

CYNGOR CYMUNED LLANSANTFFRAID AND DEYTHEUR COMMUNITY COUNCIL

THE MONTHLY MEETING OF THE LLANSANTFFRAID AND DEYTHEUR COMMUNITY COUNCIL HELD ON TUESDAY
25TH NOVEMBER 2025 AT 7PM IN THE VILLAGE HALL

PRESENT MR M BEBB (MB), MRS B CROSS - Chair (BC), MRS R DAVIES (RDA), MR R DAWSON (RD), MR D EDWARDS (DME), MR R EVANS (RE), MR R JONES (RJ), MR G THOMAS (GT), MR D WILLIAMS (DW), MR E WILLIAMS (EW)

MEMBER OF PUBLIC MR G DAVIES,

1.	<p>WELCOME AND APOLOGY The meeting was chaired by BC.</p> <p>Councillors and member of the public were welcomed to the meeting.</p>
2.	<p>NOMINATIONS FOR VICE-CHAIR MB was nominated as Vice-Chair – this was proposed and seconded that MB would be the Vice-Chair – AIF.</p>
3.	<p>AGREE MINUTES OF MEETINGS HELD NOVEMBER 3RD 2025 The minutes of the meetings held on November 3rd 2025 had been circulated and it was agreed that they were a true record of the meetings – it was proposed and seconded that they be signed – AIF.</p>
4.	<p>MATTERS ARISING FROM THE MINUTES The Chair discussed with councillors the Matters Arising procedures that had been circulated prior to the meeting. It was agreed that an email should be sent in the first instance, if not resolved within a month then a phone call and if PCC issues are then not resolved, then a complaint raised regarding the issue to the department concerned – this to be sent via the link system. Councillors agreed to this procedure – AIF.</p> <ul style="list-style-type: none"> • National Flood Forum – BC to take this over from JA. EW suggested that this should be posted on Facebook – BC said this had been done and there had been no response. Issues relating to flooding were discussed. • Green Space – There is an encumbrance on the land and also there are Rights of Way on it too. The question raised was who actually owned the land. EW to speak to the adjacent householder who is using the land. This to be done by the next meeting. • Lychgate – update to be given at the meeting in January. • Allotment water – clerk had circulated the water usage. There is a leaky pipe by the tap – RE agreed to look at it. It was agreed that the allotment water is switched off between the months of October to March. The water to be discussed at the February meeting. RE to put a laminated sign on the allotment taps. • Audit Wales - to mark on the MA issues resolved. • Tackling Poverty Grant – thanks were given to GT for resubmitting the application on behalf of the village hall. GT said that an external library will be erected by the village hall as this was part of the application. GT to circulate images of the proposed external library. In the external library there will be a place for second hand school uniform. • Collfryn culvert – an email had been sent regarding the highway issues but this has still not been done – this to be escalated to a phone call to the relevant department. • Allotment Rules & Regulations – to be circulated to councillors. • Laptop – the clerk had been into World of Tech to get prices for a laptop. The Chrome book is not compatible with Microsoft office and therefore Google's equivalent has to be used – Google Doc etc. Chairman asked clerk what spec was the Dell Latitude 7400 and the New Lenovo V15 G4 – clerk to enquire. <p>Member of the public G Davies felt that a Chrome book would suffice for the council and it was agreed for him to buy a Chrome Book on behalf of the council.</p>

	<ul style="list-style-type: none"> Hole in the hedge and oak tree on Treflan – clerk to phone regarding this issue before the next meeting. Queen’s oak by the spar – this is ongoing and should hopefully be resolved by the January meeting. Hedge by Cranford – owners didn’t think the hedge was too bad but commented on the hedge by the Vyrnwy Nursing home – RE to look and comment on this at the January meeting. Dog fouling signs – chairman had phoned about these and since the land is leased it is the responsibility of the lease holder to supply dog fouling signs and not PCC. Zebra Crossing by the Sun Hotel – it was agreed that a phone call should be made to PCC Lighting regarding the situation and the chairman suggested that a complaint should be raised to name and shame the department. Vice-Chair agreed to be a signatory on the bank account.
5.	<p>PLANNING</p> <p>Chairman attended the Planning Committee on Thursday 20th November and was disappointed that many of the concerns raised were ignored and not addressed. The conditions of the planning approval for the original planning application – 24/0740FUL – the entrance on the north side to be closed up, a splayed entrance to the south of the bungalow and one new passing place to be created and screening to be on the east side as well as the north. Since the operation is a seasonal business there was no restriction on working hours. There were additional restrictions made to the application – there was to be no buying or selling or hiring of equipment as this was not on the original application and therefore there would be a need to reapply if applicant wished to conduct these activities from the premises.</p>
6.	<p>ACCOUNTS</p> <ul style="list-style-type: none"> Andy Ellis £1815 – AIF for this to be paid A copy of the last tender for grass cutting to be circulated and this to be discussed at the January meeting. <p>Payments since last meeting</p> <ul style="list-style-type: none"> Bank charges £1.60 <p>Receipts since last meeting:- None</p> <p>Monthly Bank Reconciliation - this was signed by BC and the councillors were informed of the monies that the council had - £103,465.60. BC working on the quarterly reconciliation. Draft Budget – further work to be done on this</p>
7.	<p>PUBLIC CONVENIENCES</p> <ul style="list-style-type: none"> Donation – B Roberts AIF for a donation to be given to B Roberts for cleaning the toilets.
8.	<p>COUNTY COUNCILLOR’S REPORT - GT</p> <p>GT had received comments that the pothole machine had been very disappointing and the manual work done on pot holes had been more successful. The road has been cleaned. Work to be done on the gulley at Treflan in the next week. There is no capacity in the local schools for pupils of the area – this is a very desperate situation. It was felt that the council needed to touch base with the school about the situation – AIF. Powys is under budget at the moment but the situation is likely to change. Senedd elections will be held next year and it is hoped that this will make a difference to how PCC will run. It was commented that there had been new housing developments in many villages at the moment but there has been no consideration made regarding infrastructure.</p>
9.	<p>STATUTORY REQUIREMENTS</p> <ul style="list-style-type: none"> S6 Report The report had been circulated to councillors and the Chairman discussed the report and what could be done in the future regarding Biodiversity. It was agreed that these ideas to be included in the

	report – AIF.
10.	NEW RECREATION FIELD – Cutting hedge, cutting and clearing rubbish It was agreed to asked JM and EA Jones to cut the hedge and also the cemetery hedge. Request that the cemetery hedge is cut back quite a bit as it is overhanging the pavement. The rubbish in the field to be removed next Spring. Bulb planting with the Eco School Council on Thursday 27th November at 10am.
11.	BULB PLANTING WITH SCHOOL ECO COUNCIL NOVEMBER 27TH 2025 Risk Assessment for the bulb was agreed.
12.	COUNCILLOR TRAINING Information regarding “Free Councillor Training” had been circulated to councillors. Councillors to inform clerk if they wish to be included in the training.
13.	COUNCILLORS’ ALLOWANCE The Councillors’ Allowance was discussed and it was confirmed on 25th November 2025. Forms to be returned to the clerk.
14.	REGISTER OF ELECTORS It was agreed for the council not to request a Register of Electors – AIF.
15.	POLICIES <ul style="list-style-type: none"> • DISCIPLINARY • ANNUAL LEAVE • GRIEVANCE • PRIVACY • HEALTH & SAFETY • ANTI-BULLYING • EQUALITY & DIVERSITY • Risk Assessment template for bulb planting <p>The above policies were adopted by the council. A completed Risk Assessment to be sent to the clerk.</p>
16.	COMMUNICATION / CORRESPONDENCE <ul style="list-style-type: none"> • Urdd It was agreed to leave on the table as the council supports the school in Urdd activities • OVW – AGM Chair to attend the AGM
17.	GREEN GEN GT had replied to the Green Gen consultation as a land owner and encouraged the council to respond. A copy summary of his reply was given to the council and the letter to be circulated to councillors. At the moment there is a legal challenge with Green Gen. PCC don’t have the authority on planning for windfarms – Welsh Government make the decisions.
18.	CHRISTMAS EVENT AND DONATIONS The arrangements for the Christmas event will be dealt with by councillors as the chairman is will not be in the country. It was agreed that a donation of £200 be given to the school for Christmas activities – possibly an ice cream at the pantomime if it is not too late, £100 each to the Get-Together club and the Thursday Luncheon club – AIF.
19.	ADMINISTRATION <ul style="list-style-type: none"> • VAT Return This to be done at the end of the year • Laptop Replacement This has already been discussed • Allotment payment reconciliation This will be done by the January meeting
20.	COUNCILLORS’ REPORT MB had attended the Deytheur School Trust meeting –34 pupils had applied to the Trust. The University students received £600 each and the “A” level students received £250 each.
21.	PUBLIC PARTICIPATION

	None
22.	<p>NEW RECREATION FIELD</p> <p>The Chairman discussed the results of the public survey for the new recreation field.</p> <p>It was felt that the council needed to decide on whether a MUGA was needed or a fenced piece of tarmac which could be used for many sports. A car park would be essential for either.</p> <p>It was commented that a MUGA would need to be resurfaced in about 10-15 years' time and the MUGA would only be used for 5-6 months of the year as there were no floodlights</p> <p>Grants were asked about and the chairman said that a grant from the National Lottery would give a grant for £20,000.</p> <p>A project manager was needed to collate the issues about the land and to take issues forward and a Working Party to be set up with councillors and members of the public– councillors were in agreement of this.</p> <p>It was felt that the Working Party to start with the council's suggestion of a car park, asphalt area and fence.</p> <p>It was agreed to have a Working Party meeting on Monday January 12th 2026 at 7pm with members of the council – GT, RD, RE, EW, RJ, BC, RDA, G Davies member of the public and members of the public who had shown an interest to be invited.</p>
17.	NEXT MEETING – MONDAY 26TH JANUARY 2026

MEETING CLOSED AT 20.55PM