

LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF MEETING HELD IN LLANSTEFFAN MEMORIAL HALL

20th APRIL 2015

Chairman Councillor DB Davies

Present Councillors C Jones (Vice Chair), G Howells, A Perrett, B Charles, M James
and A Cooper (from 21.00)

Attending Mr and Mrs Cook (from 19.35)

Apologies Cllrs EI Davies and B Ryder

Clerk L Dutch

1. DISCLOSURES OF INTEREST & DISPENSATIONS

County Councillor Davies as Carmarthenshire County Council Chairman, County Planning Committee Vice Chairman and Llansteffan School Governor, plus a personal and prejudicial interest in relation to planning applications submitted by Mwche Farm, Llansteffan. Disclosures also declared by Councillor Howells as Llansteffan Church Warden, Member of the Parochial Church Council and Llansteffan School Governor Chairman and Council Rep.

2. MINUTES OF MEETING HELD ON 16th MARCH 2015

The minutes of the meeting held on 16th March were confirmed and signed as a true record.

Min

3. MATTERS ARISING FOR INFORMATION

No

Council website

Completion of the website by the designer had been delayed due to a family bereavement.

587

Castle lights

The new floodlights had been intermittently flashing and a problem had been identified with the lamps. Lamp replacement in the near future would be free of charge.

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4. COUNTY COUNCILLOR REPORT

The Chairman advised there was nothing to report.

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5. HEALTH & SAFETY REPORTS

Morfa Playground

It was noted that minor maintenance tasks would be undertaken in the near future. The delivery of two pallets of bagged play chip had been laid before Easter by the new grounds maintenance man. Cllr. Howells suggested that one further pallet of play chip may be required by the summer and the rubbish bin emptying rota needed to be checked.

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Carrier's Lane

Repair of the loose fencing and damaged paving stones was still on hold whilst the County Council focused on amending the housing planning application for Carrier's field.

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Morfa

It was reported that the following issues had still not been addressed by the Sports Club:- (i) the door to the wooden shed remained unlocked, with machinery and fuel accessible; (ii) the chain-link fencing at the corner of the cricket pitch opposite Coedmor remained trampled-down; and (iii) the two folly bridges were still masked in bramble and the pond was masked in reeds, both of which could put an exploring child at risk of injury. On a different note, complaints had been received from Sunrise Bay Park regarding anti-social behaviour on the MUGA, causing noise and disturbance for caravan occupiers. Local residents had not raised complaints.

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Resolved

- i) That the unaddressed issues on the Morfa regarding security, fencing and grounds maintenance be brought to the attention of Llansteffan Sports Club; 593
- ii) That a suggestion be relayed to Llansteffan Sports Club to convene a meeting between all interested parties to settle the concerns about the MUGA, where Council representatives, namely Cllrs. Howells and El Davies, would act in a mediating role if necessary. 594

Croft and Headland Path

Cllr. Hunter had supplied reports in advance of the meeting. Minor littering of the Croft verges had been recorded. The bench at the top of the path still needed attention and fly posting using parcel tape on the black signpost near the seat had disfigured the post. 595

Regarding the headland path, the following issues still needed to be addressed:- (i) missing mesh panels at First Steps – if panels are not needed for public safety would the County Council advise the Council; (ii) clearance of bramble and overgrowth on the downhill section to Scott's Bay; and (iii) the Scott's Bay bin needed emptying. On a more positive note, the SOS phone was operational.

Hen Gapel

The local builder would undertake roof repairs in the spring on condition that the Council purchased the necessary materials. No evidence of slates at risk of slippage. Vegetation growth on the walls still needed to be controlled. 596

6. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

SE Dutch	Clerk's salary/expenses *	819.55	597
M Evans	Morfa playground maintenance - stage 1 of 3	170.00	598
Llansteffan Primary School	Swimming lessons 2015 – S.137 donation	700.00	599
CPA Horticulture	Softwood play chip x 80 bags	435.60	600
Carms County Council	Planning seminar for 3 x members	45.00	601
J Davies	Hen Gapel grounds maintenance - stage 1 of 2	75.00	602
Pro Print	Copies	16.79	603

* NOTE: Monthly salary minus employee's national insurance (NI) contribution = 775.42 minus 13.49 = 761.93. April salary had been readjusted as clerk owed £26.98 NI from Feb & Mar = 761.93 – 26.98 = 734.95. Expenses included printer cartridge and travel to County meeting. 604

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 605

Angela Burns AM	'Fieldfinders Campaign' by Carnegie UK Trust
BT	Adopt a Kiosk Programme
One Voice Wales	Carms Area Committee 28 th April 2015

Carms County Council - Footpath Application Lord's Park/Pheasantry

A letter was received dated 31st March confirming that determination of the application would be postponed pending resolution of the land ownership dispute between The Pheasantry and The National Trust (NT). The NT had stated that the footpath width on land in its ownership should be 2 metres in accordance with Council wishes. The clerk advised that a written response would be drafted with Cllr. Hunter to clarify that a land ownership dispute did not exist over land stretching from the southern gable of The Pheasantry to the start of Wharley Point 606

footpath, as proven in legal documentation supplied by Edward Harris. In consequence the Footpath Creation Agreement process should be continued on this basis.

Llangynog Community Council – Proposed joint motion

An email was received from Llangynog Community Council asking whether or not the Council would be interested in tabling a joint motion to the One Voice Wales AGM / Conference, along the lines of "We call upon the Welsh Government to take steps to ensure that County Councils across Wales take a more consistent approach to the assessment of planning applications, and enforcement of planning conditions and laws". 607

Resolved

- i) That the generally-worded joint motion proposed by Llangynog Community Council be supported, namely: "We call upon the Welsh Government to take steps to ensure that County Councils across Wales take a more consistent approach to the assessment of planning applications, and enforcement of planning conditions and laws"; 608
- ii) That however should the wording of the proposed motion on planning procedures to Welsh Government be amended to become more specific, then the Council should be consulted once again before signing up to the amended joint motion; 609
- iii) That Council representatives attending the One Voice Wales Area Meeting in April be requested to discuss the proposed joint motion on planning procedures with Llangynog Council representatives. 610

R Davies - Llansteffan sea wall

An email was received suggesting that seats with tables would be beneficial along the sea wall. 611

Resolved

- i) That in principle the suggestion of providing public seats with tables along Llansteffan sea wall be supported, the only concerns related to financing and whether the size of existing plinths could accommodate such products; 612
- ii) That should the Llansteffan resident wish to discuss the possibility of seats with tables along the sea wall, a Llansteffan councillor would meet on site to investigate options. 613

Sir Gar CFFI/YFC - Invitation to Young Farmers Rally

Resolved

That the two complimentary tickets to Young Farmer's Rally be passed to Cllr. El Davies. 614

Requests for Financial Assistance

Carmarthenshire Ploughing Society 615

8. PLANNING MATTERS

Chairman Cllr. Davies declared a personal and prejudicial interest in applications relating to Mwche farm Llansteffan and left the room. Vice Chairman Cllr. Jones presided. 616

Resolved

- i) To express disappointment in the following application on the grounds that it represented a 'retrospective' application, and the unauthorized developments had taken place on/near the site of a historic church without a prior archaeological survey: W/31560 (Retrospective - As Amended To Include Existing Barn B) Extension To Existing Cattle Shed On Site Adjacent To Pentowyn, submitted by Mwche Farm, Llanybri 617
- ii) To submit a written 'holding' request to the Head of Planning (a) to be consulted with a minimum three week period for comments in the event that an Environmental Impact Statement be submitted; (b) for permission to allow a Community Council representative 618

to speak at any relevant Planning Committee meeting; and (c) to nominate Cllrs. Jones and Howells and the clerk to discuss and approve any further written and verbal representations in preparation for any Planning Committee meeting in respect of the following planning application:-

W/29387 Installation of 1 x 250KW wind turbine with an overall tip height of 45m including associated temporary infrastructure on land at Mwche Farm, Llansteffan. On 19th February 2015 the High Court judge quashed the planning permission granted by Carmarthenshire County Council on the following grounds: *“that this screening opinion was not just inadequately reasoned, but had also failed to address what it was required to under the EIA Regulations”*.

W/29387 was currently a pending application in an undetermined state. The Planning Authority had sought advice from Legal Services.

Chairman Cllr. Davies returned to preside over the meeting.

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iii) To raise no comments to the following planning applications:-

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W/31769 New Single Storey Rear Extension And Change Of Use Of Part Garage To Habitable Room At Plas Canol, Llanybri

W/31770 Outbuilding Attached To Cart Barn And Long Barn (Known As The Piggery) Roof Extension And Repair Plus Demolition Of Redundant Structures (Original Footprint Unchanged, With Hay Loft Added) At Castle Hill Farm Llansteffan

W/31776 Demolition Of Sub-Standard Outbuilding And Reconstruction Of New Purpose Built Shower Block With Toilet And Laundry Facilities And Covered Area To Serve Existing Caravan Pitches. Construction Of Side Porch And First Floor Balcony To Existing Dwelling At Heol Down, Llanybri

9. LLANYBRI PLAYGROUND PROJECT – LEGAL DOCS AND GROUNDWORKS

The clerk reported that following an intensive period of consultation and amendment between the Council, Red Kite Law and Lewis and Lewis Solicitors, the agreed documentation which protected the interests of Council and community had been supplied as engrossed documents for Council consideration for approval and signature. It was confirmed that Lewis and Lewis Solicitors would register the three documents – TP1 Land Transfer, Option Agreement and Permissive Path Agreement – with HM Land Registry as included in the original fees estimate.

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Regarding the playground groundworks, Cllr. Charles informed members that a site meeting had been held with the Llanybri contractor who had supplied a quotation based on an hourly rate of £25 for labour and machinery. The preferred specification for a stone base supplied by Sunshine Playgrounds raised concerns as at £400 per load the total might amount to £1200 to £1600. On a final note, the application form to widen a gateway sourced by the clerk from County Highways was passed to Cllrs. Charles and James.

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Resolved

i) That the Llanybri Playground site engrossed legal documents and plans - TP1 Land Transfer, Option Agreement and Permissive Path Agreement – be approved and thereafter signed by Cllrs. Charles and James and the clerk as witness;

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ii) That the groundworks quotation of £25 per hour for labour and machinery supplied by the Llanybri contractor be accepted;

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iii) That professional advice be sought from Sunshine Playgrounds as to whether the levelled stone/soil sub-base would provide an adequate base for the artificial safety grass surfacing upon which the play equipment would be installed.

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10. MORFA FOOTBALL PITCH AND FIELD DRAINAGE

It was reported that Llansteffan Football Club had sought advice from an experienced local agricultural drainage contractor, Davies Bros, on measures to address flooding on the Morfa

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football pitch. A meeting had been held on Easter Saturday to which Council had been invited.

The proposed scheme involved the digging of a trench from behind the goal next to the car park, eastwards to the corner of the pitch, then southwards along the full length of the pitch. The trench would be filled with stone and grassed and connected to the pond by a short outfall pipe. The football pitch would be mole drained, connecting with the outer drainage trench. 627

The Club highlighted that all costs would be met by the Football Club, the works would be completed in a few days, the scheme would allow the continual drainage of the field effectively lowering the water table and reducing run-off in periods of heavy rain, and there would be little or no visual impact on the Morfa which would be re-seeded. 628

Resolved

That the Morfa field drainage scheme proposed by Llansteffan Football Club be supported by the Council as Morfa leaseholder, subject to securing written permission from Carmarthenshire County Council as Morfa landowner. 629

11. DRAFT REVIEW OF THE EFFECTIVENESS OF INTERNAL AUDIT

Regulation 4 of the Accounts and Audit Regulations (2003) required audited bodies to conduct a review at least once a year of the effectiveness of its system of internal control and publish a statement on internal control (statement of assurance) each year with the body's financial statements. 630

The clerk had circulated a Draft Review of the Effectiveness of Internal Audit based on a template provided by BDO the external auditor. The exercise had demonstrated the need for Council to consider adopting comprehensive Financial Regulations based on model regulations – more detailed than those summarised in Standing Orders – which would protect the Council's interests. Whilst several members expressed discontent with the increasingly onerous responsibilities being imposed on local councils, the consensus was that the review must be considered for approval. 631

Resolved

- i) That the Draft Review of the Effectiveness of Internal Audit be accepted and approved** (Cllr. Howells abstained from the vote); 632
- ii) That Draft Financial Regulations based on the model template be itemised on the June or July agenda for consideration.** 633

12. COMMUNITY COUNCIL DRAFT POLICIES

The Vice Chair highlighted in the March meeting that the Council was legally and morally obliged to have approved policies in place. Of particular relevance to the Llanybri Playground project, the clerk noted that external grants panels also required that applicants had relevant policies in place. In consequence the clerk had prepared the following draft policies for Council consideration: Equal Opportunities, Welsh Language, Environmental and Safeguarding Children and Vulnerable Adults. 634

Once again, whilst several members expressed discontent with the wide-ranging responsibilities being undertaken by local councils, the consensus was that the draft policies should be considered for approval. A number of amendments were agreed. 635

Resolved

- i) That the following draft policies - Equal Opportunities, Welsh Language, Environmental and Safeguarding Children and Vulnerable Adults - as amended in the April meeting be formally approved for adoption;** 636
- ii) That the approved policies - Equal Opportunities, Welsh Language, Environmental and Safeguarding Children and Vulnerable Adults – be subject to monitoring and review every few years.** 637

13. RENEWAL OF COUNCIL'S INSURANCE COVER

The clerk reported that the 3 year Long Term Agreement with Zurich Municipal would expire on 18th May 2015. The discounted premium paid for 2014/15 had been £518.03, representing a competitive and cost-effective price compared with other providers. The renewal proposals presented by Zurich Municipal for identical cover amounted to premiums of £522.39 for a 1 year Agreement, £503.55 for a 3 year Long Term Agreement and £484.74 for a 5 year Long Term Agreement. 638

Resolved

That approval be given to renewing the Council's insurance cover with Zurich Municipal on the basis of a 3 year Long Term Agreement commencing on 18th May 2015 at an annual premium of £503.55. 639

14. AFFORDABLE HOUSING & PUBLIC SPACE PROTECTION ORDER CONSULTATIONS

Carmarthenshire County Council had launched a consultation on Public Spaces Protection Orders which could be used to tackle the problem of irresponsible dog ownership. Such Orders could be used to exclude dogs from certain areas or require dogs to be on leads under direction. The survey questions were discussed and answers agreed during the meeting. 640

Resolved

i) That the completed Council Public Space Protection Order consultation survey be delivered to County Hall to meet the 5th May deadline; 641

ii) That the Affordable Housing consultation survey be postponed until the May meeting to meet the 29th May deadline. 642

15. MATTERS FOR INFORMATION ONLY

- The metal fencing by Nant Jack in Water Lane Llansteffan needed a minor repair. 643
- Complaints had been received about the shelter in the beach car park being used as a toilet due to the early closure of the public conveniences. 644
- The current One Voice Wales magazine contained a useful article on managing public participation at meetings by adherence to Standing Orders. 645
- The pole holding the rubbish bin at the Llanybri bus shelter had rusted badly. 646
- The re-plastering of a house in High Street Llansteffan had caused concrete run-off into the adjacent road drain. 647
- Unauthorised camping and overnight motorhomes represented an on-going problem in Llansteffan. 648
- A Welsh Government Bursary would entitle the clerk to a 50% reduction in the cost of a training day on local government reform in Wales. 649

The meeting closed at 21:49

DATES FOR YOUR DIARY:

Monday 15th June 2015 in Llansteffan Memorial Hall

Monday 20th July 2015 in Llansteffan Memorial Hall

Signed..... Chairman/Vice Chairman Date

