Cyngor Cymuned Llannon Community Council

Minutes of the Extraordinary General Meeting of Llannon Community Council on Wednesday 10th December 2025 at 6.30pm via Teams

Meeting commenced at 6:30pm

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

Minute No. 154 – Members Present.

Cllr. R. Lloyd Davies (RD)
Cllr. N. Thomas (NT)
Cllr. J. Griffiths (JG)
Cllr. J. Owen (JO)
Cllr. P. Owen (PO)
Cllr. J. Anderson (JA)
Cllr. T. Stillman (TS)

Also Present:

Mrs. C. Hope – Chief Officer (CH).
Miss. Ff. Davies – Deputy Chief Officer / RFO (FD).

Minute No. 155 – Apologies and reasons for absence.

Cllr. C. Davies (CD) – Prior engagement.
Cllr. Ll. Davies (LD) - Prior engagement.
Cllr. S. Eldridge (SE) - Prior engagement.
Cllr. S. Harries (SH) – Unwell.
Cllr. E. G. Evans (EGE) – Work commitments.
Cllr. J. Burree (JB) – Internet issues.

Minute No. 156 – Declarations of Interests.

There were no new declarations of interests.

Minute No. 157 – Public participation.

There was no public participation.

Minute No. 158 – To discuss the following Planning Application.

6.34pm Cllr. J. Owen joined the meeting.

PL/10147 – Conversion of chapel to residential accommodation – flats – and associated works – Capel Bethel, Heol Y Neuadd, Tumble, Llanelli.

The Chief Officer informed the members present that the planning application stated that they have consulted with the neighbours with regards to their plans, but LlCC haven't received any consultation from them.

The Chief Officer stated that within the planning application there will be nine flats, which could potentially mean that there could be eighteen people residing at the accommodation. The planning application only allows for four parking spaces. The Chief Officer is concerned that the residents will be using the carpark opposite which could have an impact on the local businesses.

All Councillors present at the meeting shared the same view and concerns regarding the amount of parking spaces proposed within the planning application. The Councillors present also expressed their concerns with regards to the safety concerns of cars entering and leaving the property onto a busy pedestrianised zone.

Resolved It was agreed by all present that the Chief Officer is to send a letter of objection against planning application PL/10147.

Minute No. 159 – To receive recommendations from the Finance Committee to update the Council's Financial Regulations.

The RFO previously circulated the recommended Financial Regulations as agreed in the Finance Committee meeting held on the 08th December 2025, to all members of the Council via email.

The Chief Officer gave the members present an overview of the Financial Regulations and stipulated that these new Financial Regulations are in line with the model that was sent out by One Voice Wales earlier in the year.

The Chair asked the members present if there were any question. No questions were raised.

NT proposed that the Council adopt the Financial Regulations as recommended by the Finance Committee. TS seconded the proposal. All members present in favour.

Resolved that the Council adopt the Council's Financial Regulations as previously circulated via email from the RFO.

Minute No. 160 – To receive recommendations from the Finance Committee to update the Council's Risk Register.

The RFO previously circulated the recommended Risk Register as agreed in the Finance Committee meeting held on the 08th December 2025, to all members of the Council via email.

The Chair informed the members present that the Finance Committee went through the Council's Risk Register at the meeting that was held on the 8th December 2025.

The Chief Officer gave an overview of the Council's Risk Register to all members present and stated that the only changes made to the original document can be found on page 4.

The Chair thanked the Chief Officer and Deputy Chief Officer for their hard work in preparing the document.

PO proposed that the Council adopt the Risk Register as recommended by the Finance Committee. NT seconded the proposal. All members present in favour.

Resolved that the Council adopt the Council's Risk Register as previously circulated via email from the RFO.

Minute No. 161 – To consider the updated Standing Orders.

The Chief Officer previously circulated the updated Standing Orders to all members of the Council via email.

The Chief Officer explained to the members present that she has highlighted the changes made to the Standing Orders to make it clearer for the Councillors to see.

The Chief Officer went through the changes made with all the members present and no questions were raised with regards to the said changes.

NT proposed that the Council accept the updated Standing Orders as previously circulated via email from the Chief Officer. JO Seconded the proposal. All members present in favour.

Resolved that the Council adopt the updated Standing Orders as previously circulated via email from the Chief Officer.

Minute No. 162 – To consider tenders received and appoint a company in principle (subject to confirmation of Cymru Football Association Funding) for the reconfiguration of the Pavilion in Parc Y Mynydd Mawr.

The Chief Officer presented three tenders received for the reconfiguration of the Pavilion in Parc Y Mynydd Mawr to the members present. The Chief Officer stated that the three tenders in question are all from reputable and experienced companies.

The Chief Officer stated that she had contacted five companies asking if they would like to tender for the work. The Chief Officer has also advertised on 'Sell to Wales', in line with the Government Guidelines. The Chief Officer stated that only three companies have put in a tender for the work needed and these are the three companies that she will be presenting to the Council in this evening's meeting.

The following quotes were received:

Company A	£454,882.08
Company B	£438,906.72
Company C	£480,091.10

The Chief Officer informed the members present that Company A and C have experience with exterior and interior building and Company B have more experience with interior fit outs.

The Chief Officer stated that all three companies complied with the specifications needed and that Company A and B have included more work within their tender.

The Chief Officer asked if there were any questions.

JO asked if the companies are local.

The Chief Officer stated that they are all within the Llanelli area.

PO asked that the architect and contractor are made aware that they can not go over budget.

The Chief Officer stated that she has spoken to all three of the companies giving them strict instruction that they will not be able to overspend on the project.

NT asked the Chief Officer if all of the companies have been given a time limit.

The Chief Officer informed the members present that all three companies have informed her that the keys will be returned by May.

The Chief Officer informed the Council that CFF's panel meeting will be held on the 14th January 2026 to finalise the funding contribution towards the project. Company A and B will be ready to start on the 15th January. Company C were unable to confirm a starting date but could only confirm the timing period for the whole project.

TS asked if all three companies have provided a figure for their total staff members.

The Chief Officer stated that Company A have around 20 members of staff and Company B have around 70 members of staff

The Chair stated that she was pleased with the tender prices and that she was worried that the tender prices would be greater than viable.

PO proposed that the Council accept the tender from Company B. TS seconded the proposal. All other members present in favour.

Resolved that LlCC accept the tender from Company B for the reconfiguration of the Pavilion in Parc Y Mynydd Mawr.

The Chair closed the meeting at 7.10pm

Signed .... Date ....

(Chair)