

LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL

MINUTES OF MEETING HELD IN BEN HARRIES INSTITUTE, LLANSTEFFAN

14th APRIL 2014

Chairman Councillor G Howells

Present County Cllr DB Davies(Vice Chair) and Councillors Dr D Hunter, C Jones, M James, EI Davies, A Cooper and A Perrett

Observing Mr and Mrs N Davies and Mr and Mrs M Glynn

Apologies Cllrs Ryder

Clerk L Dutch

1. DISCLOSURES OF INTEREST

County Councillor Davies as Carmarthenshire County Council Vice Chairman and County Planning Committee Vice Chairman; Councillor Hunter as Llansteffan Memorial Hall Chairman; Councillor Howells as Church Warden, Member of the Parochial Church Council and Llansteffan School Governor Chairman and Council Rep and Councillor EI Davies in relation to Item 9 Memorial Seats and Plinth Tenders.

2. MINUTES OF MEETING HELD ON 17th MARCH 2014

The minutes of the meeting held on 17th March were confirmed and signed as a true record.

Min
No

3. MATTERS ARISING FOR INFORMATION

Local Highways Matters

a. Llanybri to Pil Glâs school bus -

County Cllr Davies had advocated the Council's preferred route at a public transport seminar and had been informed that there was no funding available to use a minibus on the existing route from Llanybri to Pil Glâs to address highway safety issues. 1160

b. Llanybri to Pil Glâs and B4312 signage -

No County Council signage audit report received to-date. Cllr Cooper reported that a dangerous accident could have occurred between stationary vehicles and a travelling motorbike in the vicinity of the junction. The 'Araf / Slow' road signage had still not been reinstated on the B4312 on the Carmarthen approach to the sharp bend before Pil Glâs. 1161

c. Llanybri 20 mph signage implementation -

County Cllr Davies informed members that Llanybri was ranked 15/16th in the speed limit prioritisation schedule and only those communities in the top ten had a chance of securing funding for speed limit measures. Members also learnt that a difficult phone call had been received from a Llanybri parent whose child had just avoided collision with a car. Speed humps had been demanded, but County Cllr Davies had advised that budget cuts and noise impacts from tractors and trailers or machinery would rule out such a measure. 1162

Morris bus service

The Chairman noted that the new 2014 timetable should resolve the issues encountered. 1163

Carrier's Field forthcoming planning application

The final housing and parking layout plan was circulated for information. 1164

Carms Local Development Plan Hearing 1st April

The Council's statements relating to Carrier's Field, Old School Road and Ferry Point sites were attached to the agenda for information and had been well-received by members. 1165

4. COUNTY COUNCILLOR REPORT

County Cllr Davies informed members that the Chief Executive remained on paid leave and 90 to 100 staff had left the authority due to stringent budget cuts. 1166

5. HEALTH & SAFETY REPORTS

Children's Playground

The new wet pour safety surfaces, tarmac link paths and Kompan Supernova roundabout had been installed by early April, 100% financed by Play Sufficiency Grant funding. The roundabout had been well-received by parents and children. The installers, Parks and Play, had recommended the need for more play chip to ensure that all surfaces in the vicinity of equipment met safety standards and a delivery had been arranged. Cllr Jones thanked the Chairman and Clerk for their endeavours in securing the grant. 1167

Carrier's Lane

It was reported that the damaged flagstones and loose fencing posts remained of concern, having been brought to the attention of the Flood Defence Officer. In addition the first cut of the verges was due with the start of the growing season. 1168

Resolved

That the Rangers be advised of the need for the first cut in Carrier's Lane. 1169

Croft

The Clerk informed members that the County Council had received a personal injury claim relating to a pothole injury sustained on 26th May 2013. The Council's records did not appear to note a problem until October 2013 when a depression measuring 25 x 10cm in the tarmac edge near the top of the path had been filled in with ashes by a local member. At this point the path width was 130m and the depression was located 12-15m from the top of the path. The bench at the top of the path needed painting in the spring, but was sound, minor litter, no dog faeces. 1170

Morfa

Once again the report noted that patches of long grass needed cutting back, a general clear-up around the pavilion would be beneficial and the storage shed remained unlocked. 1171

Resolved

That the Sports Club be informed about outstanding maintenance issues on the Morfa. 1172

Sticks/Headland Path to Scott's Bay

The missing and damaged mesh panels at First Steps had still not been replaced by the County Council; the gutter, outlet and downpipe at the shelter needed to be fully cleaned out and overhanging branches beyond Second Steps needed cutting back; and the warning sign at Second Steps stood at an angle and needed cleaning to be fully legible. 1173

Resolved

That the County Council be requested to undertake maintenance of the Headland Path. 1174

Hen Gapel

Cllr Perrett was pleased to advise that the new Welsh war memorial inscriptions had been installed above the existing plaques at Hen Gapel. The report noted that a slate was missing from the lower edge of the roof on the west face of the chapel tower, bramble and ivy was encroaching on the inner walls of the chapel, grass needed mowing and dead branches needed removal. 1175

Resolved

That Cadw be contacted for advice regarding the repairs required to the west face of the tower roof at Hen Gapel. 1176

6. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

SE Dutch	Clerk's salary/expenses	563.87	1177
J Davies	Hen Gapel maintenance payment 1 of 2	75.00	1178
E Harris Solicitor	Wharley Point Footpath Application legal fees	3,087.62	1179
Sunshine Playgrounds	Llansteffan roundabout, wet pour & paths *	11,100.0	1180
Zurich Municipal	Local Council Insurance Cover 2014/15	518.03	1181
CPA Horticulture	Llansteffan playground - softwood play chip	435.60	1182
Pro Print	Copies	18.39	1183

* NOTE: The playground equipment and surfaces were 100% funded by the Play Sufficiency Grant awarded by Carmarthen County Council – the Council would reclaim the VAT totalling £1,850. 1184

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 1185

Mid & W Wales Fire Rescue	Annual Improvement Plan 2014/15
Carmarthen County Council	Carmarthenshire Biodiversity Action Plan
Carmarthen County Council	Clean Up Carmarthenshire Campaign
Awel Aman Tawe	Solar PV community cooperative share offer
Carmarthen YFC	County Rally 3 May and complimentary tickets

Carmarthen County Council - Safe Routes in Communities Grant

An application form was received for the grant which funds capital works such as pedestrian crossings, traffic calming measures, cycle paths, footpaths, secure cycle facilities (including stands and CCTV), lockers and changing facilities plus Road Safety awareness and education. Members felt that little scope existed to develop such measures in Llansteffan and Llanybri. 1186

Carmarthen County Council - Code of Conduct Training 27 May

A letter was received inviting two Council representatives to attend a further training session. 1187

Resolved

That Cllr Howells and the Clerk be nominated to attend the Code of Conduct session. 1188

BBC News website - Wales' public toilet help to be made law

A feature had been published highlighting that a new draft law by Welsh Government would put the onus on local authorities to ensure that there were sufficient public toilets in public places to improve public health. If passed, it could be the first duty of its type to be introduced in the UK. 1189

Requests for financial assistance

Llanelli Centre for the Deaf 1190
Radio Beca Co-operative

8. PLANNING MATTERS

Resolved

i) To note that no objection was raised to the following planning applications: 1191

W/29836 Outline Application for two residential properties on land on Plâs Hill, Llansteffan

W/29874 To provide covered shelter for rescue craft replacing existing temporary dilapidated original shelter at Towy Boat Club, Pil Glâs, Llansteffan

W/29905 New rear porch at Craig y Môr, High Street, Llansteffan

ii) To note that objections were raised to the following planning application: 1192

W/29846 Application for Lawful Development Certificate for an Existing Use or Operation or Activity: Continuation of the use of The Pheasantry for holiday purposes in Scott's Bay, Llansteffan. Objections were based on the following material planning considerations:- (i) The absence of a precise explanation of the 'holiday purposes' use which is claimed to be lawful; (ii) The absence of sound, objective and impartial supporting evidence supplied by the applicant; (iii) The fact that the evidence as supplied in the Council's detailed Statement of Use proved that the structure had been used for nothing more than a beach hut or camping barn on very rare occasions during the last decade.

iii) To note that a site visit attended by Cllr's Howells, Perrett and Jones and the Clerk be held on 22nd April to examine planning application W/29907; 1193

iv) To note that delegated authority be given to Cllr's Howells, Perrett and Jones to decide on the written response to be sent to the County Council in relation to W/29907. 1194

W/29907 Three family dwellings on an infill site in Llanybri on Plots 1-3, Parc y Delyn, Llanybri

The Chairman adjourned the Council meeting for ten minutes and invited Llain Delyn residents to comment on Application W/29907. The basis of their objections was as follows:- (i) This was a non-allocated site and therefore considered 'white land' in the soon to be adopted Local Development Plan (LDP); (ii) There is an adequate supply of ten plots in Llanybri to cater for local housing needs and affordable homes; (iii) Based on Welsh Government definition, this is not an infill site, but incremental expansion of a rural settlement; (iv) There are serious access and traffic movement issues; (v) These are large executive houses which are out of scale and character with neighbouring properties; (vi) The development would have a detrimental visual impact on the landscape; (vii) The views enjoyed by Llain Delyn residents would be hindered. 1195

The Chairman thanked the attendees for their contributions and re-convened the Council meeting. 1196

v) To note the following planning decision: 1197

W/29438 GRANTED Single storey rear extension at Clydfan, Llangain

9. MEMORIAL SEAT & PLINTH TENDERS

Two tenders had been received for the following works:- to remove 1 seat from The Green; build 2 concrete plinths in beach playground; and fix 2 public seats to the new plinths and 3 new seats to existing plinths along the The Green sea wall. Whilst both applicants were local and experienced, the slightly lower tender submitted by El Davies was accepted. 1198

Resolved

That the tender submitted by El Davies for memorial seat works along The Green and in the beach playground Llansteffan be accepted on the basis that works be covered by a two year guarantee, a copy of the contractor's current Public Liability insurance cover be supplied and works be completed within 4-6 weeks. 1199

10. ZURICH INSURANCE RENEWAL

The Clerk explained that 2014/15 was the final year of the discounted three year contract with Zurich. On the basis that the 2013/14 cover totalled £509.24, the addition of the forthcoming Bell House history panel plus index-linking resulted in a calculated premium of £518.03. 1200

Resolved

That the calculated premium by Zurich Municipal of £518.03 for the Council's annual insurance cover, including the forthcoming Bell House history panel and index-linking, be accepted. 1201

11. LLANYBRI PLAYGROUND CONSULTATION

It was acknowledged that Cllr Charles had made a very constructive input to the playground project. The Council had previously recognised the importance of carrying out a proper local consultation and listening to the views in particular of parents and children. In the meantime, the Clerk had received a letter from a Llain Delyn resident which raised concerns about the site to the south of Maes y Meillion farm on the grounds of poor access and children's safety. Similar concerns had been raised in a few quarters. 1202

Resolved

- i) That a formal risk assessment be undertaken on any potential playground site, having sought expert advice from Parks and Play and the County Council; 1203
- ii) That the Llanybri Playground consultation be itemised on the May agenda.

12. LOCAL BROADBAND

Councillor Cooper provided an overview of the current situation. County Cllr Davies had discovered a useful contact in Community Regeneration and One Voice Wales had also assisted with information. Simon Hart MP had researched the issue on behalf of the many constituents affected in Carmarthen West and South Pems. In Wales, BT is enabling the lines for superfast broadband in conjunction with the Welsh Assembly via the Superfast Cymru scheme. The scheme is scheduled to be brought to Llansteffan and Llanybri in 2015/16. Alternative options of wireless or satellite broadband also exist for those who wish to finance a private upgrade in a shorter timescale. Councillor Cooper was thanked for his presentation. 1204

13. BEACH ENVIRONMENTAL HAZARDS

Storms and floods in early 2014 had badly eroded the dunes and earth bank on the sea-ward side of the front football pitch in Llansteffan. The resulting exposure of waste building materials – in particular dangerous sharp rusting metals – was of grave concern to members. The risks of injury presented to the public and their pets were considerable. 1205

Resolved

That Natural Resources Wales and the County Council be alerted immediately to the importance of removing dangerous environmental waste from Llansteffan beach near the front football pitch, which had been exposed by storm and flood damage in 2014. 1206

14. MATTERS FOR INFORMATION ONLY

- County Cllr Davies had alerted Technical Services to the blocked public toilets issue. 1207
- County Cllr Davies had not yet spoken to Cwrt Malle about the slurry pollution issue. 1208
- Cllr Dr Hunter thanked the Council for Llansteffan Hall's S137 grant. 1209
- Cllr Jones requested that the issue of second homes and the threat to the sustainability of Llansteffan be itemised on the June agenda. County Cllr Davies was asked to secure details about the situation in Gwynedd. 1210

The meeting closed at 10.05

DATES FOR YOUR DIARY:

Monday 16th June 2014 in Llansteffan Memorial Hall at 7 pm

Monday 21st July in Llansteffan Memorial Hall at 7 pm

Signed..... Chairman/Vice Chairman Date

