



Minutes of the Extraordinary General Meeting of Ammanford Town Council on
Wednesday 03rd June 2026 at 6.00pm at 13 Wind Street, Ammanford and via Teams

The Chair, Cllr. C Higgins presided over the meeting

Meeting started at 18:05

Present

- Cllr Calum Higgins (Chair)
- Cllr N Morgan
- Cllr J Owen
- Cllr C Evans (Online)
- Cllr A Jones

Also, Present

- Jayne Grazette (Chief Officer)
- Roisin Finch (Note Taker)

EGM01-03062026 – Apologies for Absence

Apologies were received from:

- Cllr LI Davies
- Cllr S Evans
- Cllr E John
- Cllr D Harries
- Cllr H Howells
- Cllr K McMinn-Davies
- Cllr C Hope
- Cllr P Allchurch

EGM02-03062026 – Declarations of Interest

No declarations of interest were made.

EGM03-03062026 – Public Participation

No members of the public were present.

EGM04-03062026 – Planning Application PL/10718

To consider Planning Application PL/10718 for the demolition of the existing rear extension, conversion of Ammanford Town Hall into six social rented dwellings, and the construction of two social rented dwellings to the rear of the site.

The Chair advised that the planning portal had closed earlier than expected.

Cllr Higgins noted that he had hoped to see a proposal that included both social housing and a community hub to retain community use of the building.

Members discussed the application and agreed that the Council's concerns centred on:

- Highway safety, traffic, and parking
- Flood risk, drainage, and sewerage.
- Environmental and biodiversity impacts

Cllr C Evans left the meeting at 6:10pm and rejoined at 6:11pm.

Cllr A Jones requested that a detailed statement be recorded in relation to the application. It was agreed that the statement would be attached as Appendix A to these minutes.

Cllr J Owen also spoke regarding the wider impact of reduced public services on community wellbeing.

Formal Response to Planning Application PL/10718

Following consideration, Ammanford Town Council resolved to OBJECT to the proposal on the following grounds:

1. Highway Safety, Traffic Impact and Parking

The Council considers the parking provision insufficient and has concerns regarding overspill parking, congestion, and highway safety.

2. Flood Risk, Drainage and Sewerage Capacity

The Council has concerns regarding the capacity of local drainage and sewerage infrastructure and requests assurance that flood risk will not increase.

3. Environmental and Biodiversity Impact

The Council requests ecological assessment and biodiversity enhancement measures in line with Section 6 of the Environment (Wales) Act 2016.

Resolved unanimously:

That Ammanford Town Council formally objects to Planning Application PL/10718 and submits the agreed response to Carmarthenshire County Council.

Action: Chief Officer to submit formal response to Planning.

EGM05-03062026 – Banking Services / Banking Hub

Members considered the current availability of banking services in Ammanford and discussed the case for a Banking Hub.

Cllr Higgins provided an update following discussions with the Postmaster in Capel Hendre.

Members were advised that Cash Access UK had rejected Ammanford's request for a Banking Hub due to access-to-cash facilities within one mile of the town centre.

It was noted that this decision would be appealed to the Financial Conduct Authority.

Members considered supporting the campaign through:

- A press release
- An action day

Resolved unanimously:

That Ammanford Town Council supports the campaign for a Banking Hub, including issuing a press release and supporting an action day.

Chair Closed Meeting

6:39pm

Appendix A

Statement Submitted by Cllr A Jones

A detailed written statement was submitted by Cllr A Jones in relation to Planning Application PL/10718. The statement outlined concerns regarding:

- The timing of the application
- Lack of consultation
- The historical and civic significance of Ammanford Town Hall
- Loss of local services and employment
- Potential alternative community uses of the building
- The importance of continued public engagement before determination of the application

A full copy of the statement is held on file with the meeting papers.