



**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

Members Present

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

Also Present

J Grazette – Chief Officer & RFO
R Finch - Deputy Clerk (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

Absent without apologies:

Cllr W Erasmus

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 C 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 and 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.

The Chair Cllr C Higgins closed the meeting at 6:39pm

Appendix A

Turning to the Planning application; No. PL/10718

The timing of the application so close and after the Senedd election is convenient, however, shows further contempt towards Ammanford Town Council, and its residents.

I request a recorded vote; for all councillors in attendance to be on record.

I deem this application an Historical Moment following the eviction of the Town Council from its democratic home of over 50+ plus years, a home that served the rate payers of Ammanford and surrounding areas. A Town Hall paid for by the ratepayers of area.

A building built for that very purpose, supplying 80+ jobs locally, adding to the economic benefit of our Town.

Following the success of Plaid Cymru in the Senedd elections; for the sake of Wales, I wish them well; it seems to have embolden CCC to the point of arrogance towards this area, without any willingness to discuss, inform or consider options for the future of Ammanford Town Hall.

Even County Cllrs reports said nothing prior, during, or even now, when planning is applied for.

The reasons given “we need homes”; (I for one 100% agree we do; It was a Labour administration that kept Council houses in House) not private housing association houses; but council houses) lets remind the CCC Plaid Administration of the 250+ houses waiting to be built to which they opposed; half mile up the road, nothing said; homes still awaited.

The administration of CCC from the Chief executive to current leader Ms Linda Evans, previous leader Mr Darran Price, officers of the Council should reflect on the historical decision that will go down in the annals of history how they misrepresented the facts, in their approach to the residents of Ammanford and surrounding areas.

They are Deficient in Democracy.

Many would be ashamed to be part of such a decision imposed on an area, notwithstanding Ammanford as Third largest Town in Carmarthenshire. I would not impose this on any elected Representative body without consent and discussion.

Those that may agree with this proposal; ask yourselves; do you want or require a Town Council or just don't understand what Town Councils do, what more Town Council will be forced to do going forward, and having a Civic Building (just like Carmarthenshire County Council!) gives it the status and respect due to the area represented and All residents within it.

Why would any resident of Ammanford not want to support local jobs in the third largest Town and having the presence of Public Serves locally to which we all contribute.

The last time personally; had to fight to save community jobs in our areas interests was in the 1980's a "deje vu" moment, same policies dismantle the public services, believed that was conservatives policies; question is: any difference with current administration, what's next to be disposed of I wonder, the Library, Technical College, School, derelict buildings etc. The infamous Master Plan!!

The Options for Town Hall; COULD BE: WITH PARTNERSHIP WORKING.

Continued workplace; Banking Hub, CAB; Hot Desking Offices, work, rental income, Community Facilities, Warm Hub, Social gatherings; using the Town Hall building for its built purpose in serving All residents not just a few.

CCC own Policies on Community Asset Transfer (CAT) not followed, Welsh Government guidelines ignored.

CCC as custodians of a public asset, I contend have no moral right to dispose of such public assets without proper discussion, consultation. This is the ultimate insult to a population of the Town; the iconic building will be required long into the future.

I move we continue to oppose the application, ask newly appointed Ministers of the Senedd to call in the application, writing to ALL newly elected Senedd members of the area asking to support the Call to meaningful discussion and consult with Towns people.

For information I have requested All newly elected Senedd Members for assistance.

Maybe a first test for their new offices held.

Cllr A W Jones."