

**Minutes of Llangors Community Council Monthly Meeting**  
**Held on Tuesday 12<sup>th</sup> August 2025 at 19:00 at Llangors Youth and Community Centre**

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

**In attendance:** County Councillor Sian Cox, Hannah Davies (Clerk)

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

The Chair, Cllr A Jevons had sent apologies for this evening's meeting and so the Vice Chair, Cllr D Scully was acting Chair for this evening's meeting. Cllr D Scully welcomed everyone to the meeting of the Council and reminded all in attendance of the participation rules for the meeting.

**2) Apologies for absence**

Apologies had been received from Cllr A Jevons.

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

Cllr G Beaven submitted a declaration of interest in reference to agenda item 14) Community Led Housing. Previous notice of this had been given via email.

Cllr C Preece has previously declared an interest in a previous meeting 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. This planning application is made reference to, and noted under agenda item 8b).

Cllr D Scully asked if there were any other declarations of interest, 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 Monthly Meeting on 08/07/2025**

The draft minutes for the monthly meeting held on the 08/07/2025 had been circulated prior to the meeting. Cllr D Scully asked if all members were happy that the minutes were a correct and true record of the meeting. All councillors were in agreement. It was resolved that the minutes of the monthly meeting held on the 08/07/2025, are to be accepted as a true and accurate record of proceedings and they were signed by the acting Chair Cllr D Scully. Cllr D Jones proposed, Cllr C Owen seconded and all were in favour.

The draft confidential minutes relating to agenda item 12 Review of Clerk employment: Employment Monitoring Group (previously known as the Employment Working Party) feedback 23/06/2025, had also been circulated prior to the meeting. Cllr D Scully asked if all members were happy that the minutes were a correct and true record of the meeting. All councillors were in agreement. It was resolved that the confidential minutes are to be accepted as a true and accurate record of proceedings and they were signed by the acting Chair Cllr D Scully. Cllr G Beaven proposed, Cllr C Preece seconded and all were in favour.

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

Cllr D Scully raised against agenda item 13) that the S6 Biodiversity Report will be brought to the next meeting (October) for approval following the drafting by the Clerk and the Environmental Working Party.

Cllr D Scully went on to raise against agenda item 15) that there is no further update regarding the Glebe field and playpark at this time.

**Action 1:** Cllr D Scully to make enquiries into quotes and further information relating to remedial action at the Glebe play park, prior to the next meeting in October.

Cllr C Preece raised that the electrician had attempted to fit the final lamp at the Churchyard but had issues with a fabricated plate. This was being revised and was pencilled in for the week commencing 28<sup>th</sup>. There were no further matters raised.

#### **6) Questions on agenda items from members of the public**

There were no members of the public in attendance and the Clerk confirmed that no questions had been received via email.

#### **7) Community Policing Update**

Cllr S Bailey explained that PCSO Lee Garrett was unable to change his shift and was therefore unable to attend this evenings meeting. Cllr S Bailey noted an incident of suspicious activity at a local farm recently and had asked if there was anything known but was yet to have a response. Cllr C Preece noted that there had been two road traffic accidents locally that had both resulted in written off cars. There were no other matters raised.

#### **8) Planning matters – Councillor G Beaven**

##### **a) Consideration of planning application POWYS 25/0992/FUL - Deri Barn, Llanfihangel Talyllyn, Brecon, Powys LD3 7TF**

Cllr G Beaven spoke through the briefing note for the planning application as previously circulated (attached at the end of these minutes under 'Supporting Documents').

*County Councillor Sian Cox joined the meeting at 19:19.*

Cllr G Beaven raised the response from the Council to the previous application. Councillors discussed that the previous issues highlighted had not been addressed and remained as well as the concern of the proximity of an agricultural building to the dwelling. Councillors agreed following discussion for Cllr G Beaven to compile comments into a response and circulate to all members.

##### **b) Monthly planning report**

Cllr G Beaven had circulated this month's planning report prior to the meeting. Cllr G Beaven discussed the report in full. There were no comments or questions to raise. Thanks were given to Cllr G Beaven for putting together a comprehensive report on all planning matters.

*The monthly planning report can be seen in full at the end of these minutes under 'Supporting Documents'.*

The Clerk raised that late this afternoon a decision notice had been received for BBNPA 25/23815/FUL Royal Oak Camp. This had been granted with conditions. It has been circulated to Councillors but likely too short notice to view before this evenings meeting.

#### **9) Monthly finance report, including payments listed for authorisation**

The Clerk had also circulated prior to the meeting the finance report for August, listing the receipts (NIL) and transactions relating to the accounts since the last meeting report. The list of transactions which have been previously approved, were confirmed as correct and these payments were confirmed by all Councillors.

The Clerk asked Cllr C Preece if he knew if there would be an invoice due for the PAT testing of equipment (completed in conjunction with Llangors Youth and Community Centre). Cllr C Preece noted that he will confirm, the Clerk confirmed there was a total of 7 items that the Council had had PAT tested.

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.*

In particular, the Clerk raised the hire invoice for this evening's meeting which was yet to be received, but expected to be at the cost of £6 per hour. Councillors agreed to authorise a payment of up to 2.5 hours, totalling £15.

The Clerk raised the quote from A4 Office Products relating to the all-in-one scanner/printer at £149 ex VAT. The Clerk had circulated in advance of the meeting information relating to the model recommended and comparison quotes (both £160.99). The second quote was in relation to the toner cartridge and a variety of genuine and compatible products had been suggested which also includes up to 3000-page print capacity. Councillors discussed and agreed to approve the 3000-page genuine Brother toner product (£68 ex VAT). Cllr H Quarrell proposed, Cllr D Scully seconded and all were in favour.

It was resolved that this list of payments due before the next meeting be authorised and approved for payment. Cllr S Bailey proposed, Cllr C Owen seconded and all were in favour. The Clerk will make arrangements for the quotes to be actioned and ordered.

The Clerk confirmed there had been no grant applications received and brought Councillor's attention to the budget monitoring section of the finance report. There were no issues or questions raised.

### **10) Asset register**

The Clerk had circulated the updated asset register in advance of this evening's meeting. The Clerk discussed the changes including the addition of the new filing cabinet following the old one being damaged. It was resolved that the Asset register accepted and approved by the Council and were duly signed by the acting Chair Cllr D Scully. Cllr D Jones proposed, Cllr S Bailey seconded and all were in favour.

Cllr C Preece noted that he is hoping for both old filing cabinets to be removed in the coming weeks and will keep all Councillors updated.

### **11) Review and consider tender specification**

The Clerk had circulated the tender specification for grass cutting and maintenance in advance of this evening's meeting, following discussions held at the previous meeting. Councillors spoke through input and considerations made for both the Llangors and Llanfihangel Talyllyn areas and the wording of maintenance for the wildflower areas. The Clerk asked if once this had been consolidated, were all Councillors happy with the document as otherwise. This was confirmed. A final version will be circulated and confirmed via email and the advert and specification will be published before the next meeting.

### **12) Notice of Co-option**

The Clerk raised that the Notice of Co-option for the vacancies in both the Llangors and Llanfihangel Talyllyn wards had been displayed and advertised on the 5<sup>th</sup> August. The Clerk has set the deadline to 5pm on the 23<sup>rd</sup> September and hopes to bring any applicants to the meeting in October.

### **13) Employment matters**

#### **a) Clerk contract update and review**

Following discussions at the last meeting, a draft contract for the role of Clerk and RFO had been circulated in advance of the meeting. This was in line with the NALC model contract and was very comprehensive. The Clerk explained that if Councillors agree to the new contract, the acting Chair, Cllr D Scully and herself will sign the contract and this will form the updated terms and conditions of employment as of today. The Clerk had no issues to raise.

It was resolved by that the draft contract for review be accepted and approved to use as the Clerk's new terms and conditions of employment. Cllr D Jones proposed, Cllr H Quarrell seconded and all were in favour. The contract was signed by both Cllr D Scully and the Clerk, Hannah Davies.

**b) Consideration of Clerk Payroll Process document**

The Clerk had circulated the Clerk Payroll Process document prior to the meeting, outlining the steps to follow for the Clerk's pay. There had been minor changes made to reflect clarification following the first year of the process being undertaken. There were no issues raised. It was resolved that the Clerk Payroll Process document be accepted and approved. Cllr D Jones proposed, Cllr C Owen seconded and all were in favour.

**e) Consideration of Local Government Pay Award 25/26 (this item was taken ahead of its order on the agenda at the discretion of the acting Chair, Cllr D Scully)**

The Clerk had circulated upon receipt the Local Government Pay Award for 25/26 (NJC). The Clerk noted that SCP 14 has raised from £14.84 to £15.31 which, if Councillors chose to implement, will be back dated to April. It was resolved to adhere to the Local Government Pay Award 25/26 and that the Clerk's hourly rate raise as outlined and pay backdated to April. Cllr S Bailey proposed, Cllr C Preece seconded and all were in favour.

**c) Maternity considerations**

The Clerk had emailed in advance of this evenings meeting maternity consideration including IT considerations relating to the use of One Drive, schedule of work to be covered and KIT days. At the meeting in October, areas for cover need to be agreed by all Councillors. Cllr G Beaven is happy to cover all planning matters during maternity leave. Cllr C Owen said she is happy to cover the drafting of the agendas for meetings. The Clerk suggested it may be worthwhile for the meeting locations to be decided now for the remainder of the financial year. After discussion it was agreed due to hall availability to book Llangasty and if for whatever reason it is unavailable, to book Pennorth Chapel. The Clerk suggested that any 'Keeping In Touch' (KIT) days are taken as 'Time Off in Lieu' (TOIL) upon return following leave, all Councillors were in agreement and no concerns were raised with this. After discussion it was agreed for the Clerk to set up OneDrive with essential documents and reference material for access during maternity leave.

**Action 2:** Councillors to consider and suggest areas they can cover during the Clerk's maternity leave and bring to October's meeting where decisions need to be made.

**d) Consideration of Maternity Risk Assessment document**

The Maternity Risk Assessment document had been updated following Cllr C Preece's review and comments. There were no concerns or issues raised with the document and it was felt that it appropriately covered all areas. It was resolved that the Maternity Risk Assessment document be approved by the Council. Cllr C Owen proposed, Cllr S Bailey seconded and all were in favour. Thanks were given to Cllr H Quarrell for undertaking the assessment and to Cllr C Preece for the review. This was then signed by the acting Chair, Cllr D Scully and Cllr H Quarrell.

**14) Community Led Housing**

Cllr C Preece and Cllr D Jones were introduced to feed back from a recent meeting with representatives from BBNPA (Chris O'Brien and Iqbal Hamiduddin) regarding Community Led Housing. It was explained how the aim is for Community Councils to work in conjunction with the private sector for small scale affordable developments. The emphasis is particularly on local involvement and backing and encouragement and therefore, if this is in place, then it is to look at ways to raise finances for such plans. It was further explained that getting the community together to help backing projects such as these could be beneficial. It was also noted that there is currently a lot of discussion around affordable housing currently and encouraging the interaction with the local community could be beneficial and tie in well with public engagement plans over the next 12 months. There are no next steps at this time but awaiting further correspondence from BBNPA.

Thanks was given to Cllr C Preece and Cllr D Jones for attending the meeting with Cllr A Jevons.

### 15) Training updates and any practicable applications

Cllr S Bailey spoke about recent training undertaken relating to Community Engagement Part I & II. The suggestion of local drop ins was discussed and County Councillor Sian Cox was asked how her drop-in sessions usually are held and how popular they are. Ideas were discussed including the use of pre-existing coffee mornings etc. It was highlighted the need to engage with all of the community wherever possible and that a strategy would be needed as a whole in order to help with public engagement and implement plans such as these. All Councillors were in agreement to look at a strategy for this in line with public engagement plans within the 12-month timeframe as previously raised (Action 7 carried over from November's meeting).

The Clerk confirmed she had undertaken Equality and Diversity training with One Voice Wales but had nothing new to feed back. The Clerk had also made Councillors aware of her registration on the ILCA with SLCC, with which the entire cost of the course was covered by the Wales Training Bursary. The Clerk will keep members apprised of progress.

Cllr C Owen confirmed that she had undertaken training recently on the Code of Conduct (One Voice Wales) in Welsh as a free module and it was raised the importance of taking the opportunity to partake in these in Welsh wherever possible.

It was suggested that, going forward, Councillors could highlight key items and considerations from training they had undertaken which they feel may be of benefit to the Council as a whole.

### 16) Social media update and analytics

The Clerk had previously shared the analytics for social media in advance of the meeting. These include: 822 page views (+9), 302 reach (+87), 18 interactions (-6), 49 followers (+4). These are in comparison to the previous reporting period, not the 28 days before. The posts made since last reporting include: Road closure information via CC Sian Cox, pick up after your dog, meeting information, highways information and contact point, active travel route engagement exercise from PCC and the notice of co-option.

The Clerk also highlighted that the Council had been reached out to from a member of the community relating to InPost lockers. Contact information had been provided to the website in response and Cllr C Preece explained that he had been in contact and confirmed that the shop has made enquiries into these and that InPost are potentially interested in the area. Pending further updates.

### 17) Highway matters – Councillor S Bailey

Cllr S Bailey noted that the lane heading towards Gilfach is awaiting a response regarding concerns. It was noted that the convex traffic mirror has been removed from Llanfihangel Talylyn. County Councillor Sian Cox was able to explain that the highways engineer had to remove it because it breached regulations as they are not permitted on roads under 30mph and the verge is too narrow to accommodate the mirror. Discussions could be had with local landowners about private property equivalents. County Councillor Sian Cox also noted that there have been investigations into a sign warning of a right turn off for Berllan Deg, as well as 'SLOW' markings on the road going through the village.

*Cllr C Owen had to leave the meeting at this time (20:45).*

### 18) Review of Assets:

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

There were no issues to raise and all confirmed those with asset responsibility that they were in good condition.

#### b) St Paulinus Churchyard

The recent annual risk assessment of the churchyard was discussed and feedback was provided. Some responses had begun following notices being placed in situ. It was also noted that one of the chest tombs was in need of work to

ensure its safety, this is also listed (full information can be seen in the St. Paulinus Policy at the end of the document). The parts to this are too heavy to be moved by person(s) but it was currently being looked into what could be done. It was discussed between Councillors of whether or not there is a need to look into professional assessment and remedial action for next year for the risk assessment. The Clerk raised that a quote for an assessment of 500 graves had been received by the Council in 2022 and this was for over £1700 +VAT, and that the price now would likely be higher and does not include any remedial action.

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

Cllr D Scully informed the meeting of the recent successful activity day at the Glebe field in Llanfihangel Talyllyn with its focus on biodiversity education and recording for children in particular. The day helped to widen the knowledge and importance of the Glebe as a community asset that has biodiversity value. The encouraging turnout of people of all ages bodes well for the ongoing plan to improve the biodiversity of the Glebe and to engage with the community. Mr Mike Scruby again had put a lot of work into this and thanks was given.

### **19) Reports from Councillors and Clerk**

Cllr D Scully began by saying that he had a meeting with Martin Davies, the Rights of Way and Enforcement Officer for Powys looking into the gate access in the Glebe area. It was explained that it would be part of a project for the area so will involve gates in other areas in the village as well in order to help improve accessibility. Once permission is hopefully sought from landowners, this will then move on to looking at support from the community to evidence the need for these changes. It was noted the gates and volunteers for the installation would be covered and organised by Martin, on behalf of Powys County Council.

Cllr D Scully further went on to say that he has had issues with some of the spray cans for the dog fouling signage and it is therefore still a work in progress.

Cllr H Quarrell noted that basic action had been taken to clean the bus shelter in Llangors including weeding. This will likely be a regular, ongoing area to keep on top of.

Cllr S Bailey noted that his absence from the last meeting was due to his attendance at the Llangors Lake Advisory Group meeting and a visit onto the lake. The ultrasonic device situated on the lake is to try and help prevent blue-green algae developing and so far it is believed to be working.

The Clerk raised that training plans for next year will be circulated prior to the meeting in October in order to help inform the budget in November. All Councillors were reminded to book onto training wherever possible in line with their assessments as completed. The Clerk also noted the advertisements for the Christmas Light Grant will need to be agreed at the next meeting and asked if anyone had any suggestions to please share.

There were no other matters raised.

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

Thanks were given to County Councillor Sian Cox for a comprehensive report.

County Councillor Sian Cox highlighted some updates:

- From September there will be an AM outgoing, and PM return, bus through Llangors to Abergavenny (X12) on Thursdays. There will also be an AM outgoing, and PM return, from Talgarth to Brecon via Llangors and Llanfihangel (B49) twice per week.
- The Llangors Commoners Management group is yet to have its inaugural meeting but there have been many meetings of the working group on-going since April 2023. There is planned resurfacing of the car park and roads. The adopted road will be tarmacked, the car park aggregate. An application was made for £50,000 to the shared prosperity fund to help fund managing woodland, infrastructure, disability access, signage, honesty boxes. It has been confirmed that they have received the £50,000 funding and plans are being put in place as

soon as possible in order for the funds to be spent by the February deadline. Cllr D Scully passed on thanks to both County Councillor Sian Cox and Sian Barnes (Countryside Access and Recreation Professional Lead Officer for Powys County Council) for the extensive work into this application and the associated planning.

- Complaints regarding the verge management in numerous places throughout the community have been raised. This was also brought to the Council's attention in Talyllyn. It was noted that because there is no speed limit, maintenance needs carrying out once a year, whereas in a 20mph zone, this will likely be 2-3 times a year. This led on to discussions around new assessments for speed limits and how these will be looked at under the new guidance which looks to be more risk focused. There will also be a community led initiative into what measures can be implemented by residents to help manage speed and include homemade signage for private landowners to host.
- In regards to the anti-poverty fund, Cllr C Preece's suggestion for the cubs was taken up and they are currently in conversation with the cubs around next steps. The suggestion for free coffee and cake drop ins had been revised to look at hourly weekly coffee and cake at a reduced cost instead and this was in discussion. Finally it was also noted that discussions had been had to look at transport solutions to make the café more accessible for those with dementia.

County Councillor Sian Cox's report can be read on the website under Supporting Documents at:  
<https://llangors.org.uk/community-council/minutes-agendas/>

## 21) 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 remains ongoing as responses are still needed from Cllr C Owen, Cllr C Preece and Cllr D Scully. The Clerk will begin to post these introductions between now and the next meeting.

Action 7: 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 in the context of the reference in the Chair's Annual Report 'Looking Forward' – 'Plan a public consultation to obtain the views of the public on all aspects of life in the community in order to inform the Council of the current needs of the public and future aspirations'

This action remains ongoing.

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 to be removed from the list. Tidying and weeding of the area had been completed and the cleanliness remains an ongoing area for attention.

Actions carried over from March meeting:

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

This action can be removed from the list.

Actions carried over from April meeting:

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

This action remains ongoing.

Actions carried over from June meeting:

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

This action remains ongoing.

New actions from July meeting:

Action 1: The Clerk to seek quotes from A4 Office Products and comparison prices elsewhere for printers which are able to scan and copy as well and feedback at the next meeting for consideration.

This action is to be removed following completion.

Action 2: Clerk to circulate a draft tender specification. Councillors to provide feedback and information regarding areas where alternative management is needed. Tender specification to be brought to the next meeting for consideration.

This action is to be removed following completion.

## **22) Confirm date, time and venue of the next hybrid monthly meeting: 14/10/2025**

The date of the next monthly meeting is due to be held on Tuesday 14<sup>th</sup> October 2025 at 19:00. Previous discussions in the meeting agreed for the booking to be made at Llangasty Village Hall. The Clerk will confirm the booking once made.

There being no other business the meeting closed at 21:23.

## Supporting Documents

### Monthly Planning Report:

#### Summary Planning Report – August 2025

*Llangors Community Council supported: -*

None

*Llangors Community Council did not support: -*

None

*Applications under active consideration: -*

POWYS 25/0992/FUL

Conversion of disused barn to dwelling, and installation of package sewage treatment plant  
Deri Barn, Llanfihangel Talyllyn, Brecon, Powys LD3 7TF

None

*Applications approved by PCC/BBNPA: -*

BBNPA 24/23475/FUL

Single storey extension at the rear of the property. Retrospective permission for roof over passage between garage and house. 7  
Tai Canol, Llangorse, Brecon LD3 7UR

BBNPA 25/23815/FUL Lower ground floor and ground floor extension.

Ty'r Cwm, Gilfach Farm, Llangorse Brecon LD3 7UH

*Applications refused by PCC/BBNPA: -*

None

*Applications withdrawn: -*

None

*Applications approved by PCC/BBNPA 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

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## Planning Application Consideration briefing note

POWYS 25/0992/FUL Conversion and extension of disused barn to dwelling, and installation of package sewage treatment plant and associated works. Deri Barn, Llanfihangel Talyllyn, Brecon, Powys LD3 7TF

### **Background**

The above application is a re-submission of application POWYS 24/1340/FUL which was considered at a PAD on 3<sup>rd</sup> October 2024. The minutes of this meeting record that

‘Having viewed the site members felt that the proposal had the potential to meet the urgent local need for affordable housing but there were a number of concerns that were not adequately addressed by the application. These include that the building is of single skin brick construction with some signs of structural weakness that need to be professionally assessed. The two relatively small extensions that are proposed to accommodate toilet and bathroom facilities are acceptable but the relatively large extension to increase the volume of living accommodation is questionable. Ownership of the access lane is unclear and it requires significant improvement to make it suitable for residential use. The site currently lacks electrical services and it is unclear how this utility will be connected.

Given these significant concerns it was agreed that the Council could not support the application.

A further concern was that the proposal would in the future potentially form part of a justification for further development of the field as being infill between the new dwelling and the existing settlement. It was felt that any approval of this application should be conditioned to prevent such claims.’

This outcome was advised to Powys Planning using similar words.

In June this year planning permission was refused for the following reasons:

‘The proposed development leads to the loss of the character and scale of the existing traditional farm building by virtue of the proposed design and therefore is contrary to policy DM13 and TAN23. In addition, the proximity of the proposed development for an open market dwelling to an existing agricultural building which cannot be restricted or controlled by condition is likely to lead to residential amenity issues contrary to policy DM13.’

### **Issues for Consideration**

Planning application POWYS 25/0992/FUL represents a further attempt to secure planning permission for essentially the same proposal. The supporting document 4678RESUBSUPPORTINGSTATEMENT describes the changes made to address the unacceptable features identified in the earlier refusal decision. Interestingly the introduction to this document observes that ‘Objection raised by the Community Council seems to be unfounded, as it was not considered by the planning officer in the decision process.’

With the previous proposal the brick built barn would have been clad with external insulation and timber boarding and several existing openings were to be enlarged to provide larger windows. The planning authority considered that these features would make the converted barn appear too much like a new house. The current proposal retains the original brick external appearance and more of the existing openings.

The planning authority also considered that the barn was unsuitable for conversion to an open market dwelling as it was located too close to an existing working agricultural building. The supporting document reasons that the amenity issues of concern would be ‘levels of noise, dust, air pollution, litter, odour, hours of operation, overlooking and any other planning matter’. The document then expresses views why these matters will not be problematic relying heavily on a design change which moves the bathroom extension from the rear to the side of the converted barn and the replanting of a hedge between the converted barn and the working agricultural building.

None of the matters of concern to the Council have been addressed by this new application presumably because as already highlighted they are not mentioned in the planning authority's refusal decision report. However it is likely that the planning authority did not refer to them as they were matters requiring clarity and not concerns that would further justify refusal.

In the event that the authority finds the current application more acceptable they may well put more weight on the matters that need clarification before permission could be granted. The Council should therefore consider whether its earlier conclusions are still valid and whether it should resubmit any of these and potentially new concerns into the current consultation. Comparison plans are reproduced below.

24/1340/FUL



25/0992/FUL



**Monthly Finance Report:**

**Llangors Community Council  
Monthly Finance Report**

August 2025

			<u>Lloyds Bank</u>	
			<u>LCC Account</u>	<u>LCC LT Playing Field A/C</u>
Opening balances from last meeting report			£ 22,648.46	£ 3,235.56
<b>Receipts since last meeting report</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>		
Opening balance plus receipts			£ 22,648.46	£ 3,235.56
<b>Payments since last meeting report</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>		
11/07/2025	EBP	OTM Groundscare - Mole Traps (Glebe/field)		£ 144.00
11/07/2025	EBP	OTM Groundscare - 1st half contract payment (Glebe)		£ 567.00
11/07/2025	EBP	Pennorth Chapel Hire Invoice (08/07/25)	£ 18.00	
11/07/2025	EBP	One Voice Wales Training Invoice (M12)	£ 21.00	
11/07/2025	EBP	One Voice Wales Training Invoice (M13)	£ 21.00	
11/07/2025	EBP	One Voice Wales Training Invoice (M7)	£ 42.00	
11/07/2025	EBP	OTM Groundscare - 1st half contract payment (Llangors + VAT)	£ 1,038.74	
11/07/2025	EBP	Llangors Y&CC Hire Invoice (EMG 23/06/25)	£ 12.00	
11/07/2025	EBP	One Voice Wales Training Invoice (M8 x2)	£ 84.00	
11/07/2025	EBP	Reimbursement - Clerk (Audit postage)	£ 5.50	
11/07/2025	DD	ICO	£ 47.00	
28/07/2025	EBP	Clerk Mileage	£ 20.25	
28/07/2025	EBP	Clerk July Salary	£ 760.42	
31/07/2025	DD	Nest Pension	£ 16.24	
11/08/2025	EBP	A4 Office Products - Filing cabinet	£ 220.80	
<b>Total payments</b>			<b>£ 2,306.95</b>	<b>£ 711.00</b>
<b>Closing balances</b>			<b>£ 20,341.51</b>	<b>£ 2,524.56</b>

**Payments due before next meeting**

<i>Date</i>	<i>Type</i>	<i>Details</i>	<i>Amount</i>	<i>Budget section</i>
Aug-25	EBP	Clerk August and September Salary	TBC	Clerk Wages
Aug-25	EBP	Clerk Mileage - August and September	TBC	Operating Ex
Aug-25	DD	Nest Pension (August and September)	TBC	Clerk Wages
Aug-25	EBP	Llangors Y&CC Hire Invoice (12/08/25 meeting)	£6 p/hour	Operating Ex
Aug-25	EBP	OVW Training Invoices - 3@ £42 - Clerk M25 + M26 + M14	£126	Training
Aug-Sep	EBP	OVW Training Invoices (not yet received) - M7, M13, M15, M16, M24	£210	Training
	QUOTE	A4 Office Products - Scanner	£178.80	Repairs, ...
	QUOTE	A4 Office Products - Toner	£22 - £68 +VAT	Operating Ex

**Grant Applications received since last meeting report**

None.

**Llangors Community Council  
 Monthly Finance Report**

August 2025

Budget Monitoring (NET where applicable)		YTD	Budget
Clerk Wages, N.I. etc.	£	3,980.74	£ 12,000.00
Operating Expenses - all exp. not otherwise listed	£	983.99	£ 2,500.00
Llangors Churchyard/Triangle/Riverbank Exp.	£	771.12	£ 2,500.00
Glebe Community Field Costs	£	1,050.00	£ 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	£	353.00	£ 1,600.00
Misc. Expenses	£	-	£ -
Payment of IRPW expenses to Cllrs	£	-	£ 500.00
		<b>£ 9,032.57</b>	<b>£ 25,400.00</b>
	Current expenditure vs. budget		