

**Minutes of the Ordinary meeting of Full Council (FC) held at
Y Gât
Pentre Road
Carmarthenshire, SA33 4AA
on Tuesday, 16th September 2025 at 7.00pm***

Members Present: Cllrs Dr WEVJDavies, RDavies, RGEwards, JRees
(Mayor), BThornton, IThomas-Wigley

In attendance: Press (0), Members of the public (4),
Carmarthenshire County Councillors (0)

2025.070. Apologies for Absence. None

2025.071. Personal Matters. The Town Mayor welcomed the members back following the summer recess and welcomed the members of the public and speakers to the meeting.

2025.072. Declarations of Interest.

Item 2025.086, RBL Remembrance Sunday - Cllr J Rees

Item 2025.077, Y Gât – Cllr B Thornton.

The Town Mayor welcomed Mr Chris Boodeny and Mr G. Boodeny to the meeting who wished to speak to the Town Council about planning application PL/09844.

Mr Boodeny explained that Fronhaul and Brookfield House homes are well established within St Clears after nearly forty years and provide long-term residential rehabilitation for adults with complex psychosis. They are proud of the strong links they have built both within the community and with partners across health and social care. The planning application is to ensure that the facilities remain fit for purpose for future generations, and the plans are centred around independence, dignity, and recovery, creating modern spaces that provide the right environment for those supported. The expansion is not only about improving and expanding the facility but also about strengthening St Clears as a centre for specialist mental health provision in West Wales. Securing employment, and providing further opportunities for training and professional development, and help reduce the need for people to be placed far from home by offering high-quality care locally.

The Town Mayor thanked Mr Boodeny for his address. Town Council has no objection to planning application PL/09844.

2025.073. To approve the minutes of the Emergency meeting held on 8th July 2025. Cllr Dr WEVJ Davies proposed, and Cllr B Thornton seconded the motion that the minutes of the meeting held on 8th July 2025 be approved as a true record of proceedings
RESOLVED to approve the minutes of the meeting held on 8th July 2025 as a true record of proceedings.

Cyngor Tref Sanclêr – St Clears Town Council

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2025.074. To approve the minutes of the Ordinary meeting held on 15th July 2025.
Cllr Dr WEVJ Davies proposed, and Cllr RG Edwards seconded the motion that the minutes of the meeting held on 15th July 2025 be approved as a true record of proceedings.
RESOLVED to approve the minutes of the meeting held on 15th July 2025 as a true record of proceedings.

2025.075. Matters arising (exchange of information only). None, matters on agenda.

2025.076. To receive the County Councillor’s Update. None. Apologies received from Cllr Carys Jones.

Cllr WEVJ Davies requested an update regarding progress on removing up to x2 parking bays and increasing the double yellow lines along Pentre Road to improve visibility.

2025.077. To receive an update on Y Gât.

Recent Positive Changes & Improvements

Full occupancy of second-floor workshops – all units now let.

Regular community use of first-floor meeting rooms – ongoing sessions by *Mind, Hwb Bach Y Wlad, and Nacro.*

Increased footfall at both the library and the café.

Active use of the Gallery space by *Arts Care, Trots, Drumwabi, Sound Healing, and Soft Play Toddler Group.*

Successful community engagement – well-attended *CADW Open Doors Event.*

12/08/2025 Reduction in business rates applied for and approved.

Maintenance upgrades completed:

New cleaning company in place.

Essential upgrade to the intruder panel.

Essential works completed on the accessible lift.

Planned / Imminent Works

Gutter clearing and window cleaning across the building.

Replacement of toilet light fittings and others with energy-efficient models (CEIC).

Repairs to stairs and second-floor flooring.

Broadband installation.

Further digital alarm upgrades pending

Next Steps

Deliver more historical talks and guided tours (Heritage) of St Clears.

Host Community Christmas event

Arrange Christmas Fayre (arts/gifts)

Increase opportunities for young people through creative workshops and skills sessions.

Strengthen partnerships with local businesses and groups.

Launch targeted marketing to grow visitor numbers.

Explore additional sustainability projects (e.g. solar panels, eco-friendly supplies) through EGIN project.

Develop volunteer opportunities to encourage wider community involvement.

Christmas closing - Monday 22nd December until Friday, 2nd January inclusive. Venue to reopen on Tuesday, 6th January 2025.

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Action: To consider that, under the Public Bodies (admission to Meetings) Act 1960, Sec 1 (2), the public and accredited representatives of newspaper be excluded from the meeting for whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted. Items 2025.78,79,80,81,89,90

Members of the Public left the meeting during confidential matters.

2025.078. To receive matters arising during the August recess.

29/07/25 Meeting held with the town council solicitor, Anthea Phillips (Lewis & Lewis Solicitors, to consider Bancyfelin park lease as received from Carmarthenshire County Council, the Welfare field and the Community Woodland lease from Wales & West Housing.

12/08/2025 Meeting held with Huw Morgan (Obsidian Director) regarding what and how the builders may assist the town council with a project as part of their community benefit.

17/08/25 **Community Summer event.** Successful community event held on Sunday, 17th August 2025. With the beautiful weather hundreds of locals turned out to enjoy the entertainment, tasty barbeque, ice-cream treats and to socialise. Thank you to all who arranged, contributed and supported the event.

Town Council budgeted £1500 for event.

Invoices to date S&S Entertainment £700

Llanddowror Marquee hire £400

Curiositea Café food etc. £300

St Clears Scouts & Brownies group use of hall £100

Total spend £1500. Therefore, equal to allocated budget.

11/09/2025 Meeting held with **Alice Jones (Play and Childcare Development Assistant)** to discuss support and different grant options to develop the play area in St Clears. Town Council need a focus-group do consider options available and move project to forward.

Good Directions will attend to undertake repairs and maintenance to the Town Clock at an initial cost of £2682.00. Nona's has kindly agreed to provide electricity if required to complete the works.

Bus Shelter – x3 companies contacted to date have declined to attend to repair as they do not work in the area or do not have the know-how. Still awaiting quote from Medway builders. Town due to receive x2 new bus shelters from CCC (Pentre Road & Black Lion). Request made to reposition and replace the damaged bus shelter along Station Road with one of these depending on size/fit. **RESOLVED to continue to try alternative companies.**

2025.079. To receive an update on the Play Park land lease at Bancyfelin. Noted. Matter with the Town Council's solicitor who is liaising with CCC to amend key points within the lease.

2025.080. To receive an update on the Community Woodland lease. NOTED. Following discussion with the Town Council's solicitor, the project is currently on hold.

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2025.081. To receive an update on the Welfare field. NOTED. Town Council to consider next steps and Welfare field sub-group to arrange the autumn term meeting with St Clears Football club.

2025.082. To consider repairs and maintenance to the CCTV cameras. RESOLVED to approve repairs when annual maintenance is carried out.

2025.083. To receive an update on the Obsidian Community Benefit initiative. 12/08/2025 Meeting held with Huw Morgan (Obsidian Director) regarding what and how the builders may assist the town council with a community benefit. Assistance with the play park was discussed with potential for grounds works to be undertaken. Plans to be forwarded to Obsidian for consideration as to what may be achieved.

2025.084. To receive an update from the Egin project.

Due to the grant, the mentor's role will finish on September 30th; the fund will remain open beyond this. The Town Council needs to have a clear idea of what it requires to undertake. For example:

- Whether it would like a mentor to help with devising evaluation criteria for the Egin Fund
- Whether a mentor on greening (events, land, arts etc) of any other idea would be helpful (worth bearing in mind there's other funds available if eligible to apply e.g. funding.cymru)

RESOLVED that the clerk and Y Gat facilitator meet to discuss next steps with the EGIN mentor before the 30th September to discuss next steps and potential bid for the available funding.

2025.085. To consider the Christmas lights. RESOLVED to continue with the Christmas lights as per previous years (third year of three-year contract with City Illuminations).

2025.086. To receive an update on the Remembrance Sunday event. Clerk has contacted both Carmarthenshire County Council and GoAhead Management for assistance. Received positive initial reply. However, neither has responded to follow up correspondence for next steps to finalise arrangements. Clerk conscious that the time is getting nearer and this matter is not yet arranged. Request assistance from County Councillor P.Hughes to resolve matter urgently.

2025.087. To further consider the rolling programme of improvement for benches and planters. The Town Council thank the Men's Shed for the good work undertaken on the x2 repairs previously approved and completed. The Council reviewed the benches report and **RESOLVED to ask the Men's shed for a price to repair:**

No 26-Bancybeili //skews.headliner.detriment Paint and replace top lathe

No 30-Capel Seion //couches.processor.choppy Paint and replace missing lath.

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2025.088. To receive the Clerk's Report.

I. Carmarthenshire County Council

(i). Planning/Licensing.

PL/0971 05/08/25	Extension to a previously approved livestock building under planning reference -(PL/08650) -	Llwynpiod, St Clears, Carmarthen, SA33 4JS	Dyddiad Dechrau Ymgynghori: 05/08/2025	Dyddiad Gorffen Ymgynghori: 26/08/2025
PL/09706	Provision of mobile holiday PODS (x2) with parking area and ecological mitigation for a tourist attraction (In Retrospect)	Parcglas, Heol Llaindelyn, St Clears, Carmarthen, SA33 4BB	Dyddiad Dechrau Ymgynghori: 11/08/2025	Dyddiad Gorffen Ymgynghori: 01/09/2025
PL/09692 15/08/25	Replacement of petrol filling station shop, introduction a dedicated HGV fuel facility with canopy, new underground storage tank and replacement of the existing motel facilities with, chalets and touring caravan pitches and an amenity building	Carmarthen Road Filling Station, St Clears, Carmarthen, SA33 4NA	Dyddiad Dechrau Ymgynghori: 15/08/2025	Dyddiad Gorffen Ymgynghori: 05/09/2025
PL/09706 11/08/2025	Full planning permission. Provision of mobile holiday PODS (x2) with parking area and ecological mitigation for a tourist attraction (In Retrospect)	Parcglas, Heol Llaindelyn, St Clears, Carmarthen, SA33 4BB	Under Consultation	Consultation Period
PL/09771 22/08/2025	Residential development together with landscaping, drainage, engineering and associated works	Land north of Heol Goi, St Clears, Carmarthenshire, SA33 4DY	Dyddiad Dechrau Ymgynghori: 22/08/2025	Dyddiad Gorffen Ymgynghori: 12/09/2025
PL/09844 09/09/25	Extension to existing care home comprising the change of use and extension of the adjacent bungalow to care home (C2 use) and all associated works	Gwynfa and Brookfield House, Station Road, St Clears, SA33 4BZ	Dyddiad Dechrau Ymgynghori: 09/09/2025	Dyddiad Gorffen Ymgynghori: 30/09/2025
PL/09856 09/09/2025	Prior notification: Excavation/waste material (agricultural/forestry)	Wern Farm, High Street, Bancyfelin, Carmarthen, SA33 5NE	In Review	Awaiting Decision

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PL/09692 – Council has made observations about this planning application and agreed to write to the planning department to request confirmation that all necessary checks will be carried out and infrastructure put in place.

15/08/252. One Voice Wales

a. Welsh Government consultation to seek views on proposed revisions to the Separate Collection of Waste Materials for Recycling – A Code of Practice for Wales (“the code”). The revised code will be issued under section 45AB of the Environmental Protection Act 1990 (“EPA”) in relation to the separate collection of waste under section 45AA of the EPA. These revisions are necessary considering planned amendments to the Waste Separation Requirements (Wales) Regulations 2023.

Prior to issuing a revised code, the Welsh Ministers must consult such persons as they think appropriate, as per section 45AB(4) of the EPA 1990. This consultation is being carried out in compliance with that duty.

A link to the consultation can be found at:

[Consultation on the Separate Collection of Waste Materials for Recycling – A Code of Practice for Wales \(Revised\) \[HTML\] | GOV.WALES](#)

b. The Carbon Trust Cities and Regions team are hosting a webinar series focused on overcoming barriers to Net Zero in the public sector. The series will explore practical, actionable steps that public sector organisations can take to accelerate their Net Zero journey, featuring expert insights and real-world strategies. With over 20 years working directly with UK public sector organisations, our team understand deeply the potential barriers as well as the opportunities facing the public sector and are keen to share our expertise.

c. Create an outdoor hub filled with fruit trees, bulbs and habitat boxes! Keep Wales Tidy is offering FREE Community Orchard Packages for organisations who are looking to create a small community orchard, where people of all ages can come together through nature.

d. Biodiversity - new look Biodiversity team to support Community & Town Councils with the preparing and implementation of their Biodiversity Action Plans. The Biodiversity Team will be the single point of contact for all biodiversity matters, funding inquiries and expert advice.

e. Community Facilities Programme, a fund that supports community and voluntary organisations to make physical improvements to buildings or buy equipment that benefits local people. The aim is to help create fairer opportunities, strengthen local networks, and support spaces that bring people together:

Community Facilities Programme | GOV.WALES

f) Welsh Government Consultation on extending the duty of local authorities to broadcast meetings information circulated.

g) One Voice Wales National Conference and Annual General Meeting (AGM) held at the Royal Welsh Showground on Wednesday 1 October 2025. **Clerk seeks permission to attend.**

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3. Welsh Government

- a. Vacancy: G7 - Policy Lead – Legislation and Strategy – Welsh Revenue Authority
[Policy Lead - Legislation and Strategy - Civil Service Jobs - GOV.UK](#)
Apply before 11:55 pm on Sunday 17th August 2025

4. Other

08/08/2025 **Audit Wales** -Town Council files and accounts delivered to Audit Wales, Cardiff for external audit.

15/08/2025 Successful **VJ Day** celebration followed by socializing for attendees at Y Gât.

Telephone kiosk purchase - awaiting completion notice.

2025.089. To approve staff salary increases. Cllr RGEwards proposed, and Cllr DrWEVJDavies seconded the motion to approve staff salary increases. **RESOLVED to approve National Joint Council staff salary increases.**

2025.090. To approve the schedule of payments for August and September 2025. Cllr RGEwards proposed, and Cllr BThornton seconded the motion to approve the schedule of payments for August and September 2025. **RESOLVED to approve the schedule of payments for August and September 2025**

SCHEDULE OF PAYMENTS					
15 August 2025					
Cheque/BA	Payee	Details	Cost (inc VAT) £	Gate	VAT £
BACS266	JN Williams	Grounds Maintenance and delittering @welfare field	984.00		164.00
BACS267	JN Williams	Ground maintenance	963.00		160.50
BACS268	W3Designs	Update to website	30.00		
BACS	SCTC staff	Reimbursement & Salary etc.	3514.90		2.60
BACS272	Wembley Storage	Storage Container (Apr).	110.00		
BACS	Y Gât staff	Reimbursement & Salary etc.		1164.65	
BACS275	We Care Cleaning Services	Cleaning at Y Gât		236.50	
BACS276	EDF	Electricity usage		1555.82	259.31
BACS277	Wrenvale	Summer planting	1845.00		307.50
BACS278	Bowen & Weaving	Printer cartridges & A4 paper	458.40		76.40
BACS279	Wrenvale	Hanging baskets	120.00		20.00
BACS 280	W3Designs	Councillor email accounts	130.00		
BACS 281	S & S Entertainment	Community Event Day	700.00		
DD	CCC	Youth club fees December 24-March 25	1871.41		311.90
DD	CCC	Building Regs	299.00		49.83
DD	CWM	General Waste	77.70		8.64
DD	CWM	Mixed Waste Y Gât	44.94		5.00
DD	Total Energies	Gas usage		101.56	
DD	Xero	Digital Accounting	39.60		6.60
DD	Three	Mobile phone	6.00	8.77	2.46
DD	Carmarthenshire County Cou	Gate Rates £9514.00 01/04/25_31/03/26		951.00	
DD	Welsh Water	monthly fee		52.50	
			11193.95	4070.80	1374.74
NOTES					
Monies transferred since last meeting	10,000				

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SCHEDULE OF PAYMENTS

16 September 2025

Cheque/BACS/DD	Pagee	Details	Cost (inc VAT)	Gate	VAT £
BACS254	JN Williams	Ground Maintenance and do littering @ Welfare field	984.00		
BACS255	JN Williams	Ground maintenance	963.00		
BACS256	Y Gât	Annual transfer	10000.00		
BACS257	SCTC staff	Salary & Reimbursement etc.	3764.74		
BACS260	Wembley Storage	Storage Container (Apr.)	110.00		
BACS261	Y Gât staff	Salary & Reimbursement etc.		1133.45	
BACS263	We Care Cleaning Services	Cleaning at Y Gât		157.50	
BACS264	EDF	Electricity usage		1504.50	
BACS265	Evac+chair	Annual maintenance		213.60	35.60
BACS266	Curisitea Café	VJ Day event	150.00		
BACS267	CCC	Ground maintenance -playpark	171.92		28.65
BACS268	CCC	Ground maintenance -skatepark Q1	143.27		0.00
DD	CWM	General Waste	77.70		12.96
DD	CWM	Mixed Waste Y Gât	29.96		5.00
DD	Total Energies	Gas usage		100.28	4.78
DD	Xero	Digital Accounting	39.60		6.60
DD	Three	Mobile phone	6.00	8.77	2.46
DD	Carmarthenshire County Council	Gate Rates £9514.00 01/04/25_31/03/26 monthly fee April		189.40	
DD	Welsh Water	Water Rates		52.50	
BACS	Llanddowror Village Association	Rental of Marquee	400.00		
BACS	Curisitea Café	Summer event	300.00		
BACS	Good Directions	Town Clock Repairs	2682.00		
			19822.19	3360.00	96.05

NOTES

Receipts since last meeting date :

Pagee	Details	TOTAL AMOUNT	GATE
CCC	Precept	39885.59	
CCC	Room hire	48.00	
Total		£39,933.59	£0.00

Monies transferred since last meeting

PROPOSE STANDING ORDERS

2025.091. Correspondence

- a. D. Peterson, Men's Shed – use of compound to place a storage container. Supplementary, copy of supporting letter sent to Men's Shed from Buddug Davies (Social Prescribing and Wellbeing Officer) forwarded to Town Council. **NOTED, further investigation into confirmation of land ownership.**
- b. L.May – Images of benches refurbished and repaired. **NOTED (see Item 2025.087).**
- c. S. Cox, Men's Shed – Other benches that require repair and maintenance. **NOTED (see Item 2025.087).**
- d. Dave Thomas, Men's Shed – information regarding financial support to create a holding centre for rescued wild and lost captive bread birds in West Wales. **NOTED, grant information and documentation provided.**
- e. L.Platt, St Clears District and Community Association intend putting on a Family Christmas Day on Saturday, 29th November 2025 and would like to use the Y Gât gallery and room on 1st floor for children's craft workshop. **RESOLVED to approve free let (area must be left clean at end of event). Town Council will provide selection boxes as gifts and free use of the Christmas sleigh.**
- f. Cllr P Hughes requested if would it be possible for the Town Council to either repair or replace the damaged bus shelter on Station Road as soon as possible. **NOTED, reply sent confirming that the Town Council is working to resolve this issue (see Item 2025.078).**

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g. P.Lanc, correspondence received. **NOTED** in accordance with Council policy.

2025.92 To consider the vacant seats on the Council. NONE.

2025.93 To receive reports from representatives on meeting of outside bodies, seminars etc. DEFERRED.

2025.94 To receive the Town Mayor's Report on civic events, engagements etc.

- 22nd July - attended the judging of the garden competition 2025 with the deputy mayor and the clerk in attendance. The Town Council was delighted to award Alan and Isla McEwen for with the winning prize for their amazing display and especially for adapting with this year's climate challenges.
- 15th August – in her civic capacity attended with her concert the VJ 80th anniversary at the War Memorial. Those attending were invited for light refreshments at the Gât, an opportunity to socialise and greet especially the army cadets.
- 17th August attended with her consort St Clears community summer event. A great turn out of people of all of ages attending. Thanks to those who helped organise, Y Gât, Curiositea, S&S Entertainment with funding from St Clears Town Council. Llongyfarchiadau!
- 13th September attended CADW Open doors event at Y Gât where local historian Bruce Wallace presented information and photographs of the history of St Clears and Bancyfelin. Followed by talk of St Mary Magdalene's Church by Revd. Justin Arnott. The Town Mayor was delighted to attend and feels this type of event needs to be encouraged for the sake of memories of our local community.

2025.95 Matters for the next agenda (exchange of information only).

There being no other business the chairman closed the meeting at 22.10 hrs.