

MINUTES of the Ordinary Meeting of Llandybie Community Council held at the Council offices, High Street, Llandybie and online via Teams on Wednesday, 26th of November 2025 at 6.30 p.m.

Present

Councillors

Cllr A.J. Evans	Cllr R. Barnes	Cllr J. Tandy
P. H. Roberts	Cllr G. J. Davies	Cllr N. C. Davies
E. J. Davies	Cllr C. R. Thomas	Cllr R.A. Davies
Cllr D. W. Hopkins	Cllr H. Davies	

Attending online

Cllr K. D. L. Davies	D. Thomas	Cllr A. W. Jones
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Apologies

Cllr A. L. Thomas	Cllr L. Wilkins	Cllr S. Roberts
Cllr E. W. Nicholas		

Absent;

Cllr L. Jones

843.

To Receive apologies for absence.

There were four, Cllr A. L. Thomas, Cllr E. W. Nicholas, Cllr S. Roberts, Cllr L. Wilkins

844.

DECLARATIONS OF INTEREST.

There was one, Cllr R. Barnes expressed an interest in the item in the

845.

MINUTES

The Minutes of the following meetings as circulated were considered:

- Minutes of the Ordinary Meeting held on the 29th of October 2025

The minutes were proposed as correct by Cllr E. J. Davies and seconded by Cllr P. H. Roberts.

- Minutes of the Planning Committee held on the 29th of October 2025

The minutes were proposed as correct by Cllr A. J. Evans and seconded by Cllr D. Thomas.

- Minutes of the Green Spaces Committee held on the 19th of November 2025

The minutes were proposed as correct by Cllr A. J. Evans and seconded by Cllr H. Davies.

Chair

Acceptance of the minutes.

The Chair asked for a proposal to accept all the minutes, and this was **Proposed** by Cllr R. Barnes and **Seconded** by Cllr N. C. Davies.

846.

Matters arising from the minutes.

Matters arising from the Minutes of the Ordinary Meeting of the 24th of September 2025.

(i) The Clerk spoke to confirm the planning position of the move from the High Street Office and Chamber. The Clerk confirmed that the planning would be a matter of ancillary use with the shower room converted to storage room to house the safe and other filing cabinets and the main room was to hold meetings and the main use would still be for the use of bowls and tennis as a sports pavilion.

Cllr R. A. Davies proposed this be accepted, this was seconded by Cllr P. H. Roberts.

It was **resolved** to accept the recommendation.

(ii) The Clerk asked that discussion take place regarding the heating and redecoration of the building.

The Clerk explained that a meeting was held with the Chair and V. Chair and that the matter was discussed and they felt the work should begin and funded out this financial year, the Clerk explained that he needed a decision in the meeting of how to proceed as he had no firm cost on the heating system or the redecoration and it would mean taking funds out of reserves for the second time in this financial year.

After a lengthy discussion it was argued that the money should be taken out of next year as planned when the grant for the heating system did not materialise and it was moved into next year.

The Clerk intervened and asked that he be given time to put a more formal plan on the best heating solution and get estimates of the cost of redecoration and present those to the Green Spaces Committee in January and have recommendations from that committee to be considered for the Ordinary Meeting later in January 2025.

This was proposed by Cllr R. A. Davies and Seconded by Cllr A. J. Jones.

It was **resolved** to follow the Clerk's wishes.

PUBLIC PARTICIPATION

There was one member of the public attending online as an observer.

847.

CORRESPONDENCE

(i) Police reports as 1st of October 2025

Llandybie Area	
Violence and sexual offences	15
Drugs	1
Public Order	1
Criminal Damage & Arson	1

Penygroes including Blaenau and Caerbryn;	
Violence and sexual offences	3
Criminal Damage	2
Anti-Social Behaviour	1
Drugs	1

Saron and Capel Hendre	
Violence and sexual offences	15
Criminal Damage & Arson	5
Public Order	2
Other Crime	1

For members and wider public information, Llandybie Community Area Crime figures below are available using the link below. The Clerk recommends that the look at the crime map of their area which offers some detail of the breakdown of the crime figures by searching ‘in my area’ [Llandybie | Police.uk \(www.police.uk\)](http://www.police.uk)

The took the opportunity to update Councillors that he had written as requested to the Dyfed Powys Police Commissioner about the lack of Police Cover in Penygroes and Saron Wards and he had had an acknowledgement but not yet an answer.

(ii) Gilfach Iago Update

Chair

The Clerk confirmed that he had not had an update from the last Ordinary Meeting but would continue asking for a response.

It was **resolved** to note the Clerks update and await further response.

848.

Clerk's Report 23/11/25

To: Chair and Members of Council.

(a) Parks.

(i) Saron and Capel Hendre 106. Still on the list of follow up with Carmarthenshire County Council.

There is no further update on the two amounts of £22,320.00 for future education provision at Saron and £17,680.00 for Cwmgwili park. No further news to report.

(b) Footpaths.

The Clerk had his quarterly meeting with Carmarthenshire County Council Rights of Way team (RoW).

51/23 Cwmfferws: Cllr C. R. Thomas reported horses being ridden on the RoW, although there is a Bridleway linking to the path horse riding is not permitted, the Clerk has Asked the County Council Team to investigating putting up signage to warn horse riders.

Update: The Clerk has asked for an update.

51/17 Capel Hendre: Reported by Cllr N. C. Davies, the path is overgrown and blocked, the Clerk is arranging to meet our contractor on site to get it included in the contract cuts and reopen the path.

Update: The Clerk has met the contractor, and this will be dealt with at the first cut of the season in April 2026.

51/23 Cwmfferws to Saron: An outstanding item reported by Cllr N. C. Davies, the Clerk will now establish who the landowner is and meet with them to discuss repairing a fence overlooking the river.

Update: The Clerk is still trying to contact the landowner.

51/51 The gate road footpath was reported by Cllr P. H. Roberts, the Clerk has now Cllr Roberts on site and reporting the longstanding issue.

Update: The Clerk has met the RoW Team at the County Council, and they are actioning the re pointing of the waymark post and reestablishing the styles at end of the property.

51/047/1 Wern Ddu Road: This was explored by the Clerk over the summer and has been rereported by a resident, however, as already agreed with the RoW Team at the County.

Actions: The County Council are scheduling this path into their work programme the reestablishing of a style on the route through Nant and Cefn Cefni and assessing the bridge to reposition back across the stream or replace the bridge and reestablish waymarks.

51/109/1 Heol Ddu: The Clerk has met with the RoW Team and is meeting them onsite with the property owner on Monday 24th of November to discuss an issue of a blocked footpath that links Heol Ddu to Wern Ddu.

51/110/1 to Heol Ddu: The Clerk has discussed this with the RoW Team.

Action: They will review and cut any obstruction within the upcoming work schedule.

51/114/1: Mountain Road off Heal Ddu: The Clerk has explored this and reported to the Brecon Beacons National park and is awaiting a date to meet a footpath officer onsite, he will be chasing up a date this coming week.

51/101/1 Glynhir: The Clerk has had assurance from the RoW Team and will be attending to clearing, however, there are bridges that need to be replaced at a span of over 12meters, and the RoW teams have identified a budget to undertake this work and will be scheduling this in early 2026. This path does link to 44/55 which is Brecon Beacon National Park, but the County Council will liaise with them directly for any access permissions needed.

The Clerk has arranged to meet the Golf Club to inform them of the Rights of Way across the course and work with them to address any issues.

51/99/1 Wern Ddu: This RoW goes nr Glynhir Mansion and the RoW have agreed to schedule works to clear any access issues, the Clerk has arranged to walk the route with them to assess work on Monday 24th of November.

51/102/1: Nr Glynhir Waterfalls: The Clerk has discussed this with the RoW Team and he will be walking this path week ending 28th of November to assess the need to cut overgrowth, he will instruct our contractor if he discovers the overgrowth can't wait until the next cut in April 2026.

51/24 Lon y Grug Las: The Clerk has reported a broken manhole cover on this RoW and it is being attended to by the Highways Team as it is on a housing estate.

51/82 Nr Pen pound, Llandybie: Three storm damaged and fallen trees are blocking and overhanging the footpath, the Clerk has met our footpath contractor onsite on Wednesday 19th of November, the work of clearance due to Health & Safety will be completed for £350 by the 28th of November.

(c) Banc Y Ddraenen Park Project.

Update; The Clerk is monitoring the situation after a challenge to the Planning Application that holds the 106 payments.

(d) Heating System at Bowls and Tennis Pavilion.

The Clerk is now in the process of re pricing the project due to the time that has passed since March of this year. This has been discussed as an earlier item as matters arising from the Green Spaces Committee Minutes.

(e) Saron Park Upgrade.

The chosen contractor, Wicksteed in in the process of manufacturing and the park is expected to be complete by the end of January 2026.

(f) Gate locking at Penygroes Park.

The chosen contractor, M B Fencing are now in the process of manufacturing the new gates, a local resident will continue locking the gates for the main entrance for the next month when the gates are expected to be in place.

Update: This project is due to be completed by the end of November.

(i) Chamber and office move update:

The final equipment has already been relocated to Llandybie Bowls & Tennis Pavilion, and the storage room is now in the process of being completed by the end of November, with work on the storage shed complete and ready for populating with Tennis, Bowls and Council equipment.

The Clerk and Chair have signed and return our relinquishing of our lease of the Chamber at High Street with a final date of occupation as Friday 28th of November 2026.

A final suspension of Vodafone Wi-Fi and Electric Contracts will be completed by the 28th of November, and the County Council rates have already sent a final invoice up to that date.

Amman Valley School is collecting surplus furniture the week ending the 28th and Relo8 a local removal firm are moving the key office furniture to our Pavilion storage room on Wednesday 26th of November.

The Clerk had also arranged to have the front door locks change with new keys that can only be cut by the manufacturer of the doors and had met Dyfed Alarms of site to provide a quote for an Alarm System.

(j) Quarry Clock.

The Clerk has now been trialled a battery to get the clock working again, and it has been a success, and this was confirmed by Smiths of Derby at the annual clock service on November 19th.

There were two options a 100v and 300v battery where two could be purchased one as a replacement monthly whilst a second was being charged.

The 300v option was £1,732 in c vat and the 100v option was £1,168.80 including vat, the Green Spaces Committee have recommended accepting the second option.

It was **resolved** to accept the lower price.

(k) Dog Fouling Bins at Cwmfferws.

The Clerk has met with the Carmarthenshire County Council Groundwork Team who undertake of parks tenders to discuss having bins at either end of Saron and Cwmfferws emptied more regularly and to ascertain if more bins can be provided. They will be replying to his request, hopefully over the next week.

Update: The Clerk has chased this up on the 20th of November and is expecting a reply by the 28th of November.

(l) Grants evening.

The grants evening was a great success with 44 people from 20 organisations and councillors in attendance. The Clerk has already shared and posted pictures on the Facebook Page and will be releasing a press release this coming week.

Dai Nicholas – Clerk

November 23rd, 2025

849. Financial Matters

Finance Report as at 23rd of November 2025

INCOME

HEADING	BUDGET	ACTUAL INCOME	DIFFERENCE
Precept	193860.00	129240.00	-64620.00
Vat Return (Rebate)	24000.00	16118.40	-7881.60
Administration	3000.00	8803.23	5803.23
Bank interest	4300.00	147.56	-4152.44
Hire Agreement/Grants/106	20000.00	23050.00	3050.00
Total	245160.00	177359.19	-67800.81

EXPENDITURE

HEADING	BUDGET	ACTUAL EXPENDITURE	DIFFERENCE
Grass Cutting	£31,500.00	£14,709.38	£16,790.62
Staff Salary and PAYE	£57,252.00	£44,637.36	£12,614.64
Office Services	£7,500.00	£6,970.66	£529.34
Insurance	£3,240.00	£3,295.22	-£55.22
Financial Grants (Open Spaces, Hall, Cemetery)	£20,000.00	£11,299.00	£8,701.00
Asset Maintenance (Public conveniences, premises, parks, rights of way, burial grounds)	£47,495.00	£33,389.84	£14,105.16
Services & Subscriptions	£6,050.00	£5,067.70	£982.30
Members Allowances & Paye	£14,000.00	£1,216.00	£12,784.00
Election Costs	£8,000.00	£7,011.27	£988.73
Section 137	£20,000.00	£4,475.00	£15,525.00
Lighting	£4,000.00	£6,207.42	-£2207.42
Community Development	£55,565.00	£37,819.14	£17,745.86
Total	£274,602.00	£176,097.99	-£98,504.01

Payments made for November until 23rd of November

Martin Davies Planning and Finance Minutes Sept Inv 22/09/2025	102.18
Martin Davies Finance (2) and Ordinary Minutes Inv 29/10/2025	337.42
Morgan & Morgan Photocopier Paper Inv 997334	31.58
J & D Water Consultants Water Risk Assessment Inv 016311	612.00
Carmarthenshire County Annual Rates Council Offices Ref: 800102883	2186.80
Carmarthenshire County Annual Rates Council Offices Ref: 800236827	1647.20
BT Charges one month's Inv Np. M038 X2	60.30
K D Gardening Serv Toilet Services Oct Inv 242	891.25

Chair

Dynevor Tree Services Final Inv 04/11/2025	1185.00
Community Grant Llandybie PTA Sept 2025	500.00
Community Grant special award Penybanc Welfare Hall	1575.00
Staff salary D S Nicholas November 2025	2457.72
Staff Salary S H Taylor November 2025	909.21
D. Nicholas 6 Months Vodafone Connection paid out of own account	158.09
D. Nicholas Daffofil Bulbs for Penygroes Park paid out of own account	113.97
D. Nicholas Buffet Jenkins Bakery Grants Evening paid out of own account	161.30
Sian Taylor 3 Months Travelling	90.90
Sian Taylor own pocket expenses, Cleaning Materials, Postage, Flowers	50.09

Payments for invoices received at 21st of September.

Carmarthenshire County Council 2 quarters of Annual Grounds maintenance

£18,268.38

Final rates for Council Chaber High Street £1,443.89

Annual Water rates Saron Pavilion £1,275.75

As matter of note, Income received and banked:

Grant from Williams Brownhill for Saron Zip Wire £1,500 (Cheque)

Cymuned Llandybie Community Council					
Mantolen 2025-2026 Accounts from April 1st					
Prepared by - D Nicholas					
Financial year ending 31/04/2026					
BALANCE OF ACCOUNTS					
					£
Brought Forward (opening balance at Bank)					£244,691.25
Add Income in the year					£177,359.19
Total					£422,050.44
Less outgoings					£201,266.50
Closing Balance Finance Spreadsheet					£220,783.94
(receipts - payments)					
Unpresented payments/cheques					£0.00
TRUE STATEMENT BALANCE					£220,783.94

Cllr E. J. Davies had one concern he wanted noted, he felt it unfair to expect The Clerk and the Administration Officer to have to continually pay out of pocket expenses, Cllr A. J. Jones agreed and it was further agreed to discuss issuing a Debit Card with a suitable limit at the next Finance Committee in February 2026.

It was **resolved** to accept financial report presented by the Clerk with the above amendment.

(ii) Update on External Audit 2024/25

The Clerk confirmed that the External Audit for the year 2024-25 was passed by Audit Wales.

850.

Section 106 funding.

There was no update from County Councillors present.

851.

Request on Seminars / Joint meetings

The Chair updated Councillors that he had attended the Llandybie Twinning Association Committee at Llandybie RFC and that he had been made aware that it was the whole of Llandybie Community area that was covered by the work of the Association.

The Clerk announced he had attended the area Society for Local Council Clerks (SLCC) and there had been an interesting discussion on joint procurement between councils.

852.

Date of next meeting

Members **resolved** that the date of the next Ordinary meeting be the 21st of January 2026 with a Green Spaces Committee on the 14th of January 2026.

853.

As there was no further business to discuss, the **Chair declared** the meeting closed.
7.59 pm.

Chair