

CYNGOR CYMUNED LLANSANTFFRAID AND DEYTHEUR COMMUNITY COUNCIL

THE MONTHLY MEETING OF THE LLANSANTFFRAID AND DEYTHEUR COMMUNITY COUNCIL HELD ON MONDAY
27TH APRIL 2026 AT 7PM AT THE LION HOTEL

PRESENT MR M BEBB (MB), MRS B CROSS - Chair (BC), MRS R DAVIES (RDA), MR R DAWSON (RD), MR D EDWARDS (DME), MR R EANS (RE), MR E WILLIAMS (EW)

MEMBER OF PUBLIC MR G DAVIES

APOLOGIES MR R JONES, MR G THOMAS, MR D WILLIAMS

1.	<p>WELCOME AND APOLOGY</p> <p>The meeting was chaired by BC.</p> <p>Councillors and members of the public were welcomed to the meeting.</p> <p>The apologies received were accepted.</p>
2.	<p>AGREE MINUTES OF MEETINGS MARCH 2026</p> <p>The minutes of the meeting held on March 30th 2026 had been circulated and it was agreed that they were a true record of the meeting – it was proposed and seconded that they be signed – AIF.</p>
3.	<p>MATTERS ARISING FROM THE MINUTES</p> <p>The Chair discussed the Matters Arising with the councillors:-</p> <ul style="list-style-type: none"> • Wynnstay wall – the matter is ongoing • Culvert – the ownership of the culvert was discussed and it was decided to leave until next meeting • Telephone box on the Winllan – this has now got a solar light and the defibrillator is on order. • The locks on the gates at the allotments was discussed and it was decided to monitor the situation and the matter will be discussed later in the year. <p>RE mentioned that there was a tree overhanging the greenhouse on allotment 12A. The matter to be reported to PCC as it belongs to them.</p> <ul style="list-style-type: none"> • Library on Deytheur and VH– this is ongoing • The matter of the extractor fan and tap at the Public Conveniences is ongoing. • Fly tipping – RJ to give update at next meeting • Council meal – 12th May 2026 at 7pm at the Lion Hotel
4.	<p>PLANNING</p> <p>Application Reference: P/26/0058/FUL</p> <p>Proposal: Partial change of use and sub-division of Cleveland House into 3 residential dwellings including alterations, creation of outdoor amenity space, parking spaces and all associated works</p> <p>Location: CLEVELAND HOUSE, LLANSANTFFRAID-YM-MECHAIN, SY22 6AQ</p> <p>The planning was discussed and the councillors were in favour of supporting it – AIF.</p>
5.	<p>ACCOUNTS</p> <ul style="list-style-type: none"> • Domestic Rates £143.07 – This to be queried with the Non Domestic Rate department within PCC • B Cross – planning application £332 - AIF for this to be paid • B Cross – green paint - £18.30 – AIF for this to be paid • Insurance £765.99 – Clerk explained why there had been an increase in the premium. <p>BC briefly summarised the insurance cover. It was decided to ask for a quote for another defib on the insurance before it is paid – AIF.</p>

	<p>Payments since last meeting</p> <ul style="list-style-type: none"> • DPA £47.09 • Defib4Life £1206 • Hafren Dyfrdwy £47.70 • Hafren Dyfrdwy £5.95 • British Gas £21.14 • Charges £.40 <p>Receipts since last meeting:-</p> <ul style="list-style-type: none"> • Burial £400 • Allotment rents £170 – A reminder to be sent to the allotment tenants that haven't yet paid. • Honesty Box £13.21 <p>Monthly bank reconciliation – this was approved.</p>
6.	<p>GRASS CUTTING TENDER</p> <p>The tender had been awarded to Mr Andy Ellis for the next two years. A copy of his public liability insurance to be requested next February next year and to be added to the Management Cycle.</p>
7.	<p>AUDIT</p> <p>Clerk explained about the external audit and the paperwork that had to be submitted with it. A Council annual report and the Terms of Reference (ToR) for the internal auditor. Even though the ToR had been included in the Engagement letter it was felt that the council should have a policy. The ToR policy was agreed at the meeting – AIF.</p>
8.	<p>ALLOTMENTS</p> <p>There is a vacant allotment plot and the waiting list was discussed. The plot to be offered to the person who made an enquiry about one – AIF. The Chair mentioned that if a plot was not cultivated this year then the tenant would have to give it up next year – this was on the new Rules and Regulations circulated. Clerk to send reminder letters to those who have not paid.</p>
9.	<p>CAR PARK FENCE/PARKING</p> <p>Some of the fence posts on the car park have snapped and others are wobbly. It was felt that the situation would not improve if the posts were set in cement as they would only snap. It was decided that the snapped posts would be replaced and the wobbly ones would be knocked in further – RE agreed to do this work.</p> <p>The issue about a parked lorry and van on the car park was discussed and it was mentioned that the owner of these vehicles lived just outside the village. A polite notice to be posted and the situation to be monitored.</p>
10.	<p>BUS SHELTER</p> <p>The cladding on the bus shelter needs to be repaired – RE said that he would assess what was needed</p>
11.	<p>PUBLIC CONVENIENCES</p> <p>The lock on the toilet door for the disabled was discussed and it was decided that Paul Ashby to be contacted and ask him to put a new disable compliant.</p> <p>It was asked what were the arrangements for the public conveniences over the summer – the Chair said that it would be the same as it is now – disabled toilet for everyone.</p> <p>The signage on the toilets to be changed and RE to remove the signage that is on the other two doors.</p>
12.	<p>COUNTY COUNCILLOR'S REPORT – GT</p> <p>Not available.</p>
13.	<p>STATUTORY REQUIREMENTS</p> <ul style="list-style-type: none"> • Asset Register This to be reviewed – EW and RD said that they would do it. The benches and telephone boxes have been reviewed by the Chair.
14.	<p>NEW RECREATION FIELD</p> <p>The pre-application will be available on Wednesday 6th May 2026.</p>
15.	<p>POLICIES</p> <ul style="list-style-type: none"> • ToR Internal Audit This has been dealt with under Item 7.
16.	<p>COMMUNICATION / CORRESPONDENCE</p> <p>The only correspondence received were leaflets.</p>

17.	<p>GREEN GEN The matter is with the High Court. There will be Hustings in Meifod on Friday 1st May 2026 which will include Green Gen.</p>
18.	<p>ADMINISTRATION None.</p>
19.	<p>COUNCILLORS' REPORT</p> <ul style="list-style-type: none"> • DME mentioned that Severn Trent had repaired a manhole opposite Treflan entrance but had not repaired the manhole few yards away.. Clerk to contact Severn Trent regarding this matter. • AT asked for clarification regarding the cemetery grass – this has not been cut because the tender has just been awarded. It was explained to him that part of the grass at the cemetery was “no mow May” which means that it is an area for wildlife and is part of the Council’s Biodiversity project. Since the cemetery was discussed the clerk mentioned that there was no designated place for the burial of ashes. She had spoken to Jacksons the Undertakers who suggested an area that would be suitable. The Chair and RDA to look at the area before the next meeting. • RDA had been approached by a resident regarding the development at the Gelli. AT left the room while the matter was discussed. The initial development had planning granted and it seems that the other developments came as “permitted developments”. It was stated that “permitted developments” could cover a few developments. It was suggested that a Deytheur Councillor speak to the resident stating that if he had concerns regarding the development then he should contact the Planning Department within PCC.
20.	<p>PUBLIC PARTICIPATION None</p>
21.	<p>NEXT MEETING The next meeting will be the AGM on the 18th May 2026 at 7pm at the Lion Hotel.</p>

MEETING CLOSED AT 8.25pm