



KILGETTY - BEGELLY COMMUNITY COUNCIL (KBCC)

Minutes of the General Meeting of The Kilgetty -Begelly Community Council on Thursday, 12th February 2026 at 6.00pm at Kilgetty Community Centre and on Zoom.

Present: Cllrs Diane Lockley, Brenda Jones, Beryl Quigley, Peter Adams, Gavin Davies, John Whitby, and County Cllr Alistair Cameron

Also, Present – The Clerk.

Meeting Opened by the Chair Cllr Lockley at 18.05pm.

1) To receive any apologies for absence

None

2) To receive any Declarations of Interest

None

3) To consider and approve as a true and correct record the draft Minutes of the General Council meeting held on 8th January 2026.

Cllr Cameron proposed that the Minutes presented, of the meeting held on 8th January 2026 be signed as a true and accurate record of the meeting; Cllr Whitby seconded the proposal with Cllrs in agreement.

4) Matters Arising from the Minutes of the General Council meeting held on 8th January 2026, not covered elsewhere on the agenda.

None

5) To consider Skateboard Park proposal

Cllr Lockley welcomed representative from Wheelscape Russell Heidman and Mark Flaherty to the meeting via Zoom. An outline of a proposed Skate park received, a site meeting to be arranged to discuss possible location with options on design, also to attend representation from local grant advisory group.

Cllr Jones attended meeting 6.20pm.

6) County Councillor report

Report to Kilgetty and Begelly Community Council from County Councillor Alistair Cameron - February 2026

Stepaside CP School

The online and paper petition in support of keeping Stepside School will be formally presented to the Pembrokeshire County Council meeting on 5 March.

There was a well-attended meeting with parents on 27 January at the school. Stepside School is an excellent school, which is caring and nurturing and has an excellent head teacher and staff. The school had a very good Estyn report in June 2024 which stated that pupils make good progress with their learning.

The main reason the county council has been considering the future of the school is that there are about 115 pupils at the school and the official number should be 200 pupils. However, if you go round the school, you will see that it uses space well with the Puffing's Nursery in one room and a library in another room. As we know, there is no library in Kilgetty.

It will not benefit local children to have to travel by bus to Saundersfoot School and so much extra traffic at Saundersfoot will create significant traffic problems in the village.

I believe there are overwhelming reasons to keep Kilgetty School open and am confident the campaign to save the school will be successful.

Kilgetty Public Conveniences

I have made an application for funding from the Pride in Place fund (funded by the UK Government and administered through Pembrokeshire County Council) to improve the public conveniences in Kilgetty and make them more accessible for people with disabilities. Anyone who uses them will know that they are not in good condition and need to be improved significantly.

Cllr Lockley reported the lease between the Co-op and Pembrokeshire Council for the Toilets is still in place, advised notice should be given by PCC on termination of lease contract due to the imminent sale of the land, it would be appropriate for the premise to be handed over in an acceptable state of repair.

7) Reports from Council representatives including:

- a) Begelly-Kilgetty Community Association

No report received, Cllr Quigley to request minutes of future meetings as item to report.

- b) Rural Futures Group

Cllr Lockley (Joint Chair of Rural Futures group) reported the Rural Futures group have met twice this year and are moving forward on plans regarding the cabins. Surveys are being undertaken tomorrow (Friday 13th February) to determine best options. A small area by the public conveniences have been cordoned off to allow access to the drainage waste system. Notices have been placed on various Facebook pages to notify people who regularly use the car park. The next meeting of the Rural Futures group is scheduled for the 2nd of March

- c) One Voice Wales

Cllr Adams reported newsletters and bulletins circulated to Cllrs, the next meeting of One voice Wales will be attended.

- d) Disability access

Cllr Jones reported that there is a new Disability Access officer in post, contact to be made in the near future.

- e) Health & Safety in the Community

Cllr Adams reported that a review of Health & Safety, Fire compliance will need to be carried out when KBCC take ownership of the Community Centre and adjacent land.

- f) Finance group.

Nothing to report.

8) Consideration of Correspondence:

The Clerk reported a request received from Kilgetty Football club to have access to the Common as previous year for car parking for the annual Football festival, Cllr Adams complimented the Club on its organisation of previous years event, Cllrs all supporting request.

9) To consider payment of any invoices received

Rural Futures payments:

BACS 1. B Griffiths	Fence hire	£154.30
BACS 2. Men's Shed	Insurance (2 years)	£476.35

Invoices paid, payment total of £630.65 Cllr Jones proposed payments be approved, seconded by Cllr Quigley all Cllrs in agreement.

February payments:

BACS 1. Clerk	Salary incl w/h	£854.20
BACS 2. HMRC	Tax	£209.00
BACS 3. PPS	Monthly Inspections	£70.00
BACS 4. Pembs CC	Salt Bins	£684.00
BACS 5. AC DC	CCTV Park	£1829.60
BACS 6. Lite	Christmas lights	£1536.00

Invoices paid, payment total of £5182.80 Cllr Davies proposed payments be approved, seconded by Cllr Whitby all Cllrs in agreement.

10) Action tracking

Future management of Community Centre, Toilets and Car Park:

The Clerk reported that the Lease, searches and necessary documentation completed by the Solicitor and have been sent to the Solicitor of the Co-Op to finalise sale, a number of items within the lease document quoted:

Point 2.7 We have not inspected the Property and are unable to advise on the physical condition of the Property or the accuracy of the plan(s) in Schedule 2. We would advise you to arrange for a survey of the Property to be carried out if this has not already been done. A survey should identify any physical defects in the Property and may warn of potential

defects. It is important to be aware of any defects in the Property before you complete the Lease. Once you have completed the Lease, you will not be entitled to any compensation from the Landlord if you have to put right any defects. Please note that a valuation from a lender is no substitute for a full structural survey.

Point 6.3 Welsh Water was unable to locate a specific account associated with the Community Centre; therefore, the search was requested in relation to the neighbouring toilet block. Replies to the drainage and water enquiries revealed the following information: a) Mains Water Supply: The property is connected to the mains water supply on a metered basis.

Point 8.2 An Energy Performance Certificate ("EPC") provides an energy efficiency rating for the Property and recommendations for improvement. The energy efficiency ratings for Property range from "A" (most efficient) to "G" (least efficient) and is valid for 10 years. The EPC is accompanied by a recommendation report which suggests cost-effective works to improve the energy efficiency of the property. Subject to limited exceptions, all commercial properties need an EPC.

Point 8.4 From completion you will be responsible for the fire safety at the Property. There is no grace period. You must: a) carry out (and keep up to date) a fire risk assessment, considering possible risks to all people who could be affected; b) take all steps to prevent fires, such as ensuring that all electrical equipment is maintained; c) provide fire precautions to safeguard people using the Property; d) train staff in fire safety. The Landlord has not provided a fire risk assessment; therefore, you will be responsible for arranging this.

Point 9 Under the Lease you are liable for complying with any statutory requirements in relation to the Property. This includes, but is not limited to, health and safety, electrical safety compliance, gas safety compliance and fire risk compliance.

Parking in the Community:

Cllr Lockley reported a meeting with the Scout group has been arranged for March 9th, three representatives from KBCC to attend.

The Clerk reported that a meeting with contractors has been arranged to request quotations for repair of surface alongside of the Post Office also the painting of parking bays.

Cllr Lockley requested a review of current Action tracking items be carried out, completed tracked matters to be removed.

11) Consideration of Planning Applications received.

Reference 25/0865/DC Land to north of Ivydene, Carmarthen Road, Kilgetty, Pembrokeshire, SA68 0UF, Discharge of condition 5 (surface water) of planning permission 20/0524/PA (Two dwellings), following consideration of all the information provided by the Planning Authority, Kilgetty-Begelly Community Council will not comment on the application.

12) Notification of Planning Decision/s

25/0202/PA Langdon Mill Farm, Jeffreyton, Kilgetty, SA68 0NJ **Conditionally approved**

25/0710/PA 22, Oakfield Drive, Kilgetty, Pembrokeshire, SA68 0UD **Conditionally approved**

25/0552/PA La Rochelle, Begelly, SA68 0XB **Conditionally approved**

13) To consider any emergency items and/or outstanding issues before Full Council

None

14) Any other Business – please note this item is strictly for information only.

Cllr Quigley reported that water standing at the entrance to the park causing access issues.

Date of next meeting

Thursday 12th March 2026, 6.00pm at the Community Centre

Meeting closed at 19.25pm

Website: KilgettyBegellyCouncil.co.uk Email: kilgetty-begellycc@outlook.com