

Cyngor Cymuned Llannon Community Council



Minutes of the Full Council Meeting of Llannon Community Council

on

Wednesday 24th September 2025 at 6.30pm

Hybrid via MS Teams and in Tumble Hall

Meeting commenced at 6:30pm

The Chair, Cllr. R. Lloyd Davies presided over the meeting.

The Chair welcomed the Council and members of the public to the meeting. The Chair stated that she was pleased to see that a number of residents had attended the meeting in order to receive accurate information regarding the proposed developments.

The Chair also stated that she is disappointed with the very selective information shared on social media designed to trigger outrage and animosity towards members of staff and councillors and hoped that everyone present have an open mind and appreciate the hard work that has been done to develop the future projects.

The Chair explained that the emergency meeting that was previously held was in camera due to confidential matters that were being discussed, which legally, the Council could not disclose to the members of the public at that stage. The Chair also explained that the minutes of the emergency meeting are on LICC's website which explain details of why the proposed major redevelopment of the Pavillion in Parc Y Mynydd Mawr cannot proceed.

The Chair informed everyone present that this is the meeting that members of the Council will be receiving detailed information, discussing a Business Case for a new proposed development and making decisions.

Minute No. 107 – Members Present.

Cllr. R. Lloyd Davies (RD) – Tumble Hall.
Cllr. J. Owen (JO) – Tumble Hall.
Cllr. P. Owen (PO) – Tumble Hall.
Cllr. T. Stillman (TS) – Teams.
Cllr. N. Thomas (NT) – Tumble Hall.
Cllr. Ll. Davies (LD) – Tumble Hall.
Cllr. C. Davies (CD) – Tumble Hall.
Cllr. S. Harries (SH) – Tumble Hall.
Cllr. J. Burree (JB) - Tumble Hall.
Cllr. J. Griffiths (JG) - Tumble Hall.

Also Present:

Mrs. C. Hope – Chief Officer (CH)
Mrs. Ff. Davies – Deputy Chief Officer / RFO (FD)
Miss. B. Davies - Welsh Language interpreter.
Mrs. L. Davies – Welsh Language Interpreter.
Mr. L. Andrews – Security.

Minute No. 108 – Apologies and reasons for absence.

Cllr. E. G. Evans (EGE) – Work Commitments.
Cllr. J. Anderson (JA) – Family Commitments.
Cllr. S. Eldridge (SE) – Away on holiday.
Cllr. S. Blackmore (SMB) – Resigned this afternoon.
Cllr. R. Jones – Resigned this afternoon.

Minute No. 109 – Declarations of Interests.

There were no new declarations of interest.

Minute No. 110 – Policing Matters.

The Chief Officer informed the Council that there wasn't a meeting this month with the police but was pleased to report that the anti-social behaviour at the

start of the summer has reduced considerably. The Chief Officer stated that she is hopeful that the police will start attending monthly meetings soon.

Minute No. 111 – Public participation.

The Chair stated that there are several residents present in the meeting and reminded everyone that if anyone wishes to address the Council that they would need to introduce themselves and state which item of the agenda that they will be referring to.

The Chair reminded the Council of the Standing Orders and that this section of the agenda allows each representative to speak up to a maximum of three minutes and that the whole section can not take more than fifteen minutes in total. The Chair also reminded everyone that a member of the public can ask the Council a question where the Council may choose to respond in the meeting or alternatively prepare a written response at a later date.

The Chair asked all members of the public that the ones that wish to speak to hold up their hands. One member of the public held up their hand.

The member of the public addressed herself as Sharon Hopkins and stated that she was here on behalf of other residents within the Ward. Ms Hopkins stated that she would like to know when Plan B of the redevelopment will go ahead.

The Chair informed Ms Hopkins that hopefully her question will be answered at point eleven of the agenda.

Ms Hopkins stated that she would like to know what's happening with Tumble Doctor's Surgery and whether the Council have already purchased the building.

The Chief Officer informed Ms Hopkins that this question will be answered later on in the meeting when discussing the business case.

There were no other comments or questions from the members of the public.

Minute No. 112 – The Chair's Report.

The Chair reported that during the last month she has attended several meetings with the Chief Officer. The Chair held a meeting with the Chief Officer and Cllr. Ll. Davies at Tumble Doctors Surgery. The Chair also stated that she

has been in contact with the Vice Chair with regards to unexpected issues with the redevelopment. The Chair has attended a Finance Committee meeting. Unfortunately, due to the Chair undergoing hip replacement surgery she has been unable to volunteer with Cinio & Chlonc this month.

Minute No. 113 – County Councillor’s Report.

Cllr. Ll. Davies sent her report via email to the Chief Officer who in turn forwarded the report to all Councillor’s via email.

The Chief Officer has not received a report from Cllr. D. Jones.

Minute No. 114 – Confirmation of the minutes of the Full Council Meeting 30.07.25

JO proposed that these minutes were a true record. NT seconded the proposal. All members present in favour.

Resolved that the minutes of the Full Council Meeting 30.07.25 (prints of which having been previously circulated to members) be taken as read, and the same are hereby verified, received, and confirmed by all respectively.

Minute No. 115 – Confirmation of the minutes of the EGM on 06.08.25.

JO proposed that these minutes were a true record. RD seconded the proposal. All members present in favour.

Resolved that the minutes of the EGM on 06.08.25 (prints of which having been previously circulated to members) be taken as read, and the same are hereby verified, received, and confirmed by all respectively.

Minute No. 116 – Confirmation of the minutes of the Finance Committee Meeting on 08.09.25.

NT proposed that these minutes were a true record. LD seconded the proposal. All members present in favour.

Resolved that the minutes of the Finance Committee Meeting on 08.09.25 (prints of which having been previously circulated to members) be taken as read, and the same are hereby verified, received, and confirmed by all respectively.

Minute No. 117 – Confirmation of the minutes of the EGM on 09.09.25.

JB proposed that these minutes were a true record. SH seconded the proposal. All members present in favour.

Resolved that the minutes of the EGM on 09.09.25 (prints of which having been previously circulated to members) be taken as read, and the same are hereby verified, received, and confirmed by all respectively.

Minute No. 118 – The Chief Officers' report.

The Chief Officer reported on the following:

- **Summer Activities.**

Over 1200 children attended the free summer activities arranged by Llannon Community Council.

Forty to Fifty families attended the free family breakfast clubs which will need to be held at Tumble Hall in future as Y Cwtsh was too small to accommodate everyone.

418 children participated in the free tennis lessons. Off the back of these lessons, 42 new annual membership were sold in August.

Two summer fun days, one in Llannon and one in Parc Y Mynydd Mawr. Both events were very successful.

Other activities available during the summer:

- Cooking & Songwriting lessons with Ragsy from Y Llais
- Multi-sports
- Dance Club / Mini Movers
- Kids Bootcamp
- Dre Twt
- Air Assault
- Music Factory
- Art Classes

The Chief Officer thanked Abi, Kelly, Gareth, Steff and Rob who put on an incredible programme and to the wonderful volunteers, Carol, Shazia, Mark, Jen and Jan who continue to give up their own time to assist LICC.

- **October Half-Term Activities.**

The following activities are planned to take place during the October half-term:

- Free family breakfast clubs every weekday.
- Art Class – Thursday
- Dance Club
- Gareth and Steff will be organising outdoor sports

All the above will be advertised on social media in due course.

- **Cinio & Chlonc.**

Both trips to Brecon and Saundersfoot were extremely successful. All enjoyed thoroughly.

Cinio & Chlonc returned on the 12th September.

The Christmas special will be held on the 5th December 2025 and the sessions will commence in the new year.

A trip to Torquay has been organised for January.

- **Tumble Hall.**

The St John's Ambulance Sessions have been well attended. The next session will be defib awareness on 15th October 2025.

Hwb Bach Y Wlad are regularly visiting and are alternating between Y Cwtsh and Tumble Hall.

The Parkinson's Community Group will be starting at the end of October and will be using the Hall for seven weeks.

The surgery has booked three days in order to carry out their flu and covid vaccinations.

The UHB have booked two days in order to carry out vaccinations.

The Radio Cymru programme 'Hawl I Holi' will be broadcasting their programme from the Hall on 2nd October.

The Early Years Team will be delivering sessions from Tumble Hall and hopefully this will become regular, weekly sessions.

Macmillan Coffee Morning will be held tomorrow between 9.00am and 10.30 am.

Chair dancing every Thursday morning.

James Williams concert on 1st November, tickets are available to buy. This event has been advertised on social media.

Taylor Swift for the younger audience. This will be held on 28th November, and tickets will be on sale soon. This will be advertised on social media.

- **Remembrance Day Service.**

The Remembrance Day Services will be held on Sunday 9th November 2025 in Tumble and in Cross Hands. The Chief Officer has contacted Rev Lindy and is awaiting a response.

- **Christmas Trees.**

The Chief Officer has ordered the Christmas Trees.

- **Safer Routes in Communities.**

The expression of interest has been assessed and CCC will be taking it forward to a funding bid in 2027/2028:

The bid includes:

- Upgrading existing footpaths on Carmarthen Road
- Zebra crossing outside the school
- Parent Shelter and widening of the entrance outside the school
- Improving the entrance to Cross Hands Park
- Create a shared path with low level lighting around the boundary of Cross Hands Park
- Widening the existing footpath from Cross Hands Park behind the tennis courts and the bowls green to create a shared path to Maes Y Gwendraeth
- Enhanced footway access from top right of the park
- Cycle stand installation at Cross Hands Park
- Shared path and lighting from Heol Ty Newydd through Tirwaun Park up Meadows Road

- Creation of a cycle path from A476 along Meadows Road to link up with Llandeilo Road and existing footpath
- **Food Poverty Fund.**
LICC have secured £9000 through the food poverty fund which will be supplied through Castell Howell.

The Chair thanked the Chief Officer for a very full account of what has been going on within the Council. The Chair stated that this month has again been exceptionally busy and demanding for the Chief Officer and staff. The Chair thanked the Chief Officer for her work with the Safer Routes bid and felt that the community will benefit from this greatly.

NT thanked the Chief Officer and the staff for their work during the summer and stated that it was nice to see the children of the community have activities readily available to them during the school summer holidays.

Minute No. 119 – To agree the Council’s CCTV Policy.

A copy of the draft CCTV Policy had been circulated via email to all members of the Council from the Chief Officer prior to the meeting.

The Chief Officer informed the members present that this CCTV Policy has been created following a complaint received. The complainant was frustrated that the Chief Officer viewed the CCTV in order to deal with the original complaint. The Chief Officer stated that this CCTV Policy has been created using the ICO guidelines regarding the use of CCTV and that these guidelines have been adhered to correctly in the past.

The Chair asked the members of the Council if anyone had any comments with regards to the CCTV Policy presented to them.

JO stated that this policy outlines exactly how LICC and its staff have been using the CCTV within the accordance of the ICO guidelines.

PO proposed to accept the Council’s CCTV Policy. LD seconded the proposal. All members present in favour.

Resolved that the Council accept the Council’s CCTV Policy as previously circulated via email from the Chief Officer.

Minute No. 120 – To receive an update regarding the redevelopment of the Pavilion at Parc Y Mynydd Mawr which includes a refurbishment of the existing space to support the requirements of Tumble United AFC and Tumble RFC.

The Chief Officer informed the Council that she had prepared a business case three weeks ago ready to be presented to the Council. The business case was for the Council to consider applying for borrowing approval to Welsh Government in order to make up the shortfall required to complete the redevelopment of the Pavillion at Parc Y Mynydd Mawr. The business case had a full breakdown of the proposed works and cost to include fees and inflation of £1,302,490.00 (excluding VAT) of which £853,500.00 funding had already been approved in principle. The breakdown of the borrowing required came to £448,990.00, rounded up to £450,000.00.

The Chief Officer stated that on the morning prior to her sending out the business case she had received a confidential email which prevented her from presenting this business case to the Councillors. The Chief Officer called an EGM to explain the content of the correspondence that she had received. The Chief Officer stated that during the EGM confidential and sensitive information was discussed and for legal reasons the Council can not release this information to members of the public. The Chief Officer also stated that during the EGM, the advice she gave to Council was to not proceed with borrowing more than £450,000.00 to enable LICC to proceed with the original plans as this would most certainly cause future increases to the precept.

The Chief Officer informed everyone present that under the current circumstances it is not possible to continue with the extension for the Pavillion at Parc Y Mynydd Mawr.

The Chief Officer also informed everyone present that Cymru Football Foundation were originally meant to give LICC their decision regarding the funding available for the original project in May but due to objections received with the planning this decision was then pushed back to August.

The Chief Officer informed everyone present that after the EGM she spoke to the funders to see what options were available to enable the project to continue. Cymru Football Foundation are still keen to fund the project on the basis that LICC can continue to deliver their existing community benefit projects. The Chief Officer stated that as the pitches are based at Parc Y Mynydd Mawr, the provision for the clubs must take priority which is also vital

to continue with phase 2 – an all weather training facility. The Chief Officer informed everyone present that the existing footprint of the Pavillion is not large enough to accommodate everything in one site, so LICC have to look at other options to continue with their projects.

The Chief Officer stated that if LICC cannot carry out the intended community benefit projects then the funding will fall through.

The Chief Officer stated that there have been numerous comments on social media that have been brought to her attention and wished to address some of them. These included:

- **Failed plans for the Pavillion.**

The Chief Officer stated that the original plan has not failed, it can not go ahead because of circumstances which are completely beyond LICC's control. There is now a better plan for the community as this revised plan will cost far less money and means that the community will own an asset rather than putting value to a building owned by CCC.

- **Promises of start times.**

The Chief Officer stated that she has only ever reported the anticipated time scales for the project which were always subject to professional advice. The Chief Officer has only established that the extension is not viable from the thorough investigations that have been carried out by professionals. The new proposal will mean that the changing rooms are likely to be open much sooner than originally planned.

The Chief Officer reminded everyone present that funding for the Pavillion is still subject to LICC delivering their well-being plan, which is a statutory requirement.

The Chief Officer stated that she had noted on social media that some residents have asked why LICC's activities can't be delivered at Tumble Hall. The Chief Officer confirmed that she has thoroughly reviewed the current activity at Tumble Hall, which is already being used by many different organisations, including Hywel Dda University Health Board, Lloyds Bank, CCC's Hwb Bach Y Wlad in addition to the numerous regular bookings and mental health drop-in sessions. This meant that the Chief Officer had to look at alternative buildings. The Chief Officer thought of Tumble Surgery after the responses made from the previous planning application submitted in October

2024 to change the use of the building to a convenience store. The Chief Officer stated that there were hundreds of objections to the planning application with many residents stating that the building should be used for community use. At that time LICC was already fully invested in the original plan and therefore it was not an option for LICC to consider the building. Now that LICC need a new plan the Chief Officer feels that this space provides LICC with far more scope to run their existing and new projects.

The Chief Officer also stated that a Health and Safety report highlighted that the rooms underneath the stage in Tumble Hall can only be used for storage and therefore for Fire Safety reasons can not be utilised differently.

The Chief Officer, Chair and Chair of Finance requested a viewing of Tumble surgery which meant that the Chief Officer had to contact the Estate Agents. After viewing the building, it was agreed that an offer was to be put in for the purchase of the building with the understanding that this would need to be approved at a full Council Meeting, hence the discussion to be held at this evenings meeting.

The Chief Officer informed everyone present that an offer had to be put in so that she could create the business case that is being presented to the Councillor's this evening. The Chief Officer stipulated that by putting an offer in for Tumble Surgery does not mean that the purchase has been made.

The Chief Officer brought everyone's attention back to the redevelopment of the Pavillion at Parc Y Mynydd Mawr by stating that the new plans for the changing rooms have been drawn up and have been submitted to CFF where LICC are awaiting their approval. Once these plans are approved, a tendering process will begin.

The Chair stated that the Pavillion is leased from LICC.

The Chief Officer stated that the community do not own the Pavillion and this is indeed owned by CCC.

The Chair stated that it was disappointing to receive the surveyors report regarding the proposed extension.

JO stated that she was also surprised and shocked when she heard the bad news.

Minute No. 121 – To discuss a Business Case for submitting an application to Welsh Government for borrowing approval to purchase and refurbish the former Tumble Doctors Surgery.

The Chief Officer previously circulated a Business Case for submitting an application to Welsh Government for borrowing approval to purchase and refurbish the former Tumble Doctors Surgery to all members of the Council via email.

The Chair informed the members present that the Council will now discuss the Business Case involving the purchase and refurbishment of Tumble Doctor's Surgery as presented to them by the Chief Officer. The Chair stated that a very thorough document has been produced by the Chief Officer and asked the Chief Officer to explain further.

The Chief Officer explained to everyone present that the business case can not be circulated to members of the public as there is sensitive information within the document, but she will explain and inform everyone of what she is able to disclose.

The Chief Officer reminded the Council that CCC own the Pavillion, not LICC, so the loan of £450,000 would have been to upgrade the building. Purchasing the surgery would mean that LICC would own a building which would be a community asset. The new business case means that the long term commitment has gone from £450,000 to £275,000.

The Chief Officer also reminded the Council that a bid for the building had to take place in order for the Business Case to be written. The information required in the Business Case is stipulated by Welsh Government. The offer that has been made is subject to Council approval and has been accepted. The Chief Officer stated that she is unable to disclose the amount that has been offered as it is commercially sensitive.

The Chief Officer explained that as the precept does not need to be increased to purchase and renovate the building, the Council does not need to carry out further consultation with the public.

The Chief Officer gave an overview of how the space in Tumble Surgery will be utilised to incorporate LICC's well-being objectives. The Chief Officer explained that the health clinics that are at Tumble Hall will be moved back up to the surgery to allow the Community Supermarket to be relocated to the Hall. By

moving some of the organisations to the surgery this will allow LICC to start larger community activities at Tumble Hall, for example the provision of a Youth Club. The surgery will allow smaller organisations to start group sessions and activities for the community.

The Chief Officer informed everyone present that a structural engineer, Fire Safety Officer and Local tradesmen have inspected the building and have provided LICC with costings to enable the Chief Officer to produce the Business Case. To enable the Council to purchase and renovate the old surgery the Chief Officer recommended that LICC apply for borrowing approval of £275,000, which will be £175,000 less than the original recommendation of £450,000.

The Chief Officer explained that future annual cost considerations for the new building is estimated to be £14,280. This cost includes provision for Electricity, Water, Business Rates, Waste Removal, Hygiene services, Pest Control, CCTV, Fire Safety Equipment, TV & Music licence, Broadband, Health & Safety Reports and general maintenance and repairs. The total estimated income for the first year of opening will be £10,000 which gives a deficit of £4280. The £4280 will be moved from the current costs incurred at Y Cwtsh as LICC will not be using the facility after the redevelopment.

The Chief Officer went on to explain how the borrowing approval works in Welsh Government and how the Welsh Government process their decision. The Chief Officer explained that there are two types of loan available and explained the difference between both.

The Chief Officer recommended that LICC consider borrowing over 10 years but not over 10 1/2 years at 5.21%. The Chief Officer explained that the way the borrowing works is that the actual percentage of repayment will be released to LICC two days prior to the release of the money but assured the Council that the percentage will only fluctuate between 0.1% either way. The repayments will be made twice a year totalling £34,000. The Chief Officer recommended that the £34,000 is taken from the £50,000 Future Projects budget thus allowing over £15,000 for LICC to carry out other projects without the need for increasing the precept for other Future Projects. The Chief Officer stressed that this project will not increase the budget, however other factors such as two by-elections in this financial year will more than likely have an impact on LICC's future precept request.

The Chair thanked the Chief Officer for her in-depth explanation and very informative document presented to the Council. The Chair asked all members of the Council for their opinions with regards to the matter.

JO stated that she felt that LICC need to continue with the project and that it is a statutory requirement for LICC to act on their wellbeing objectives. JO felt that the Council should go ahead with the purchase of the surgery in order to enable them to achieve their goals.

JB stated that he felt that this project is a very worthwhile project and that LICC should support the needs of the community.

SH asked the Chief Officer if LICC bought the surgery, would this asset be owned by LICC.

The Chief Officer confirmed that if the building is purchased by LICC then the building would be owned solely by LICC.

SH stated that she thought that it is a good idea that LICC are looking at utilising an old building and that the building is in an ideal place for residents.

PO stated that he was elected on to the Council for the five year term and that LICC did a consultation with the community regarding what the residents would like to see within their community. PO informed the Council that LICC are still working on the results of the consultation and things do take time. PO stated that he was pleased when he saw the project. PO also stated that the building will be owned by LICC and can be sold further on down the line, if the Council at the time, wish to do so.

TS stated that he was very disappointed when the news came in regarding the original project plan at the Pavillion resulting in LICC having to look at other avenues. TS felt that this new plan is an excellent idea and will be very happy to see the surgery come to the hands of the community.

LD reminded the Council that if LICC had to carry on with the original plan for redeveloping the Pavillion, the loan required to fill in the shortfall would have been £450,000. This revised plan will mean that this will cost LICC £175,000 less. LD stated that surely this is a positive as it is a cheaper option and that LICC will own the building. LD also reminded the Council that the building can be sold later on down the line which won't occur a loss for the Council. LD

stated that many residents supported the original redevelopment, but some concerns raised on the planning application were as follows:

Very concerned regarding the traffic into the two streets and also so near to a children's playground ...

I find it quite concerning that cars will be encouraged to visit Tumble Park where children play ...

I'm sure they can find somewhere more suitable for a social supermarket keeping the area for sports facilities and safe play area for children.

I'm totally supportive of the changing rooms being in the park but feel it is not the right location for food bank or social supermarket. These should be located centrally in Neuadd Y Tymbl, which is on the main road and has a car park.

LD stated that these were fair points raised by members of the community and now that LICC has had to look at another plan to carry out the redevelopment this will enable the Council to move the social supermarket to Tumble Hall.

LD reminded the Council of some of the objections made by residents when a planning application was put in for the surgery to be transformed into a supermarket. These were as follows:

A more suitable use for this building would be if it was turned into something for the community a hub ...

I really do hope this turns into a positive place for the community.

The building is worth more to the community if it were to be used as a community centre or something similar.

The building could be put to much better use in the community.

LD felt that by purchasing the surgery LICC will be fulfilling what some of the residents have requested previously.

CD agreed with the previous comments and thanked the Chief Officer for such a full report. CD felt that the building is very central and convenient for most of the residents.

NT felt that everything has been said regarding the surgery. NT stated that with the new plan there will be no conflict with regards to the Pavillion as it will only be used for sports and thinks it's a far better idea to keep the two initiatives at separate buildings. NT also felt that owning an asset will be far more beneficial for LICC.

The Chair reminded the members present that the CFF funding will only be supported if LICC fulfil the well-being objectives promised. The Chair felt that the surgery will be the perfect space for LICC to achieve their objectives.

NT proposed that the Council accept the business case presented to them by the Chief Officer and that LICC apply for borrowing approval of £275,000 to purchase and refurbish the former Tumble Doctors Surgery. JO seconded the proposal. All members present in favour.

Resolved that LICC apply for borrowing approval of £275,000 to purchase and refurbish the former Tumble Doctors Surgery.

Minute No. 122 – To confirm receipt of the following planning applications.

PL/09427 – Proposed Home Office and Gym, and other associated works – Coedtir, Cross Hands, Llanelli, SA14 6DD.

PL/09662 – Two-storey rear extension, two-storey side extension, extend the existing living room and the upstairs area and a detached double garage – The Bungalow, Llannon, Llanelli, SA14 6AE.

PL/09727 – Minor refurbishment of the restaurant to include a 0.86 sqm extension incorporating updated drive thru booth windows, the redecoration of windows and doors and a replacement 2.4m high cage corral. Existing remote bin store to be extended and finished with close board fencing. New patio furniture to replace existing with associated works to the site – McDonalds Restaurant, Heol Parc Mawr, Cross Hands, Llanelli, SA14 6RE.

PL/09161 – Proposed development of a rural enterprise dwelling (resubmission of PL/08522) (As Amended) – Pentwyn Farm, Llannon, Llanelli, SA14 8JS.

PL/09779 – Submission for Approval of Reserved Matters (to planning permission PL/00115) for the construction of 81no. Dwellinghouses, estate roads, surface water attenuation features and associated infrastructure – Land at Carmarthen Road, Cross Hands, Llanelli.

PL/09819 – Conversion of a former public house to a residential dwelling – The Greyhound Inn, 1 Fountain Road, Llannon, Llanelli, SA14 6BE.

NT proposed that the Council have received the above planning applications. LD seconded the proposal. All members present in favour.

Resolved that the Council members have received planning applications PL/09427, PL/09662, PL/09727, PL/09161, PL/09779 and PL/09819.

The Chair closed the meeting at 7.45pm

Signed

Date

(Chair)