preece abstained and all others were in favour.

b) Monthly planning report – Cllr G Beaven

Cllr G Beaven began by talking through the planning report for February (attached at the end of these minutes). This report had been circulated in advance of the meeting.

Cllr G Beaven by outlining the application which LCC supported – BBNPA 24/23475/FUL referenced in the above minutes from agenda item 7a).

There are two applications under active consideration, details can be found in the monthly planning report at the end of these minutes. One of these applications is in regard to Royal Oak Camp and this will be discussed in full in agenda item 7c).

Cllr G Beaven went on to say that since the report has been written there has been an application approved – a recent application in regards to a slurry tank, which will now be included on the following months report.

This concluded the monthly planning report. Thanks were given to Cllr G Beaven for a comprehensive report once again.

c) Consideration of the re-consultation due to amendment of planning application BBNPA 24/22850/FUL Royal Oak Camp - *Members having considered the amended application description and supporting documentation on-line*

Cllr G Beaven explained that this application covered the change of use of the redeveloped Royal Oak site from children only to occupation by families, the conversion of some existing buildings into holiday accommodation and the introduction of whole year occupancy. The application builds on an earlier change of conditions application that substituted the Snowdon and Embla Pods for the existing accommodation arrangements. LCC has commented several times on both applications and there has been detailed exchanges with both the applicant and their agent. In its most recent submission, LCC had been content with the change to family occupation and the conversions but had expressed residual concerns about the change to whole year occupancy.

The consultation for this application has been reopened to allow comments on some amended documents which describe very minor changes to the building conversions and some additional ecological improvements such as planting native undergrowth and bulbs. Of most significance is a change within the application description which replaces 'whole year' with 'seasonal' occupation. Cllr G Beaven had sought clarification of this change and the Planning Officer has confirmed that if there was to be a recommendation for approval, it would in all probability be based on a seasonal restriction with occupation only being permissible between 1st February and 31st October inclusive, similar to that of the recent approval at Tan Troed.

In light of this assurance LCC's remaining concerns have been largely satisfactorily addressed and, in these circumstances, LCC would normally have supported the application. However, as this application is so closely associated with the earlier application, should LCC support the current application it could well lead to claims that LCC

is fully content with the redevelopment of the Royal Oak site as described by both applications. Although the earlier application has already been granted planning permission, LCC's concerns over the suitability of the Snowdon Pod for this sensitive location were not fully addressed. Consequently, Cllr G Beaven proposed that the Council should also not support the current application.

A draft submission had been circulated prior to the meeting and this had also been sent to the applicant's agent - Avison Young. From their response it was apparent they had interpreted the draft as an attempt to re-open the approval of the earlier application but accepted that this was a misunderstanding when a fuller explanation of the reasoning was provided.

In discussion Cllr C Preece said that he felt the response should look at this application solely on its merits and not repeat earlier concerns, and questioned whether the response should not simply support the current application as many of LCC's concerns over the Snowdon Pods had been addressed before the application was approved (for example, the glazed roof panels had been deleted and curtains provided for the glazed walls with a condition to ensure that the curtains must be closed after dark). Cllr G Beaven responded that the LCC's last submission had requested additional screening measures as the proposed enhancements to the boundary hedges would take many years to mature but this had not been taken up. LCC's initial position had been that the original proposal to change the site's accommodation should have been a full application and not simply a change of conditions application. Although the planning official had accepted LCC's concerns the change of conditions was granted permission.

Cllr G Beaven reiterated the terminology of supporting/not supporting and Cllr H Quarrel and Cllr D Scully suggested looking at rephrasing concluding points on the draft submission. It was asked whether it would be possible to make it clearer that we support the current application whilst pointing out that this does not mean our views on the earlier application have not changed. After further discussion it was resolved and agreed that the Council would not support the application, all members were in agreement. Cllr G Beaven would redraft following the discussion in order to better reflect with clarity the points made in the draft submission.

N.B. – A revised draft submission was circulated for consideration shortly after the meeting.

Cllr A Jevons once again gave thanks to Cllr G Beaven for his work on the draft responses. There were no other planning matters to raise.

8) Finance matters:

a) Monthly finance report, including payments listed for authorisation

The Clerk had circulated prior to the meeting the finance report for February, listing the transactions from the account as well as payments due before next meeting. The Clerk explained that every effort has been made to be as thorough as possible. The Clerk spoke through the list of payments since the last meeting, which have been previously approved, and these were confirmed by all Councillors.

The Clerk went through the payments due before the next meeting (the exhaustive list can be found at the end of these minutes).

The Clerk raised that the amount for the hire of the hall for this evenings meeting was not yet known, It was resolved that Councillors authorise a payment of up to £9 to cover the cost of the hall hire. Cllr G Beaven proposed, Cllr D Jones seconded and all were in favour. The Clerk raised that there was a payment of £543 due to Map Your Marketing for Website and Email hosting. The Clerk raised the PAVO quarterly invoice had been received for £36. The Clerk went on to highlight that as the new bank account was yet to be set up, Lloyds Banking Fees of £4.25 per month per account

will be due. The quote for Skyrme Electrical of £624 was authorised at the meeting in January but work has been delayed and therefore is still listed on the payments due.

It was resolved that the list of payments due before the next meeting be authorised for payment. Cllr D Scully proposed, Cllr D Jones seconded, and all were in favour.

b) Bank reconciliation for signature

The named Councillor, Cllr C Owen, has sent apologies for tonight's meeting, so the signing of December, January and February's reconciliation will be rolled over onto the next meeting in March. There was nothing to note on the bank reconciliation and confirmed the amount in each account.

The Clerk noted that as Councillors will have seen, the precept request was sent off in January. After a number of delays in applying for the new bank account, the Clerk was able to speak with someone who advised it was the wrong account, the Council will be applying for a Community Account and not a Business Account. This, the Clerk hopes will be done in the next week.

9) Social Media update and analytics

The Clerk circulated the analytics for the past 28 days via email prior to the meeting: 391 page views, 88 reach, 15 interactions, 14 follows. The Clerk outlined the posts since the last meeting included the republishing of the Notice of Co-Option, storm preparation and contact information that had been circulated by County Councillor Sian Cox, information about the Christmas lights and the Christmas Grant and the Glebe Biodiversity project information and planned planting day. The Clerk went on to outline suggested posts for social media (which will also be present on the website) including: information about the role of a Councillor (in light of current vacancy), the road markings by the lake turning, the Glebe planting day with pictures (weather dependent) and the lights in the Churchyard. All Councillors were in favour of these posts, there were no issues raised.

At the previous meeting, Cllr S Evans suggested considering a budget for advertisement. The Clerk explained the points that had been made by Cllr S Evans at the last meeting and how the cost would try and engage local people on social media in a more targeted fashion. County Councillor Sian Cox reiterated as to how it feeds the algorithm to ensure the page is more likely to reach local people who may be interested in following. Some Councillors asked whether or not it was needed. The Clerk said that it's hard to say because LCC would need to have an idea of measures of success/what it hopes to benefit from doing it. Of course, LCC is not a business and therefore there would be no literal financial return on investment as such. The Clerk suggested that it may be worthwhile looking at for specific events that LCC host such as the APM or any public consultations to try to encourage other avenues of public engagement. It was agreed by all Councillors that this expenditure is not a priority at this time and can be revisited as and when it is felt it may be worth considering.

10) Notice of Co-option

Cllr A Jevons introduced the notice of co-option. The Clerk explained that the notice had been live for three weeks and that there had been no applications of interest received.

The Clerk asked how Councillors would feel about if she put together a poster for the website/noticeboards with information about the work of a Community Councillor and make reference to the current vacancy. County Councillor Sian Cox had previously shared some information that would suit the idea well and she expressed that she is happy for the information to be used to help. Cllr D Jones said that he agreed it is a good idea. The Clerk suggested naming Councillors as a point of contact for further enquiries so that anyone interested could get a real sense for what the role entails. All Councillors agreed for the Clerk to go ahead with this, there were no concerns or issues raised.

Action 1: Clerk to produce a poster for noticeboards and the website with information on the role of a Community Councillor

11) Review of Assets:

a) Health & Safety: Confirm all assets are in good condition – *all Councillors with asset responsibilities*

Cllr G Beaven began by saying that there was nothing to report from his responsibilities. Cllr D Scully and that there was nothing to report. Cllr H Quarrell said that the bus shelter in Llangors needs some attention and that she will make arrangements with Cllr C Preece to look at this together.

Action 2: Cllr H Quarrell and Cllr C Preece to look at the bus shelter in Llangors for any attention needed

No other issues were raised.

b) St Paulinus Churchyard

Cllr C Preece then raised the lights in the Churchyard and that one of the replacement heads received from the manufacturer before Christmas, one was damaged. Cllr C Preece explained that the replacement has been lost in transit, and that he has been reassured that another lid will be sent out. Cllr C Preece has told the electrician to go ahead with the work as he believes that himself and Cllr G Beaven will be able to swap the damaged lid as/when the replacement arrives.

Cllr G Beaven began by reporting that there had been no transactions relating to the Churchyard. There was now one birdfeeder in the churchyard, but that as of yet no birds have taken any seed. Cllr G Beaven advised that the RSPB advised that it can take up to one month for birds to find new feeders.

There were no further points to raise regarding the Churchyard.

c) Llanfihangel Talyllyn Glebe Playpark

Cllr D Scully referenced the point regarding the playpark inspections timeline and new checklist that had been discussed at the previous meeting. Cllr D Scully said that this paperwork will be looked at in the coming months.

Cllr D Scully went on to discuss the Biodiversity Project and the planting day planned for the 15th February. He encouraged any Councillors to attend if they could and help, the delivery of bulbs is expected to be received on the 13th February in preparation. Cllr D Scully also said that the Clerk had heard from OTM about the wood chip delivery and had been advised that they were waiting on some drier weather.

There were no other matters to report.

12) Reports from Councillors

Cllr G Beaven raised that there is a planning training conference to be held online by One Voice Wales at a cost of £50. Cllr G Beaven went on to say that he is interested in attending but is mindful of the cost. The Clerk explained that all training that had been undertaken this year by Councillors had been free spaces and therefore there was remaining money from the budget that can be spent on this for this financial year. Cllr G Beaven gave the Clerk information as to the specific course and the Clerk would book the space.

Cllr H Quarrell raised that a member of the public had been in touch with concerns about the mess from horses being fed on the common. Thanks was given to Cllr C Preece with information about the chair of the commoners and they will be dealing with them directly.

All other Councillors had nothing to raise.

The Clerk raised that following the previous meeting and the enquiry about the Clerk's holiday entitlement and calculation – the advice from Sue at PAVO had been circulated to all Councillors in response. The Clerk discussed the main points and stated that it seems appropriate for the Employment Monitoring Group to convene to put together a draft addendum for the Clerk's contract with the points raised and bring to the Council for their approval. The Clerk

said that they have no concerns with how their holiday is currently being managed so given the year end fast approaching and an increase in workload for all members, it is not felt that this is very urgent, but still needed.

Action 3: Convene the Employment Monitoring Group to draft an addendum to Clerk's contract relating to holiday matters

The Clerk raised the need for the Accessibility Report on the website to be reviewed as it hasn't been done since 2022. Map your Marketing had given an approximate quote (no invoice) of £280. Councillors had a discussion around cost what is needed and the legislation. The Clerk explained that it should be done annually. The Clerk explained the limitations of their understanding and ability to do a comprehensive job. The Clerk suggested that it may be worth the Council considering that as/when the contract for the website is due for renewal, to look at having this included, if it is something which the Council wishes Map Your Marketing to undertake going forward. Cllr C Preece suggested reaching out to One Voice Wales for advice and with the Clerk at Talgarth Town Council and Cllr D Jones agreed that it was worth the Clerk investigating to see how other Council's undertake theirs. The Clerk to report back at the next meeting.

Action 4: Investigate Accessibility Report for the website

13) Update from County Councillor Sian Cox – local and County Council issues

County Councillor Sian Cox's ward report will be available to read in full on LCC's website, under 'Supporting Documents' at: <https://llangors.org.uk/community-council/minutes-agendas/> once it has been received.

Cllr A Jevons introduced County Councillor Sian Cox and she gave apologies for having not yet circulated her report for the Council. Cllr D Jones asked if there was rural sweeping that still takes place and County Councillor Sian Cox said that it does but it is now very sparse, she will try and find out some information.

Thanks was given to County Councillor Sian Cox for her attendance for this evenings meeting and her contribution.

14) Review monthly action list for items not already covered on the agenda

Carried over from November's meeting:

Action 1: All Councillors to provide a couple of sentences as to why they joined LCC, to inform a post for noticeboards and to share on social media – Cllr S Evans

Action 5: To look into the implementation of hedgehog boxes in the community – Cllr S Evans

Action 7: Cllr G Beaven, Cllr S Evans, Cllr D Scully and Cllr S Bailey to meet to discuss plans, including a timeline, for a public consultation on aspects of community life

These actions remain ongoing and will remain on the action list.

Carried over from December meeting:

Action 2: To convene the Glebe Community Field Working Party and discuss plans for assessment and any action – Cllr D Scully.

This remains ongoing and will remain on the action list.

Carried over from January's meeting:

Action 1: Clerk to liaise with Payroll Officer regarding holiday entitlement and when holiday needs to be taken by

Action 2: Clerk to follow-up with OTM following Cllr C Preece's conversation with Ollie to request remaining stump is cut

These actions have been completed so will be removed from the action list. The Clerk advised that the remaining stump by the stream had been cut on the 17th January.

15) Confirm date, time and venue of the next hybrid monthly meeting: 11/03/2025 19:00.

The date of the next monthly meeting is due to be held on Tuesday 11th March 2025.
Cllr G Beaven suggested that Llangasty would be a good venue and it is important to continue to provide support for the hall. It was agreed that the Clerk would make enquiries to book.

There being no other business the meeting closed at 20:30.

DRAFT

Supporting Documents

Monthly Planning Report:

Summary Planning Report – February 2025

Llangors Community Council supported: -

BBNPA 24/23475/FUL

Replace single storey extension and box dormer windows with two-storey extension.

Retrospective permission for roof over passage between garage and house. 7 Tai Canol, Llangorse, Brecon LD3 7UR

Llangors Community Council did not support: -

None

Applications under active consideration: -

Re-consultation due to amendment. BBNPA 24/22850/FUL.

The change of use of land and buildings from overnight accommodation by school children using the facilities at the outdoor activity centre to the use of land and buildings for overnight holiday accommodation on a seasonal basis, including the provision of 3 additional holiday cottages, reconfiguration of existing car parking and enhancement to existing on-site restaurant. Royal Oak Camp, Llangorse, Brecon LD3 7TR

BBNPA 25/23542/FUL

Replace conservatory with single storey extension. Westdale , Llangorse, Brecon LD3 7UD

Applications approved by PCC/BBNPA: -

None

Applications refused by PCC/BBNPA: -

None

Planning Correspondence: -

BBNPA Weekly planning lists

PCC Planning decision reports

Monthly Finance Report:

February 2025

Llangors Community Council Monthly Finance Report February 2025

	<u>Lloyds Bank LCC Account</u>	<u>LCC LT Playing Field A/C</u>
<u>Opening Balances from last meeting report</u>	£26,591.52	£1,300.59
<u>Receipts since last meeting report</u>		
06/02/2025 DEP Cheque Deposit - Wayleave Payment	90.67	
<u>Payments since last meeting report</u>		
16/01/2025 FPO Audit Wales - 23/24	£200.00	
16/01/2025 FPO Llangors Youth and CC Invoice	£9.00	
17/01/2025 FPO Llanywern Church - Annual Grant	£125.00	
17/01/2025 FPO Llanfihangel Talyllyn Church - Annual Grant	£125.00	
17/01/2025 FPO HMRC	£71.30	
24/01/2025 DD One Voice Wales - Training Invoice	£40.00	
28/01/2025 FPO Clerk January Salary	£829.89	
31/01/2025 DD NEST	£20.64	
04/02/2025 FPO One Voice Wales - Training Invoice	£40.00	
05/02/2025 FPO Clerk January Mileage	£20.25	
<u>Closing Balances</u>	£25,201.11	£1,300.59

Payments due before next meeting

Clerks February Salary
Clerk February Mileage
Nest Pension
Llangors Youth and CC Hire Invoice (10/02/25 meeting)
Lloyds Banking Fees (£4.25 p/month, per account)
Skyrme Electrical (St Paulinus lights) £624
Map Your Marketing - Website and Email hosting £543
PAVO - £36

Grant Applications