

**Draft Minutes of Llangors Community Council Annual Public Meeting
Held on Monday 8th June 2026 at 18:30 at Llangors Youth and Community Centre**

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

In attendance: County Councillor Sian Cox, Hannah Davies (Clerk), Christopher O'Brien (BBNPA), Iqbal Hamiduddin (BBNPA), 26 members of the public.

1) Chairman's welcome, emergency exit procedure and participation protocol

The Chair, Cllr D Scully welcomed everyone to the Annual Public Meeting of the Council and thanked everyone for joining the Council this evening. The emergency exits were highlighted and all reminded that there is no fire drill expected this evening and therefore if it sounds, please calmly make your way to the exits and convene at the meeting point in the car park. The Chair, Cllr D Scully, went on to introduce himself and gave opportunity for each Councillor to introduce themselves and the ward they represent. The Clerk was introduced, County Councillor Sian Cox and two guest speakers from Brecon Beacons National Park Authority (BBNPA), Chris O'Brien and Iqbal Hamiduddin. Refreshments were available and it was requested to be mindful of noise and have consideration for speakers. For participation rules, it was requested to please be respectful of one another and any speakers and the running order of the evening was explained.

2) Apologies for absence

Apologies had been received from Cllr C Owen.

3) Minutes of the APM held 27/05/2025, as approved at the meeting held 10/06/2025 for information only.

All minutes of LCC meetings can be found online at: <https://llangors.org.uk/community-council/minutes-agendas/>

Cllr D Scully referenced the minutes from the last APM and made all aware they are available on the Council's website.

4) Community Council updates: Annual Report 2025/26 – Departing Chair Cllr A Jevons

Cllr A Jevons was introduced as the departing Chair from the previous year. It was noted that the full report is available on the Council's website and the full report includes information including the number of meetings held, key finance information, membership appointments, representations on external bodies, the biodiversity duty, assets, St. Paulinus Churchyard, and much more.

Cllr A Jevons went on to summarise the report:

Over the past year, the Community Council has continued to support and represent local residents through regular meetings, planning consultations, and collaboration with community organisations. The Council operates with eight councillors and one dedicated Clerk, who manages the day-to-day administration and financial responsibilities. Key priorities have included maintaining community assets such as St. Paulinus Churchyard, the Glebe Community Field, bus shelters, and public spaces, while ensuring health and safety standards are met. The Council has also remained financially responsible, ending the year with a healthy balance and receiving a satisfactory internal and external audit.

The Council has been actively involved in a wide range of local issues, including planning applications, road safety, policing concerns, environmental projects, community housing, biodiversity, and support for local groups and facilities. Efforts have also been made to improve public engagement through meetings, social media, and plans for a community-wide consultation.

Looking ahead, the Council aims to strengthen community involvement, work closely with partner organisations, enhance biodiversity, maintain local services and assets, and ensure that the views and needs of residents continue to

shape future priorities. Its overall goal is to help create a safe, healthy, active, and inclusive community where everyone feels valued and able to contribute.

a. The Council's plans for the coming year – Chair

The Chair, Cllr D Scully drew attention to the plans for the coming year towards the end of the annual report. It was emphasised that there are hopes to encourage more community involvement going forward. He went on to extend thanks to all Councillors for their hard work and input on a wide array of matters over the past year.

Cllr D Scully took the opportunity to raise the APM of Llangors Y&CC which is due to take place on Monday 15th June at 7pm.

He also raised that there is an event 'Recording Place Names' taking place at Llangors Y&CC on the 25th June 2026 1pm-6pm. This was an event from the Royal Commission on the Ancient and Historical Monuments of Wales to develop the park's placenames records and encouraged people to attend.

b. Annual Planning Report – Cllr Geoff Beaven

Cllr G Beaven was introduced by the Chair and explained that he has been leading on planning matters. Cllr G Beaven had prepared a note from which he read a summary of the planning matters over the past year. The report can be read in full at the end of these minutes under 'Supporting Documents.'

Cllr G Beaven explained that at last year's APM the planning applications considered by the Council up to the end of March 2025 and today this report will pick up from where last years left off nominally covering the period from April 25 to end March this year. Cllr G Beaven explained as a reminder the Community Council is a formal consultee for all planning applications affecting the area and consequently, are responsible for considering and where appropriate submitting comments the appropriate Planning Authority. Cllr G Beaven went on to explain Planning meetings as well as the number of applications which have been considered, and responded to by the Council.

Cllr G Beaven went on to discuss a few individual applications of significance including Royal Oak Camp, Tan Troed, Ty Clay, and St Michael's Church in Cathedine.

The Chair expressed thanks to Cllr G Beaven for a thorough report on all planning matters. There were no questions raised.

5) Introductions and presentations from:

All presentations are for an estimated 5-10 minutes and an allocation of 10 minutes of questions from members of the public.

The Chair, Cllr D Scully explained the timings of the following presentations and that there will be ample time for questions. Cllr D Scully introduced the first speakers:

a. Affordable housing – Chris O'Brien at BBNPA

Opportunities for resident-led rural affordable housing under the existing development plan and a look to the future as a replacement plan is prepared.

Chris O'Brien introduced a presentation prepared for this evening's meeting. This covered information on what is affordable housing, how these differ and current opportunities in the local area. Information was covered looking at need within the area based on surveys and information from PCC, and acknowledged there has been little delivery since plans were developed.

Iqbal Hamiduddin went on to explain different schemes including Community Land Trusts and a brief overview of how these work in conjunction with housing developers etc.

The presentation can be viewed in full under 'Supporting Documents' on the website at: <https://llangors.org.uk/community-council/minutes-agendas/>

Cllr D Scully asked if there were any questions.

What do you call affordable housing?

Chris O'Brien reiterated the two broad definitions - That which is provided by housing association or the council, or intermediate – properties built and either rented or sold at below market value. This is defined as 28% under the market value in Powys. The council sets the benchmark for what would be charged.

The past 13 years planning social housing and none has been delivered?

This is in relation to the policy mechanism that enables housing outside the boundary of the areas. *Is the policy mechanism working?*

Chris spoke about areas such as Hay and Talgarth where some schemes have been able to progress but explained that it is the policy mechanism for outside the boundary areas that does not seem to have worked to date.

Why is it not working? Who is at fault?

No single answer, each situation is an individual case.

Not a question but expressed the need for housing for younger people and how sad it is that younger people cannot stay in the places they have grown up. Would like to be signposted to where there are further ways to support.

What is an RSL?

Registered Social Landlord – generally housing association. These are regulated and you can apply to be one. The Council isn't an RSL but is an equivalent.

County Councillor Sian Cox noted that the need for housing for young people and related issues is being addressed and grappled with.

Cllr D Scully thanked all for the questions and reminded all to look out on agenda for updates relating to community engagement and feedback from the public on current matters.

b. Llanfihangel Talyllyn Glebe field news and updates – Cllr D Scully

Updates relating to biodiversity work, play equipment and accessibility improvements.

Cllr D Scully summarised some of the biodiversity work undertaken and explained that for more information, there is a copy of the S6 biodiversity plan and report available on the website, covering plans for the future. Thanks were expressed to Mr Mike Scruby for all of his work, drawing attention to the biodiversity day in particular and feedback from ecologists at the national parks. Cllr D Scully handed over to Cllr G Beaven after referencing the change to mowing schedules. Cllr G Beaven explained that following the change to mowing schedules for St Paulinus Churchyard, some areas have been left uncut. The areas have been specifically stipulated, but at present they are not being adhered to in full. This is work in progress and signage will be going up in due course to explain the biodiversity benefits and further information for the changes to the mowing.

Will all the graves be kept clear?

Three rows of the very oldest graves at the rear of the Churchyard will be included in the wildflower area. All others clear.

Cllr D Scully went on to talk about the play equipment on the glebe and how this is safe but the Council will be exploring options at replacing as/when in due course when funding and opportunities allow.

Cllr D Scully summarised the efforts looking at improving accessibility on public footpaths and explained the proposal for a gate to be placed next to the stone stile. This is awaiting permission from landowners.

Do you have a timescale?

It is waiting on responses from landowners regarding the responsibility for ownership, upkeep and legal responsibility to be determined but otherwise ready to go and would like to be undertaken as soon as possible.

c. County Councillor Sian Cox

Updates and information on local matters including work ongoing at Llangors Common.

County Councillor Sian Cox explained that she would be focusing on projects that have been initiated, developed or worked on this year.

- Llangors Common Management Group – began late 2022/early 2023. A collaboration between groups and businesses in partnership with the commoners, which started as a project to sort the roads and carparks out due the extensive state of disrepair. Obtained funding and made progress with instalments and improvements. Made reference to benches, signs, audio trail, more diverse grazing. If anyone has any concerns or questions about the common project, please get in touch.
- Anti- Poverty Fund - £5000 to spend to help tackle poverty. The four projects chosen included: discounted coffee and cake at the coffee shop in Llangors, Lindl's volunteer programme, Scouts to support low income families with uniform, and a dementia understanding and awareness course.

There have been a number of various projects ongoing with managing traffic and parking throughout the villages, the establishment of a flood defence group, to assist with clearing drainage. It was noted that the collapsed culvert in the field on the Sevenoaks road should be up and running before winter. There is also work underway on footpaths that are being cleared – anyone can be notified as/when new footpaths are becoming available if interested.

County Councillor Sian Cox reminded all of her monthly report available to be sent to anyone. There are also other briefings available to residents on specific topics, a recent one on speeding for instance. Others have included housing, pot holes etc.

County Councillor Sian Cox explained that she would be commencing ward rounds once again imminently. There are a number of matters raised by residents that have been actioned but often take a long time to see results/actions implemented. All were encouraged to continue to bring matters to Sian's attention.

There are issues in the village with speeding, the 20mph has made no difference.

It was explained that some of the key measures to reduce speeding include Speedwatch volunteering. Measures such as chicanes and speed bumps are very expensive and often low-cost effective measures are being explored first. It was emphasised that Speedwatch volunteers really do work and explained the issues around recruitment and getting volunteers out in the local area since the speed limit review and so on. It was explained that there are penalties if an individual is repeatedly caught by Speedwatch. It also helps to build a database of evidence that you have a problem with speeding in the area, that gives local police the evidence that money is needed for the area for signage and other measures.

Would witness statements add to any data?

There are two ways to report to Go Safe on the Go Safe website. One is to report a speed-related driving offence, but for this you need registration number and make of car, plus video or photo evidence. The other is to report a community concern, which is a very simple form that requires much less detail and doesn't require photos or videos. Residents who witness speeding are encouraged to report a community concern as often as possible, to evidence the protracted problem. You can also report a driving offence on the Dyfed Powys Police website but for this you need the photo or video evidence.

6) Current Council vacancies

Cllr D Scully introduced the current vacancies that Llangors Community Council are carrying. The Clerk explained the current vacancies and a brief outline of how the process works and went on to explain they are happy to answer any questions. Cllr D Jones shared a story of why he got involved with the Council and the changes he wanted to make, and encouraged others to attend some meetings and see how well the Council works together because it is a worthwhile opportunity and anyone interested should give it some consideration. Cllr H Quarrell encouraged anyone interested to ask any questions they may have and how important it is to have voices from the community.

7) Any questions from Members of the Public followed by informal session

Cllr D Scully asked if there were any further questions on any of this evening's topics from the members of the public, there were none.

Cllr D Scully asked Mr Mike Scruby if he could provide any further update on water testing. Mr Mike Scruby explained that there is a group based at Llangasty hall that have been trained to do some water quality testing on sites around the lake. It is in process and it will be an ongoing project and that it is something really positive. The work was originally set up by Friends of the river Wye, a citizen science project, initially set up to try on the larger stretches of the Wye to look at the pollution problems and where they might be occurring. As this area is part of the catchment, it is all linked but the issues experienced are often different, and most of the sites are on the inflow and outflow on the Llynfi. It will take a while to work out how successful it is but worth noting that it is being monitored. The results of testing will be available on a database that will be available for a number of years. It is enabling people to come together as a group to note where there are issues. It is good to have people out there looking and reporting back, out and noticing what is going on specifically – both good and bad in terms of litter, growth and water flowing. For anyone wanting to get involved, please get in touch with Ann Reece.

It was also noted that there is a talk on the 24th June at Llangasty Village Hall on wind turbines and renewable energy.

Cllr D Scully gave thanks to all for coming along and thank you to all speakers for this evening. The next meeting of the Council is in July and the public are welcomed to attend.

Supporting Documents

Annual Planning report - Cllr G Beaven

At last year's APM I reviewed the planning applications considered by the Council up to the end of March 2025. Today I will pick up from where I left off nominally covering the period from April 25 to end March this year. However I do intend to mention a couple of applications of interest that fall outside this period.

Just as a reminder the Community Council is a formal consultee for all planning applications affecting our area and consequently we are responsible for considering and where appropriate submitting our comments to the appropriate Planning Authority within a relatively tight deadline. For a high proportion of the Council's area the Planning Authority is the National Park Authority but the remainder, largely around Llanfihangel Talyllyn, the Planning Authority is Powys County Council.

The Council considers and decides how to respond to these planning application consultations normally at special meetings of the full Council which are called Planning Application Decision meetings or PADs for short. Residents are very welcome to attend these meetings which are advertised on our noticeboards and on our website. The meetings are minuted and these documents are also placed on our noticeboards and our website.

After consideration, the Council can either support or oppose a planning application. However, often the Council does not wish to completely reject a proposal in which case it 'does not support' an application providing an explanation of where the Council believes that changes are needed to make it more acceptable.

The Chairman's Annual Report explains that we have had 7 planning or PAD meetings during the reporting period. However more than one application was considered at some of the PADs and we also were able to consider a few during the normal monthly Council Meetings.

Consequently during this period the Council has responded to 11 planning consultations and of these 7 were from the National Park and 4 from POWYS CC. For interest the same figures I presented last year were 22 applications of which 18 were from the National Park and 4 from POWYS. This was to a large extent due the high level of activity around the Tan Troed and Royal Oak Camp sites which I will mention again later.

Having considered the 11 applications the Council supported 8 and did not support 3. There were no occasions when the Council opposed an application.

Of the 8 that the Council supported 6 have been subsequently approved, one is still to be decided and one has been refused. I must explain that the Council only gave conditional support to the application that has been refused and the refusal is because that condition was not satisfied.

Of the three that the Council did not support one has been withdrawn, one has been refused and one has been approved. The approval was for the Royal Oak Camp site and I will say more about this later.

During the reporting period the Planning Authorities actually approved 12 applications for our area which are the 6 that I mentioned earlier and 6 that were in the pipeline at the end of last year.

I will finish off by talking about a few individual applications.

The most significant applications that we have considered over the last couple of years have been those for the redevelopment of the ex PGL/Acorn Adventures sites at the Royal Oak Camp and Tan Troed.

Both sites are now owned (as far as I know) by the holiday park developer and operator Green Parks Ltd.

The Tan Troed application originally proposed 48 holiday lodges although after several public meetings and resubmissions permission was granted for a scheme providing 40 lodges but with the imposition of a 9 month occupancy restriction.

As you will know the Royal Oak Camp site is located right next to the Llangors lake and consequently there are significant ecological implications. The planning application proposed swapping the original accommodation pods for 15 lodges with 7 of these being of a radical golf ball design. The application has a complex history and I don't intend to go back over it other than to recall that the final scheme also involved the conversion of the existing buildings on the site into holiday accommodation and that included a restaurant.

The Council took account of the economic benefits of the proposal for the local areas but we had a number of significant concerns and these were set out as our reasons for not supporting the application.

At the time of last year's Annual Meeting we were all mystified as the application had then recently been withdrawn and we speculated on the implications of the new situation.

Well in the event the exact same application was resubmitted the day after our meeting and the consultation process started all over again. This withdrawal and resubmission of essential the same application allowed the proposals to be assessed against the new regulations [Technical Advice Note (TAN) 15] for flood policy in Wales which were updated in March 2025.

Eventually permission was granted but as for Tan Troed a 9 month occupancy condition was imposed.

These permissions were granted nearly a year ago but very little has happened since and maybe someone can help me but I am not aware of any significant activity on either site.

Another application I thought worthy of mention is for Ty Clay. This is the house on the right hand side of the road about a third of the way between Llangors and Llanfihangel. It is where Laura and Bob Birch lived but the house has been empty for some time. I am pleased to report that planning permission has been granted for a new larger house on the site although technically this is an extension of the existing building. I am sure that when it's completed many of you will say that the new building looks just like an agricultural barn. Well that is deliberate as it was felt that it would look less out of place if it resembled other similar buildings in the area. Hopefully construction will start soon.

The final application I will describe involves St Michael's Church in Cathedine which was deconsecrated some time ago and has been up for sale at least twice since then. There is now a planning application to convert the church into a 3 bedroom dwelling that mainly involves changes to the inside of the building leaving the external appearance largely unchanged particularly from the roadside viewpoint.

Although the church building has been sold most of the churchyard has been retained by the Church In Wales and is still in use. In order to make the repurposing viable the Church in Wales have leased an area of the adjacent field to the new owners which will be used to construct a new road entrance, driveway, a garage and a parking area for 4 vehicles. These parking spaces will be available for visitors to the churchyard. No decision yet on the application as the applicants have been asked to provide further information in response to concerns about potential disturbance to the graveyard and the resident significant population of bats.

I hope you all agree that it will be good to see these two vacant local buildings being occupied again.