

**Minutes of Llangors Community Council Monthly Meeting**  
**Held on Tuesday 10<sup>th</sup> June 2025 at 19:00 at Llangasty Village Hall**

**Members Present:** Cllr D Scully (Vice Chair), Cllr C Preece, Cllr S Bailey, Cllr H Quarrell

**In attendance:** Hannah Davies (Clerk)

**1) Welcome and participation rules for the meeting – Chair**

The Vice Chair, Cllr D Scully welcomed everyone to the meeting of the Council and as the Chair, Cllr A Jevons had sent apologies for this evening's meeting, Cllr D Scully will be acting Chair. Cllr D Scully reminded all in attendance of the participation rules for the meeting including the use of mobile devices, that no recordings are permitted and respect and courtesy to be shown to all in attendance in line with the Members Code of Conduct.

**2) Apologies for absence**

Apologies had been received from the Chair, Cllr A Jevons, Cllr D Jones, Cllr C Owen, Cllr G Beaven and County Councillor Sian Cox.

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

Cllr C Preece notified members immediately via email of a Declaration of Interest relating to planning application BBNPA 25/23815/FUL Lower ground floor and ground floor extension Ty'r Cwm, Gilfach Farm, Llangorse Brecon LD3 7UH which is his home property. It was explained that whilst there will be no discussions around the application at this evening's meeting, it is made reference to under agenda item 8) Monthly Planning report.

Cllr C Preece has previously notified members of a DOI, relating to finance matters with Llangors Youth and Community Centre as he is a Committee Member. This is in relation to a payment listed before the next meeting under agenda item 9a), specifically the invoice for the hire of the hall for the APM.

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

*The Register of Members Interest is available to view at: <https://llangors.org.uk/community-council/minutes-agendas/>*

**4) Consider & approve the minutes of the AGM and monthly meeting, both held on 13/05/2025**

The draft minutes for the AGM held on the 13/05/2025 and the monthly meeting held on the 13/05/2025 had been circulated prior to the meeting. Cllr D Scully asked if all members were happy that both sets of minutes were a correct and true record of the meeting, and confirmed page by page. All councillors were in agreement. It was resolved that the minutes from the AGM held on 13/05/2025 and the monthly meeting also held on the 13/05/2025, are to be accepted as a true and accurate record of proceedings and they were signed by Cllr D Scully. Cllr S Bailey proposed, Cllr H Quarrell seconded and all were in favour.

**5) Consider & approve the minutes of the APM held on 27/05/2025**

The draft minutes for the APM held on the 27/05/2025 had been circulated prior to the meeting. There had been a request via email from County Councillor Sian Cox for a correction and minor amendment to the wording relating to her talk at the APM. There had been no further requests for any amendment or comment. Cllr D Scully asked if all members were happy that both sets of minutes were a correct and true record of the meeting and confirmed page by page. All Councillors were in agreement. It was resolved that the minutes from the APM held on 27/05/2025 be accepted as a true and accurate record of proceedings and they were signed by Cllr D Scully. Cllr C Preece proposed, Cllr H Quarrell seconded and all were in favour.

## 6) Matters arising from above minutes not listed on the agenda

Cllr D Scully noted that in the minutes from the AGM under agenda item 9k) that the EMG is due to meet on the 23<sup>rd</sup> June. The Clerk ran through what will be covered in the meeting for all Councillors awareness. There was discussion around a suitable location for the meeting and as Llangors Y&CC is generally very low cost, it was agreed to enquire into a booking.

Cllr D Scully went on to note that in the minutes from the AGM under agenda item 9n) the meeting of the environmental working group in September to be added as an action point.

**Action 1:** the Environmental Working group to convene in September for an initial review of the S6 Biodiversity report due for submission to Welsh Government, and any other matters

Cllr D Scully went on to mention how the public consultation was mentioned at the APM and suggested re-wording of the action to accurately represent timescales. This will be revisited under agenda item 19) Review monthly action list for items not already covered on the agenda.

Cllr D Scully also raised that the timings of speakers at the APM appeared to work well this year. It proved worthwhile and positive for allowing speakers to continue for a little bit longer than the originally allotted time. Some questions from the public would have been answered as they were going through and the time was filled well with what seemed to be a good level of engagement from the public. Looking forward to next year, it was noted to make the recommendation for an increase in speaker time, likely also meaning fewer speakers but it is believed the value added is worthwhile.

Cllr D Scully gave Councillors opportunity to raise any matters from the above minutes which are not listed on the agenda. There were no matters raised.

## 7) Questions on agenda items from members of the public

Cllr D Scully asked if anyone had received any questions from members of the public. The Clerk said that no questions had been received via email, there were no members of the public in attendance.

## 8) Monthly planning report – *Councillor G Beaven*

Cllr G Beaven had circulated this month's planning report prior to the meeting. There were no comments or questions to raise. Thanks were given to Cllr G Beaven for putting together a comprehensive report once again.

Cllr D Scully wanted to check the attendance of the PAD for the 11<sup>th</sup> June 2025 (tomorrow) in case Cllr G Beaven was unable to attend. The Clerk noted that there would be a total of five Councillors in attendance and therefore would remain quorate if Cllr G Beaven would be unable to attend. Cllr D Scully said that they could enquire into the timelines for the Royal Oak application whilst at the PAD meeting.

## 9) Finance Matters:

### a) Monthly finance report, including payments listed for authorisation

The Clerk had circulated prior to the meeting the finance report for June, listing the receipts and transactions relating to the accounts since the last meeting report. The Clerk raised that the finance report for June can only be taken as a draft report at this time as the closing statement for the Glebe account with Lloyds has yet to be received and therefore there is one payment listed that has not been verified. This payment is highlighted in yellow on the finance report and is the Service Charge from the Glebe account on the 19<sup>th</sup> May. This payment was expected to go out of the account but as the statement has not arrived, has not been verified. The Clerk explained that she has called Lloyds numerous times to try and resolve before the meeting but has been unable to do so. The finance report will be brought to the next meeting once all payments have been confirmed.

The remaining list of transactions which have been previously approved, were confirmed as correct and these payments were confirmed by all Councillors. The Clerk explained that every effort has been made to be as thorough as possible with upcoming payments. The Clerk went through the payments due before the next meeting.

*The full monthly finance report can be found in supporting documents at the end of these minutes.*

The Clerk highlighted that a payment is due to Llanfihangel Talyllyn Village Hall for the hire for the previous meeting. A payment had been authorised at the last meeting but the invoice had only just been received, totally £30. The payment invoice for this evening's meeting to Llangasty Village Hall had been received for the amount of £20. The invoice from A4 Office Products for the toner cartridge for the Clerk's printer had been received for £87 (incl. VAT). There was a payment due for reimbursement to the Clerk for £5.50 for the postage of the audit pack to Audit Wales. The Clerk had expressed an interest to undertake some training from Planning Aid Wales on 'Responding to Planning Applications' part 1 & 2 at the cost of £40 each. The Data Protection Fee Direct Debit to ICO is due in July and will be for £47 as the £5 reduction in cost for those who have a DD set up still applies this year. The next payment to PAVO for £36 for payroll services will be due in July. Finally, the Clerk noted that it was advised by email today that there is a payment due to HMRC for the first quarter of £225.79. Cllr C Preece confirmed that he is happy to raise the HMRC payment as he did last time. It was resolved that this list of payments due before the next meeting be authorised and approved for payment. Cllr D Scully proposed, Cllr S Bailey seconded and all were in favour.

The Clerk explained that there will be a fee due for the PAT testing in conjunction with Silver Assist Homecare but this cost has yet to be confirmed.

The Clerk went on to explain that there is an invoice payment due to Llangors Y&CC for the hire of the hall for the APM on the 27<sup>th</sup> May (£25.25). Due to Cllr C Preece's existing DOI, there are not enough members present for this decision to be quorate. Similarly, the reimbursement to Cllr H Quarrell for the APM refreshments (£9.85) is unable to be authorised. The Clerk explained that she will seek ex-committee authorisation for these two payments and record accordingly.

The Clerk noted that there have been a number of emails received in regards to grant funding. The Clerk explained that she had responded to each with full information in regards to the process, links to the grants policy and the application form and waits to hear back. There had been a grant application form received from Dementia Matters in Powys along with the latest accounts. The Clerk summarised the application and how the organisation are currently operating on a month-to-month basis due to funding pressures. This application was noted with thanks by Councillors and agreed to revisit in March in line with the grant policy and budget considerations.

Finally, the Clerk brought Councillors attention to the budget monitoring section of the finance report and figures as recorded.

#### **b) Insurance Policy renewal**

The Clerk summarised the points from the previous meeting held 13/05/2025. The final quote from Zurich had been received following the last meeting. The three quotes were CAS: £804.16, Clear Councils: £900.82 and Zurich: £667.25. The factors considered by Councillors included cost, Zurich have been easy to deal with and LCC has been with them for a number of years and there is familiarity with processes etc. The decision to remain with Zurich had been approved ex-committee and the Clerk has recorded all responses from Councillors with the audit file. The Clerk went on to explain that the only reduction available when making further enquiries, was on a three-year term, which the council is eligible for following the tender process. The Clerk had explained this to Councillors previously that the three-year term does not fix a price, but guarantees a reduction in cost year-on-year, reducing this year's quote from £667.25 to £618.72. The renewal figure will be circulated next year as typical, with the reduction in cost applied. This three-year term will not be an option again until after the next tender process (2028). The decision to accept the

three-year term was again approved ex-committee and the Clerk has recorded all responses and saved with the audit file. Following the ex-committee authorisation, the payment of £618.72 was made (as per the finance report).

The Clerk noted that the policy documents were not yet available. Multiple attempts have been made to contact Zurich in regards to this, but as yet, the Clerk has been unable to speak to anyone. The Clerk explained that it is understood Zurich are very busy and this may likely explain the delay with renewal figure(s) and associated documents.

#### **c) New bank account update**

The Clerk confirmed that the new bank accounts with NatWest are now operational. The Clerk had communicated to Councillors via email shortly after the balance transfer to the new account of a discrepancy in amounts and the likely cause (relating to service charges on the Lloyds accounts). The Internal Auditor Alan Williams was also copied into this correspondence for awareness. The Clerk reiterated again here that the closing statement for the Glebe account with Lloyds has yet to be received and therefore, there remains a minor discrepancy, believed to be due to the service charges anticipated to have gone out of the account around the 19<sup>th</sup> May. The closing statement for the main account had been received and all discrepancies had been resolved.

The Clerk confirmed that the pre-existing Direct Debits for Nest Pension and ICO have transferred over to the new account.

The Clerk discussed with bank signatories present, Cllr C Preece and Cllr S Bailey about the process for raising payments and how this differs to the old account. It was agreed that when payments are raised, a three-calendar-day window would be applied to the payment, to prevent it timing out before any signatories have been able to provide secondary authorisation.

#### **d) Audit Wales: update**

The Clerk confirmed for the benefit of all Councillors that the audit pack had been sent to Audit Wales signed and recorded delivery on the 28/05/2025. The Clerk has since confirmed that it was delivered on 03/06/2025 at 10.22. The Clerk has also contacted Audit Wales for the second time enquiring about when they can expect to receive the 2023/24 audit files back.

#### **10) Notice of co-option for the vacancy in the Llanfihangel Talyllyn ward and Llangors ward**

The Clerk explained that the application received for the vacancy in Llangors had been withdrawn. Councillors had a discussion around what they could do to drum up some interest from the local community. The Clerk confirmed that she would notify all members when the next notice is advertised.

#### **11) Social Media update and analytics**

The Clerk had circulated the most recent analytics for the past 28 days with the agenda: 811 page views (+295), 215 reach (+127), 24 interactions (-31), 45 followers (+25). These are in comparison to the previous reporting period, not the 28 days before.

The Clerk suggested removing action point in regards to Councillor introductions on social media/blog on the website as there were numerous members still outstanding. It was agreed by members present for this to remain and the Clerk will send out another reminder to all members.

The Clerk summarised posts on social media since last reported, these include: grant application form, June meetings, road closure information via CC Sian Cox, It's For Them, Powys Rural Crime – information shared, APM advertisement, Angela Jones' talk on Llangors Lake, 25/26 meeting dates, reminder of the notice of co-option vacancy, AGM and monthly meeting information. The Clerk went on to discuss the rough outline for posts in the next couple of months.

## 12) Policies and documents for consideration:

### a) Glebe Community Field Policy

The Clerk had circulated the draft in advance of the meeting. The changes made reflect the new template checks on the play equipment and timescale for which these checks are conducted.

It was resolved that the Glebe Community Field Policy be accepted and approved by the Council and was duly signed by Cllr D Scully. Cllr S Bailey proposed, Cllr C Preece seconded and all were in favour.

### b) St Paulinus Policy

The amendments to the St Paulinus Policy had been discussed at the previous meeting. The Clerk confirmed that she had gone away and made the changes as agreed. The policy had then been circulated to all members in advance of the meeting. Cllr G Beaven had confirmed over email that he was happy with the proposed changes as agreed at the last meeting.

It was resolved that the St Paulinus Policy be accepted and approved by the Council and was duly signed by Cllr D Scully. Cllr H Quarrell proposed, Cllr D Scully seconded and all were in favour.

### c) St Paulinus application forms: Application for Memorial Stones, Application for Burial of Body or Cremation Remains

The Clerk explained that the only changes which had been made to the application forms were updates to the bank account details for payments. The application forms had been circulated to all members in advance of the meeting.

It was resolved that both St Paulinus application forms: Application for Memorial Stones, Application for Burial of Body or Cremation Remains be accepted and approved for use going forward. Cllr C Preece proposed, Cllr S Bailey seconded and all were in favour.

### d) Website Accessibility Statement

The Clerk explained that following the recent assessment as completed by Map Your Marketing, the Website Accessibility Statement had been reviewed and drafted in consideration of latest legislation and updates. The Clerk had liaised with Joe regarding the Statement for clarity on certain wording and was grateful for the help and clarity. Councillors echoed the fantastic service that is provided to the Council from services and all work is appreciated with thanks.

It was resolved that the Website Accessibility Statement be accepted and approved by the Council following the latest Website Accessibility Assessment as conducted by Map Your Marketing, and was duly signed by Cllr D Scully. Cllr S Bailey proposed, Cllr D Scully seconded and all were in favour.

The Clerk will update the website following the meeting with updated documents and policies where applicable.

### e) Schedule for policy reviews

As had been proposed at an earlier meeting, the Clerk has drafted a schedule for policy reviews: LCC Policy, Report and Action Schedule in order to create a comprehensive list of all documentation for review throughout the year, as well as timescales. The policy reviews have been spread out thematically throughout the year where possible and with consideration of impact (e.g. budgets), in order to hopefully avoid bottle necks at meetings with an extensive list of policies for review, and spreading the workload more appropriately.

Cllr D Scully gave thanks to the Clerk for a comprehensive document which will no doubt be of great use going forward.

It was resolved the Policy, report and Action schedule be accepted and approved for use going forward. Cllr D Scully proposed, Cllr H Quarrell seconded and all were in favour.

### **13) Glebe Working Party update and proposal for access improvements**

Cllr D Scully introduced and began by raising recent discussions with OTM regarding the issue with moles in the area. It has been confirmed by OTM that the traps will be placed in the coming week. Cllr D Scully again summarised the issues caused from their presence in the area. Cllr D Scully went on to discuss the recent report drafted following the Glebe Working Party meeting (attached in 'Supporting Documents' at the end of these minutes). Cllr D Scully raised about asking for initial enquiries with Steve Butcher from Powys County Council (Recreation Officer) about contacts that could look at the work needed. The Clerk reiterated the financial regulations around trying to obtain multiple quotes for these to be brought to the council. Cllr C Preece asked about the urgency of the work, Cllr D Scully explained that there isn't an urgency to all areas raised from the original ROSPA inspection, but that as the investigatory work into the play equipment will come at a cost, it makes financial sense to have these done at the same time. It was agreed that Cllr D Scully to approach Steve Butcher for recommendations on who to contact in order to begin with collating quotes. Cllr C Preece suggested that Llangors Y&CC may be able to assist with contacts as they had three quotes originally for the work in the play ground area.

**Action 2:** Cllr D Scully to make enquiries with Steve Butcher and recommended organisations regarding investigation work for play equipment in the Glebe field play area, and bring to the Council for consideration

Cllr D Scully went on to reference the community involvement regarding the Biodiversity work at the Glebe field and possible follow-up events and involvement.

Cllr D Scully said that he was happy for the report to be attached to the minutes.

### **14) Consideration of signage for low-mow areas 'It's For Them' and Keep Wales Tidy Orchard application**

The Clerk reiterated the information that had been circulated to all Councillors via email regarding signage for the low-mow areas in regards to the 'It's For Them' campaign and associated resources. This was discussed at the last meeting, and was noted that it could be of use at either the triangle or the Glebe field. It was asked when circulated if Councillors could have a look and familiarise themselves with the content on offer so discussions can be had on what is felt most suitable. The Clerk went on to explain that, depending on which medium is chosen for display, there will be a cost for printing and potential infrastructure to stand on. This could include a fixed stand or a movable A-board which could no doubt be put to other use at events or other times of the year. Alternatively, somewhere for an information leaflet/poster to be attached (suitable for outdoor use). The Clerk provided the link to infographics available: <https://www.gov.wales/its-them-campaign-stakeholder-toolkit> and provided some basic information on printing and associated costs. The Clerk also provided further information on the management of amenity grassland is available at: <https://www.gov.wales/road-verges-and-amenity-grasslands-supporting-wildlife>. Thanks was given to the Clerk for comprehensive information. Councillors noted that it may be too late in the year by the time action is taken and perhaps best to roll over for next year. This was agreed by all members.

**Action 3:** 'It's For Them' signage for consideration and planning in January's meeting, in preparation for Spring

The Clerk went on to discuss the Keep Wales Tidy Campaign in regards to the Orchard application for consideration for the Glebe field. The Clerk had circulated extensive information in advance of the meeting in relation to the criteria and factors to consider. This included the FAQ's covering important information regarding what is being provided and the expectations that come with it, the information needed for application. Members were given an opportunity to highlight any issues, there were none raised. The Clerk would need to seek permission from the church in Wales as had previously been done with the Nature Recovery Grant. The Clerk also confirmed that there would not be any restrictions on an application as LCC has already received support from Local Nature Partnership (the NRG and recent Biodiversity Project at the Glebe field). The Clerk also raised that there is also heavy emphasis on the fact that built-

up/urban/town/underprivileged areas will take priority for these packages and that it was worth bearing in mind LCC may not be successful with an application. All members were in agreement for the Clerk to begin the application process.

**Action 4:** Clerk to begin the application for a free Orchard package from Keep Wales Tidy for the Glebe field, and any associated actions/correspondence

### 15) Consideration of concerns around the health of Llangors Lake

Cllr D Scully introduced this agenda item and how this had been raised by a member of the public at the recent APM. Cllr C Preece went on to explain how there was a recent talk by Angela Jones looking at water samples and quality of the water in the Usk and Wye rivers and the concerns around this. Cllr C Preece went on to say that there has been a lot of interest in doing so on the lake and that recently there have been three people, Ann Reece, Rey Jervis, and Liz Hutchins who have done some work around the water quality and monitoring on the lake. It was noted there is currently a blue-green algae monitor on the lake. All Councillors were in agreement that the council was in full support of local actions to look into and investigate further the health of Llangors Lake.

Cllr S Bailey raised that with the council's ongoing involvement with the Lake Advisory Group (LAG), the council will continue to provide support where possible and report any developments.

### 16) Review of Assets:

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

Cllr H Quarrell noted that the bus stop in Llangors was still in need of a wash.

Cllr D Scully confirmed all Llanfihangel Talyllyn assets were in good condition.

There were no other points raised and no issued had been passed along from any Councillors via email.

#### b) St Paulinus Churchyard

There were no matters to raise.

#### c) Llanfihangel Talyllyn Glebe field, including playpark

Cllr D Scully explained that there were no further matters to raise.

### 17) Reports from Councillors and Clerk

Cllr S Bailey began by explaining that he is awaiting a date for a drive around locally with Di Lewis regarding the local roads. It was noted that the area over the bridge in Llanfihangel has been addressed but believes this is a temporary measure. There has been no response regarding the ARAF/SLOW signage on the road on the way out of Llanfihangel Talyllyn.

No Councillors had any other matters to raise.

The Clerk raised that there have been some issues with notices in the noticeboards recently. This includes notices being removed and covered. The Clerk explained that members of the public may not be aware that the documents on display from LCC are legal requirements. The Clerk has replaced any missing notices as soon as discovered.

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

County Councillor Sian Cox sent her apologies for this evening's meeting. The comprehensive report and associated documents had been received with thanks and there were no further questions from any Councillors.

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

Actions carried over from November 2024 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

This action is to remain on the list – the Clerk will send out a prompt email.

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

This action is ongoing and will remain on the action list but as per the previous suggestion as raised by Cllr D Scully, will be reworded for clarity in regards to a timeline for action. This will be replaced with: Cllr G Beaven, Cllr D Scully and Cllr S Bailey to meet within the next 12 months to discuss plans, including a timeline, for a public consultation on aspects of community life. Cllr S Bailey noted that he is due to attend One Voice Wales training regarding community engagement in the near future and hopes that this may prove beneficial. Cllr D Scully noted that this was very helpful.

Actions carried over from February meeting:

Action 2: Cllr H Quarrell and Cllr C Preece to clean the bus shelter in Llangors

This action is ongoing and will remain on the action list.

Actions carried over from March meeting:

Action 6: Make enquiries into removing the filing cabinet from the Church – *Cllr C Preece*

This action is ongoing and will remain on the action list.

Actions carried over from April meeting:

Action 1: Cllr C Owen, Cllr D Scully and Cllr S Bailey to commence some signage in the local areas with the aim to reduce dog fouling

This action is ongoing and will remain on the action list. It was noted that between the weather and time commitments it has not been possible to complete this, it is hoped that this will be done in July.

Action 2: Churchyard working party to convene following any remedial electrical work to paint the light columns

This action is ongoing and will remain on the action list pending electrical work.

Action 4: Glebe Working Party to convene: Investigate any necessary remedial action or replacement equipment – *Cllr D Scully*

This action has been completed and will therefore be removed from the action list.

New actions from May meeting:

Action 1: Clerk to contact NatWest in order to ensure signatories are able to access the new bank account(s)

This action has been completed and will therefore be removed from the action list.

Action 2: Clerk to draft the Website Accessibility Statement following the further assessment completed in light of recent legislation changes

This action has been completed and will therefore be removed from the action list.

Action 3: Clerk to follow up with Keep Wales Tidy's packages for next steps and enquire into signage for no/low mow areas under the Council's management.

This action has been completed and will therefore be removed from the action list.

## **20) Confirm date, time and venue of the next hybrid monthly meeting: 08/07/2025 at 19:00.**

The date of the next monthly meeting is due to be held on Tuesday 8<sup>th</sup> July 2025 at 19:00. Councillors discussed where best to arrange. It was suggested to enquire if Llanfihangel Talylyn Village Hall is available, if it is not, a booking request will be made to Llangasty Village Hall. Cllr C Preece noted that for the August meeting, the hall in Llangors will likely be available. As meetings are not frequently available to be held in Llangors, the Clerk will make early enquiries into booking for the August meeting as well.

Cllr S Bailey noted here his apologies for the next meeting. There is a meeting of the LAG on the same evening and it is felt that it would be important for him to attend this meeting. All members were in agreement with this decision, apologies noted.

There being no other business the meeting closed at 20:22.

## Supporting Documents

### Monthly Planning Report:

#### Summary Planning Report – June 2025

*Llangors Community Council supported: -*

None

*Llangors Community Council did not support: -*

None

*Applications under active consideration: -*

BBNPA 25/23815/FUL Lower ground floor and ground floor extension”  
Ty'r Cwm, Gilfach Farm, Llangorse Brecon LD3 7UH

*Applications approved by PCC/BBNPA: -*

None

*Applications refused by PCC/BBNPA: -*

None

*Applications withdrawn: -*

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.

*Applications not subjected to consultation: -*

BBNPA 25/23810/CPE

The application relates to an ancillary building located immediately adjacent to the north of the Main Dwelling House, The Cockett, and references the physical works carried out to the existing building to repair fire damage, and also the use of the subject building as a self-contained unit of residential accommodation. Cocket Llangorse Brecon LD3 7UL.

Planning Correspondence: -

1. BBNPA Weekly planning lists
2. PCC Planning decision reports

**Monthly Finance Report:**

Llangors Community Council  
Monthly Finance Report

June 2025

			<u>Lloyds Bank</u>	
			<u>LCC Account</u>	<u>LCC LT Playing Field A/C</u>
Opening balances from last meeting report			£ 29,512.99	£ 901.84
<b>Receipts since last meeting report</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>		
15/05/2025	TFR	Llangors CC LT Playing Field - Budget transfer (+VAT refund)	£	2,585.97
19/05/2025	DEP	Refunded Service Charge - Lloyds Bank	£ 4.25	
21/05/2025	BAC	BALANCE TRANSFER TO NEW ACCOUNT	£ 25,139.09	£ 3,483.56
Opening balance plus receipts			£ 54,656.33	£ 6,971.37
<b>Payments since last meeting report</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>		
15/05/2025	FPO	Map Your Marketing (Joe Aldworth) - Wesbite Accessibility Assessment	£ 280.00	
15/05/2025	TFR	Llangors CC LT Playing Field - Budget transfer (+VAT refund)	£ 2,585.97	
15/05/2025	FPO	One Voice Wales Training Invoice (M5)	£ 42.00	
15/05/2025	FPO	One Voice Wales Training Invoice (M10)	£ 21.00	
19/05/2025	FPO	Llanfihangel Talyllyn Village Hall - Annual Grant	£ 300.00	
19/05/2025	FPO	Llangors Youth & CC - Annual Grant	£ 300.00	
19/05/2025	PAY	Service Charges - Lloyds Bank	£ 4.25	
19/05/2025	PAY	Service Charges - Lloyds Bank	£ 4.25	
19/05/2025	PAY	Service Charges - Lloyds Bank	£ 4.25	
19/05/2025	PAY	Service Charges - Lloyds Bank	£	4.25
20/05/2025	FPO	Clerk May Salary	£ 820.68	
20/05/2025	FPO	Clerk Mileage	£ 15.75	
21/05/2025	FPO	BALANCE TRANSFER TO NEW ACCOUNT	£ 25,139.09	£ 3,483.56
28/05/2025	EBP	Zurich Town & Parish Council Insurance	£ 618.72	
28/05/2025	EBP	Llangasty Village Hall - Annual Grant	£ 300.00	
28/05/2025	EBP	Church in Wales - Glebe Rent		£ 248.00
30/05/2025	DD	Nest Pension	£ 19.81	
Total payments			£ 30,455.77	£ 3,735.81
Closing balances			£ 24,200.56	£ 3,235.56

**Payments due before next meeting**

<i>Date</i>	<i>Type</i>	<i>Details</i>	<i>Amount</i>	<i>Budget section</i>
Jun-25	EBP	Clerk June Salary	TBC	Clerk Wages
Jun-25	EBP	Clerk Mileage	TBC	Operating Ex
Jun-25	DD	Nest Pension	TBC	Clerk Wages
Jun-25	EBP	Llanfihangel Talyllyn Hall Hire Invoice (meeting 13/05/25)	£30 (authorised at 13/05 meeting)	Operating Ex
Jun-25	EBP	Llangasty Village Hall Hire Invoice (meeting 10/06/25)	£20	Operating Ex
Jun-25	EBP	Llangors Y & CC Hire Invoice (APM 27/05/25)	£25.25	Operating Ex
Jun-25	EBP	Reimbursement - Cllr H Quarrell (APM refreshments)	£9.85	Operating Ex
Jun-25	EBP	A4 Office Products - Toner Cartridge	£87.00	Operating Ex
Jun-25	EBP	Sundries reimbursement - Clerk Audit Postage	£5.50	Operating Ex
Jun-25	EBP	Planning Aid Wales Training (2x sessions @ £40 each)	£80	Training

**Llangors Community Council  
Monthly Finance Report**

June 2025

Jun-25	EBP	SAH - PAT Testing	TBC	Operating Ex
Jul-25	DD	ICO - Data Protection Fee	£47	Operating Ex
Jul-25	EBP	PAVO	£36	Operating Ex
Jul-25	EBP	HMRC	£225.79	Clerk Wages

Grant Applications received since last meeting report  
Dementia Matters in Powys (accounts included in application).

**Budget Monitoring (NET where applicable)**

		YTD	Budget
Clerk Wages, N.I. etc.	£	1,936.02	£ 12,000.00
Operating Expenses - all exp. not otherwise listed	£	519.64	£ 2,500.00
Llangors Churchyard/Triangle/Riverbank Exp.	£	-	£ 2,500.00
Glebe Community Field Costs	£	363.00	£ 2,500.00
Insurance	£	618.72	£ 750.00
Professional Fees External/Internal Audit	£	-	£ 500.00
Grant Payments/Donations to Charity	£	900.00	£ 1,650.00
Repairs, Renewals/Additions of assets	£	-	£ 500.00
Membership Fees	£	375.00	£ 400.00
Training	£	105.00	£ 1,600.00
Misc. Expenses	£	-	£ -
Payment of IRPW expenses to Cllrs	£	-	£ 500.00
<b>Current expenditure vs. budget</b>	<b>£</b>	<b>4,817.38</b>	<b>£ 25,400.00</b>

## Glebe Working Party Report:

Llangors Community Council Glebe Working Party  
Meeting 21-5-25 on the Glebe, Llanfihangel Talyllyn

### **Attendees**

Cllr Simon Bailey  
Cllr David Jones  
David Scully  
Joined during the meeting by Mike Scruby

### **Apologies**

Cllr Clare Owen

### **Purpose of the meeting**

To assess concerns as identified in the bi-monthly Glebe Playpark inspection report so these concerns can be presented to Llangors Community Council for discussion about actions that need to be taken and budgetary considerations.

### **Proceedings of meeting**

Councillors moved around the Playpark looking at aspects of the equipment that were identified on the monthly inspection report (based on the 2024 RoSPA Inspection Report) as of concern – mainly of low to medium risk.

Councillors agreed that the long-term strategy to replace playpark equipment was something that could be left to consideration in the future, but that remedial actions to address the concerns identified by RoSPA needed to be progressed.

There was general agreement that an professional company is required to report on and remedy the issues with parts of the equipment, most of which were of only low to medium risk. It was felt it would best if these issues were assessed and repaired at one time rather than by an item-by-item approach over an extended, even though no immediate action needs to be taken on a number of items.

It was proposed that the Community Council should consider the requirement to go out to tender.

Advice also would be sought from Steve Butcher, Countryside & Outdoor Recreation Officer from Powys County Council regarding the concerns identified, the proposed process of remedial action suggested by Community Councillors and his advice about getting hold of companies who could carry out the required work.

**Action: for this report to be sent to Councillors and there to be an agenda item on the next LCC meeting.**

**Action: Cllr David Scully to contact Steve Butcher.**

Mike Scruby (former Community Councillor and champion of the Glebe Biodiversity Project) joined the meeting to discuss the wider environs of the Glebe including the cutting of the grassland areas by OTM, the future community developments following the planting of trees, planting of bulbs and the non-cut grassland areas. There was discussion about the possible installation of a gate at the lower end of the Glebe. Cllr David Scully would liaise with Mike Scruby and put a proposal forward to the Community Council about the actions and funding required to install a gate.

### **Actions:**

- Cllr David Scully to contact OTM re the cutting and non-cutting of the Glebe grassland areas.
- Working Party Councillors to propose a discussion at a future Llangors Community Council meeting about possible community involvement in the follow-up to the Glebe Biodiversity Project.
- Cllr David Scully to liaise with Mike Scruby and put a proposal forward to the Community Council about the actions and funding required to install a gate to lower Glebe.

David Scully  
22-5-25