Meeting of Llanrhidian Lower Community Council
held on Tuesday 14th July 2026 at 7.00pm at Llanrhidian Primary School.
Draft subject to confirmation

Present:
Chairperson: Sam Hughes
Vice Chairperson:
Councillors: Branwen Lloyd Lloyd Roblin Caroline Bews
Clerk to the Council: Kathy Browning

No:	Agenda Items:	Action
	The Chair noted the passing of Cllr Laurence Oliver and outlined his long service to the community council.	
1.	**Apologies for Absence:** Cllr Dave Cowley	
2.	**Minutes of meeting held on 12th May 2026:** Minutes agreed as a true record, proposed and seconded by Cllrs Sam Hughes and Branwen Lloyd.	
3.	**Declarations of Interest:** Nil.	
4.	**Matters arising from minutes:** • The Cross: Maintenance of the new planters was arranged between the councillors for now. Water tolerant plants will replace the current ones for next year and the possibility of a cladded industrial bulk container was discussed to store water on site. A community planting project in the Autumn involving the school was discussed. Two "No Parking" signs will be purchased. • Disabled access at the bus stop: An official bus stop and sign on the B4271 beside the garage has been installed. The cost for a disabled access raised Kerb at the site is £10,734 and funding has not been secured at the moment, the CC will try again in the next financial year. • Article 4: Swansea Council have said that they will monitor the changes to planning rules over the next two years and, if needs be, will introduce regulations to compensate. • Post box on Mill Lane: This was last painted in 2024 and won't be done again until 2029, the clerk has requested a replacement timetable for it but has had no acknowledgement of this correspondence and will do so again. • Cllrs Hughes and Cowley met with an engineer from the Highways team about flooding at the bottom of the village and the drains at the bottom of Mill Lane towards the marsh road are to be assessed for damage, the gullies and drains will be cleared in the autumn.	KB
5.	**Correspondence:** • One Voice Wales (OVW) Civility & Respect pledge: The CC agreed the Dignity at Work Policy and signed the Civility and Respect Pledge. • Correspondence has been received from the John Burn's Foundation regarding a pilot aimed at improving dog safety awareness and children's wellbeing. The CC will forward the information to the Llanrhidian Primary School. • Complaints have been received about disruption caused by the Love Trails Festival and the Swansea Iron Man. Cllr Hughes will put together a letter to Swansea Council and it was recommended that residents complain to the Chief Executive of Swansea Council who will pass them on to the relevant department.	KB SH
6.	**The Boundary Commission:** • The clerk has received a letter from the community council (CC) regarding the Transfer of Undertakings (Protection of Employment) Regulations 2006 in the upcoming formation of a new community council, Gower North. Cllr Branwen Lloyd agreed to meet with the clerk and a councillor from Llangennith, Llanmadoc & Cheriton CC to discuss the new contract and job description. Once this is done, the clerk said that she intends to resign as clerk and hopefully become a non-voting, co-opted member.	

- It is understood that the budget for 2027/28 will be decided by the Welsh Government and that the precept for 2026/27 will cover the CC's finances until it is received.

7. **Biodiversity:**

- A new mowing regime has been recommended for land in front of the church on Mill Lane, which will increase the number and diversity of native wildflowers using a regime that will remove grass cuttings and allow the flowers to set seed and increase in number. The CC will organise a community meeting in autumn to discuss this along with other topics such as the yearly purchase of hanging baskets. KB
- The CC agreed to purchase two bug hotels at a price of £60 and £90. One for The Cross and one for land on Mill Lane.

8. **Planning:**

2026/0560/FUL: Cae Ifor Farm, Llanrhidian, Swansea, SA3 1ES. Change of use of a Class B8 (Storage and Distribution) unit to a Class A1 (Shop) unit for the sale of animal feeds and other agricultural products. **No comments.**

2026/0791/FUL: Prysg Farm, Llanrhidian, Swansea, SA3 1EX. Construction of a small, purpose-built bat roost structure within the grounds of Prysg Farm. **No comments.**

2026/0997/FUL: Common Farm, Llanrhidian, Swansea, SA3 1EU. Retention and completion of works to convert garage to be used as a gymnasium and home office/studio as ancillary accommodation to the main dwelling, raising the ridge with two rear dormers, rear balcony and single storey shower room extension. Addition of raised patio with swimming pool, plant room and associated works (amendment to planning permission 2025/2230/FUL granted approval on 1st December 2025). **No comments.**

Swansea Planning Decisions:

2026/0305/ELD: New Park Farm Llanrhidian Swansea SA3 1HA. Use of land as residential garden (Application for a Certificate of Lawfulness). Was Not Lawful (existing).

2026/0791/FUL: Prysg Farm, Llanrhidian, Swansea, SA3 1EX. Construction of a small, purpose-built bat roost structure within the grounds of Prysg Farm. Approved.

9. **Financial Report:**

The council approved the following payments:

Payment to Clerk plus expenses x 2	£399.36
R. Dolbear Internal Auditor Reimbursement to Clerk	£100
Marshland farm feeds - Compost	£132
Reimbursement to Cllr Hughes – plants	£35.97
Audit Wales	£200
Llanrhidian Village Hall - Donation towards BBQ event	£200
Llanrhidian Primary school - donation towards marquee	£500

Other:

- Bank balance at the end of June is £5,302.86
- The clerk outlined the CC's budget update and there were no concerns
- May's payments have gone through.
- The council agreed to donate £200 towards the Llanrhidian Village Hall BBQ event.
- The council agreed to donate £500 towards Llanrhidian Primary School's marquee fund.

10. **Defibrillators:**

Cllr Hughes is chasing for critical bleed kits to go in the remaining cabinets. SH

Defibrillator checks:

- The Dolphin – Checked
- North Gower Service Station – Checked
- Oldwalls – Checked

11.

- Herons Way Garage – checked

Highways:

Ongoing Issues:

- Speeding through Oldwalls: A further speed survey has been arranged for July with a view to install a digital Driver Feedback Sign at the west side of the village.
- Cllr Hughes will chase up the cleansing team to clear the pavement of undergrowth from Herons Way Garage to the holiday park. — SH
- Swansea Council came and assessed the issue of overhanging trees catching larger vehicles on Mill Lane and said that the trees are high enough and no action is required. Overgrowth at the side of the road, however, needs managing and Swansea Council will address this.
- The installation of a sign at the top of Mill Lane by Malt Hall flats warning vehicles of the narrow exit would cost the CC £2,149.95, which is out of its budget and Swansea Council has refused to install one.
- When asked why there was no prior warning regarding the road closure on Mill Lane earlier this year, Swansea Council Highways department said that they did not know about it.

Footpaths:

- The well-used, ancient footpath that accesses the church through The Dolphin carpark has been acknowledged and is in process of being re-instated but can take two years. The clerk will follow this up. — KB
- The broken / missing footpath signs by The Greyhound and Copperstone House were due to be replaced last financial year, Kathy will re-report this. — KB

12.

Policies for update:

Terms of Reference for the planning committee were agreed by the council.

13.

Any Other Business:

- The clerk fed back from the One Voice Wales Area Committee meeting held on 13th July.
- Cllr Hughes updated the council on meetings regarding issues at Malthall flats.
- Cllr Hughes is attending a multi-agency meeting regarding the fires on the commons and will feed back.

14.

Date and time of next meeting: Tuesday 15th September 2026.

Meeting closed at 9.33pm