

**Draft Minutes of Llangors Community Council Monthly Meeting**  
**Held on Tuesday 9<sup>th</sup> December 2025 at 19:00 at Llangasty Village Hall**

**Members Present:** Cllr A Jevons (Chair), Cllr D Scully (Vice-Chair), Cllr C Owen, Cllr S Bailey, Cllr D Jones, Cllr G Beaven, Cllr C Preece.

**In attendance:** County Councillor Sian Cox, Judith Phillips (Acting Minute Clerk).

**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. It was reported that the Clerk was currently on maternity leave. Consequently, Judith Phillips was welcomed with thanks for stepping in to minute the meeting. The Chair informed the meeting that a confidential item of an urgent and immediate nature would be discussed in a closed meeting following the main meeting.

**2) Apologies for absence**

Apologies had been received from Cllr H Quarrell.

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

Cllr A Jevons asked if there were any declarations of interest. Cllr Preece reminded everyone of his longstanding declaration of interest regarding Llangors Youth & Community Centre and a request for funding which is to be dealt with under agenda item 9.

*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 Extra Meeting held on 11/11/2025**

The draft minutes for the extra meeting held on the 11/11/2025 had been circulated prior to the meeting. Cllr A Jevons 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 extra meeting held on the 11/11/2025, are to be accepted as a true and accurate record of proceedings and they were signed by the Chair Cllr A Jevons. Cllr D Scully proposed, Cllr C Owen seconded and all were in favour.

**5) Consider & approve the minutes of the Monthly Meeting on 11/11/2025**

The draft minutes for the monthly meeting held on the 11/11/2025 had been circulated prior to the meeting. Cllr A Jevons 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 11/11/2025, are to be accepted as a true and accurate record of proceedings and they were signed by the Chair Cllr A Jevons. Cllr S Bailey proposed, Cllr D Jones seconded and all were in favour.

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

Cllr Scully raised item 8e regarding the RFO business and asked whether the Clerk had completed the KIT day planned for today. It was confirmed that finance details had been issued the day before the meeting, so it was likely the time had been covered.

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

There were no members of the public in attendance and no questions had been received in advance.

**8) Planning:**

**a) Consider & approve the minutes of the PAD meeting held on 08/11/2025**

The draft minutes for the PAD meeting held on the 08/11/2025 had been circulated prior to the meeting. Cllr A Jevons 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 PAD meeting held on the 08/11/2025, are to be accepted as a true and accurate record of proceedings and they were signed by the Chair Cllr A Jevons. Cllr D Jones proposed, Cllr S Bailey seconded and all were in favour.

**b) Monthly planning report – Councillor G Beaven**

Cllr G Beaven had circulated this month's planning report prior to the meeting. Cllr G Beaven discussed the report updating members that application BBNPA 25/24130/FUL *Siting of two shepherds huts on Agricultural land south of Llanfihangel Talyllyn* had now been withdrawn.

Additionally, application POWYS 25/1544/RES *Application for reserved matters following the approval of 21/0402/OUT for the erection of replacement dwelling and associated works. Mobile Home Cymru Deg Market Garden Llan-y-wern* was now for consideration at the forthcoming planning meeting.

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'.*

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

The Clerk had circulated prior to the meeting the finance report for December, listing the receipts and transactions relating to the accounts since the last meeting report. These were listed and discussed. The list of transactions which have been previously approved, were confirmed as correct and these payments were confirmed by all Councillors. It was reported that the Clerk had been unable to attend some training sessions booked and as a result One Voice Wales were holding a credit balance to be used for future training.

The Chair went through the payments due before the next meeting, including the hall hire cost for the meeting tonight at of £10 per hour. An application for £78 from Llangors Y&C Centre for the ROSPA inspection of Llangors Playpark was considered and agreed. Cllr Bailey to action the payment.

The Chair raised that the 2<sup>nd</sup> half of the contract payment from OTM had not yet been paid as it was unclear whether the final jobs had been completed. Cllr Beaven reported that the river bank in Llangors had been cut, albeit there was a small section beyond the kiosk that was missed. It was not clear whether the hedge in the churchyard had been trimmed. This to be checked.

It was resolved that this list of payments due before the next meeting be authorised and approved for payment. Cllr C Owen proposed, Cllr S Bailey seconded and all were in favour.

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

**a) Confirmation of submission of precept request.** The Chair confirmed that the Clerk had submitted the precept request to Powys County Council.

**10) Health and Safety:**

**a) Review of Assets: Confirm all assets are in good condition – all Councillors with asset responsibilities**

CLlr C Preece had made contact with the person who placed the bench on the triangle in Llangors and requested it be removed as it was causing a concern for public safety due to its current condition. If not removed by its owner he would remove it this week. All Councillors were in agreement that the bench could be assessed and potentially upgraded with replacement slats and returned to site as a temporary measure. CLlr C Preece will investigate further and report back at the next meeting.

#### **b) St Paulinus Churchyard**

The ongoing concerns regarding the safety some of the monuments in the Churchyard had been considered by Gary Bowen (Civil Engineering) concluding that he was not able to assist as it is a job for a specialist contractor. It was agreed to discuss with a local monumental stonemason or a larger specialist company such as Memsafe. It was suggested that as one large CADW listed tomb needs significant work to improve its safety that a grant application could be applied for to cover the cost of works. It was clarified that headstones are the responsibility of the family, however locating and subsequent successful engagement with some families and achieving positive outcomes was a challenge. This in turn results in a difficult position for the CC as owners of the site and being legally liable should there be an incident with unstable headstones. A meeting to discuss the way forward was needed.

CLlr Preece reported that the electrical work to the lamps was still outstanding.

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

The annual ROSPA inspection had been received and circulated. CLlr Scully reported that in comparison to last year some items had received a bit higher grade signifying further ageing of equipment, particularly the wooden structure. Whilst remedial work was required a long-term solution to replace items would be needed.

It was reported that the situation with moles had improved.

CLlr Scully continued to work on access issues.

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

#### ***including updates from all members representing LCC on external bodies***

CLlr A Jevons introduced the updates from members representing LCC on external bodies.

CLlr C Preece: Representative to One Voice Wales area committee

Nothing to report.

CLlr H Quarrell: Representative to Discover Llangors and Bwlch Group

Not in attendance at this evening's meeting, no report received.

CLlr G Beaven: Representative on Llangors Lake Invasive Species Group

Nothing reported.

CLlr D Jones: Representative Llanfihangel & Llanywern Community Hall Committee

CLlr D Jones reported on the recent AGM and a very positive outcome and future of the hall with a new committee in place who will seek to renew the lease. CLlr D Scully expressed thanks to CLlr D Jones for his dedication to the hall and for driving this positive outcome. This was supported by all.

CLlr S Bailey: Representative Brecon to Hay Greenway Steering Group, Representative on Llangors Lake Advisory Group Committee and Councillor leading highway matters

Nothing to report

CLlr D Scully: Representative on Llangors Church in Wales School Governing Body and Representative on Llangors Common Management Group

CLlr D Scully reported that positive changes at the school had led to the number of pupils on the roll now at 152. This in turn allows for an additional teacher post and more support staff. CLlr D Scully also felt very positive about the Lake Common group and its progress and that County Councillor Sian Cox will likely give a thorough report.

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

Thanks were given to County Councillor Sian Cox for a thorough report on local and county updates. County Councillor Sian Cox reported that her monthly updates in 2026 will include local matters as well as County matters.

Regarding Llangors Common Management Group – as previously reported, the funding awarded under the UK levelling up grant has to be spent by February 2026. Work on drainage and ditches had been paused awaiting an ecological report. Clearing bramble areas etc. had commenced with positive outcomes and the unadopted Lake road from its junction with the county highway to the lower end of the car park and including the car park had been resurfaced. There maybe potential to resurface the road to the bottom car park and across to the sailing club. Ecological and biodiversity considerations are being held in consideration throughout all work. Use of funding available will focus on key priority areas of woodland management, ditch & drainage, accessible street furniture and signage to include a walking trail and website.

Cllr A Jevons asked if any Councillors had any questions, there were none.

County Councillor Sian Cox's report can be viewed in full online at: <https://llangors.org.uk/community-council/minutes-agendas/> under 'Supporting Documents'.

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

Actions carried over from November 2024 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 currents needs of the public and future aspirations'

This remains ongoing.

Actions carried over from April meeting:

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

This remains ongoing, pending electrical work.

Actions carried over from August meeting:

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.

This remains ongoing, further action and investigation is still needed.

Actions carried over from October meeting:

Action 4: Cllr D Scully to investigate with the local community about accessibility and the movement of wall and associated matters.

This remains ongoing, further action and investigation is still needed.

Actions carried over from November meeting:

Action 1: Clerk to liaise with OTM regarding final cuts in Llangors still outstanding, prior to raising the payment due. Cllr Scully will now action this.

Action 3: Cllr C Preece to investigate the source of the bench on the triangle in Llangors and remove accordingly. Removal of the item remains ongoing

Action 4: Clerk to continue with biodiversity applications for signage following receipt of all confirmations as necessary.

This remains ongoing

It was agreed that no actions were to be added to the list from this meeting.

**14) Confirm date, time and venue of the next hybrid monthly meeting: 13/1/2026**

It was agreed the date of the next monthly meeting is to be held on Tuesday 13<sup>th</sup> January 2026 at 19:00 at Llangasty Village Hall. Cllr Bailey gave his apologies for that meeting.

Judith Phillips was thanked for attending this meeting and asked to minute the next meeting if available. This to be confirmed in due course.

There being no other business the meeting closed at 19:50.

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## Supporting Documents

### Monthly Finance Report:

#### Llangors Community Council Monthly Finance Report

December 2025

			<b>NatWest Bank</b>	
			<u>LCC Account</u>	<u>LCC LT Playing Field A/C</u>
<b>Opening balances from last meeting report</b>			£ 24,724.50	£ 2,446.56
<b>Receipts since last meeting report</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>		
20/11/2025	BAC	Planning Aid Wales - Refund CTC6 1/25 (Training)	£ 40.00	
<b>Opening balance plus receipts</b>			£ 24,764.50	£ 2,446.56
<b>Payments since last meeting report</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>		
17/11/2025	EBP	Llangasty Village Hall Hire Invoice (11/11/25 meetings)	£ 30.00	
17/11/2025	EBP	Christmas Grant 2025 - Llangasty Village Hall	£ 149.00	
17/11/2025	EBP	OTM Groundscare - Mole Traps		£ 144.00
28/11/2025	EBP	Clerk November Salary	£ 1,002.09	
28/11/2025	EBP	Clerk November Mileage	£ 18.00	
01/12/2025	EBP	One Voice Wales Training Invoice (M20)	£ 42.00	
05/12/2025	DD	Nest Pension	£ 37.29	
<b>Total payments</b>			£ 1,278.38	£ 144.00
<b>Closing balances</b>			£ 23,486.12	£ 2,302.56
<b>Payments due before next meeting</b>				
<i>Date</i>	<i>Type</i>	<i>Details</i>	<i>Amount</i>	<i>Budget section</i>
Dec-25	EBP	Clerk December Salary	TBC	Clerk Wages
Dec-25	EBP	Clerk Mileage - December	£18	Operating Ex
Dec-25	DD	Nest Pension	TBC	Clerk Wages
Dec-25	EBP	Llangasty Village Hall Hire Invoice (09/12/25 meeting)	£10 p/hour	Operating Ex
<b>Grant Applications received since last meeting report</b>				
Llangors Youth & CC Invoice - Grant fund RoSPA inspection 2025 - £78				
Community Centres provide equipment - LGA 1972 S.133 & LGA 1976 S.19				

<b>Budget Monitoring (NET where applicable)</b>	<b>YTD</b>	<b>Budget</b>
Clerk Wages, N.I. etc.	£ 8,561.55	£ 12,000.00
Operating Expenses - all exp. not otherwise listed	£ 1,048.97	£ 2,500.00
Llangors Churchyard/Triangle/Riverbank Exp.	£ 771.12	£ 2,500.00
Glebe Community Field Costs	£ 1,248.00	£ 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	£ 333.00	£ 500.00
Membership Fees	£ 375.00	£ 400.00
Training	£ 778.00	£ 1,600.00
Misc. Expenses	£ -	£ -
Payment of IRPW expenses to Cllrs	£ -	£ 500.00
<b>Current expenditure vs. budget</b>	<b>£ 14,634.36</b>	<b>£ 25,400.00</b>

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**Monthly Planning Report:**

**Summary Planning Report – December 2025**

Llangors Community Council supported: -  
None.

Llangors Community Council did not support: -

BBNPA 25/24130/FUL

Siting of two shepherds huts on Agricultural land. Land south of Llanfihangel Talyllyn Brecon LD3 7TE

Applications under active consideration: -

POWYS 25/1682/HH

Creation of car parking. Y Fronwen, Llanfihangel Talyllyn, Brecon, LD3 7TL.

Applications approved by PCC/BBNPA: -

BBNPA 24/22947/FUL

Refurbishment and extension works to Ty Clay including installation of a new foul drainage system and construction of a drainage mound. Tyclai Llangorse Brecon LD3 7TR.

BBNPA 24/23392/FUL

Conversion of a redundant lambing shed to one bedroom holiday accommodation. The Coach House, Cynghordy, Llanhamlach Brecon Powys.

POWYS 25/1467/HH

Extension to existing garage, and replacement outbuilding. Llswyddog, Llanfihangel Tal-Y-Llyn, Brecon, LD3 7TF. The Community Council does not support the application.

Applications refused by PCC/BBNPA: -

None

Applications withdrawn: -

None

Applications not subjected to consultation:

POWYS 25/1544/RES

Application for reserved matters following the approval of 21/0402/OUT for the erection of replacement dwelling and associated works. Mobile Home Cymru Deg Market Garden Llan-y-wern Brecon Powys LD3 0TL.

Planning Correspondence: -

BBNPA Weekly planning lists

PCC Planning decision reports