

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

**16<sup>th</sup> DECEMBER 2013**

**Chairman** Councillor G Howells  
**Present** County Cllr DB Davies(Vice Chair), D Hunter, A Perrett, El Davies, M James, A Cooper, Jones and Charles  
**Apologies** None  
**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 Council Representative; Councillor Cooper in relation to Item 8 Castle Hill Farm planning application due to contact with applicant within First Responders.

**2. MINUTES OF MEETING HELD ON 18 NOVEMBER 2013**

The minutes of the meeting held on 18 November were confirmed and signed as a true record.

Min  
No

**3. MATTERS ARISING FOR INFORMATION**

Hen Gapel plaques

The Welsh inscription plaques which are in the process of being commissioned would cost around £220 and County Cllr Davies suggested a local fund-raising event.

927

Llanybri to Pil Glâs highway issues

Large vehicles and heavy rain had resulted in significant erosion of the verges and mud washing down the narrow road. Following the site meeting on 25 November during which the County Council appeared to indicate that nothing could be done, the clerk had not as yet received an email report from the Traffic Engineer. The report would be requested with the reasons for such a decision. Furthermore the County Council had not yet advised as to whether vehicular size and weight restrictions could be introduced on the lanes which present highway hazards. All issues were being followed up and will be itemised on the January 2014 agenda.

928

B4312 'Araf / Slow' signage

Following road resurfacing, the written white warning signage on the road itself in between Tŷ Gwyn on the Pant-yr-Athro straight and the bend approaching Pil Glâs had not been reinstated which compromised highway safety.

929

Scott's Bay Footpath Creation Agreement funding

The County Council had confirmed that the creation agreement with the National Trust had been part funded by the County Council and Welsh Government, through the Wales Coast Path Development Programme managed by Natural Resources Wales.

930

Bethel Row footpath

This footpath is registered on the Definitive Map as 23/40. Should the path be blocked, residents should raise complaints with the County Countryside Access Team.

931

The Green memorial seat site meeting

This would take place in early spring 2014.

932

**4. COUNTY COUNCILLOR REPORT**

In order to secure revenue expenditure cuts, County Cllr Davies reported that savings of around £11 million had been identified. 933

## **5. HEALTH & SAFETY REPORTS**

### **Children's Playground**

It was reported that the roundabout footplates had not yet been replaced, the swing seat shackles would need to be renewed and the play chip needed attention. 934

### **Carrier's Lane**

The question was raised as to whether access to the water chamber presented a public safety hazard. In addition the damaged flagstones and loose fencing posts needed to be checked. 935

### **Resolved**

**That the Flood Drainage Officer be asked to address the issues regarding access to the water chamber, damaged flagstones and loose fencing posts.** 936

### **Croft**

The bench at the top of the path needed painting in the spring, but was sound; little litter, no dog faeces and the verges were weedy as previously noted. 937

### **Morfa**

It was reported that the football pitch had been mowed on 14 December and that there was otherwise no change since the last report. The Chairman reminded members that the quarterly meeting of the Morfa Management Committee would be due in January or February. 938

### **Sticks/Headland Path to Scott's Bay**

The report noted that the missing and damaged mesh panels at First Steps had still not been addressed due to lack of funds; the gutters at the shelter urgently needed to be cleaned out; the rubbish bunker at Scott's Bay was in good condition and majority of litter had been placed in rubbish sacks; gaps in the fencing and bramble growth along the cliff path remained a concern; at The Pheasantry two rough steps had been cut into the hump obstruction on National Trust land and the high earth bank and fencing near the stone building obstructed the lower end of Lord's Park road, despite the County Council having been told that Cllr James had maintained it to the cliff edge whilst a County Council employee; the new section of Wales Coast Path above The Pheasantry was extremely steep, muddy and slippery. 939

### **Resolved**

**That the footpath maintenance issues be reported once again to the County Council.** 940

### **Hen Gapel**

On the basis that reinstatement of the missing horizontal slates from part of the wall-top was a priority, local builders would be approached for estimates. The Christmas lights had been installed on the Christmas tree within Hen Gapel's grounds. 941

### **Llansteffan beach safety hazards**

Whilst acknowledging that the beach below the high-tide watermark was owned by The Crown Estate, members raised grave concerns in relation to moving sand banks and deep gullies that could be seen near Second Steps. In addition the Nant Jack warning sign had been dislodged, was relatively invisible and was the responsibility of the Community Council. It was also noted that the surface water outfall pipe had been completely submerged in sand. 942

### **Resolved**

**That the safety hazards on Llansteffan beach be evaluated in early spring 2014 and appropriate action be taken to protect public health and safety.** 943

## **6. PAYMENT OF ACCOUNTS**

## **Resolved**

### **i) That the following accounts be approved for payment:-**

|           |  |        |     |
|-----------|--|--------|-----|
| SE Dutch  | Clerk's salary/expenses                          | 513.47 | 944 |
| N Davies  | Maintenance of Carrier's Lane (June to Nov 2013) | 30.00  | 945 |
| SLCC      | Society of Local Council Clerks Membership Fee   | 101.00 | 946 |
| Pro Print | Copies   | 20.10  | 947 |

Hen Gapel Management Grant (Cadw) Years 3 & 4 of £264.00 and BT Way Leave of £68.60 had credited the bank account. 948

## **7. CORRESPONDENCE**

### **Resolved**

#### **That the following items of correspondence be noted:**

|                       |  |  |     |
|-----------------------|--|--|-----|
| Boundary Commission   |  |  | 949 |
| For Wales             | Review of Electoral Arrangements Report & Proposals for Carmms |  |     |
| Carmms County Council | Review of Regional Technical Statement for Minerals            |  |     |
| Play Wales            | "Play for Wales" magazine Winter 2013                          |  |     |
| Peredur Emlyn         | Community Translation Scheme                                   |  |     |

#### **Angela Burns AM - Cockle Poaching in Three Rivers Estuary**

A letter was received plus copy letter from Minister Alun Davies AM. The latter advised that *"there was insufficient evidence to prove that the cockle had been taken illegally. Therefore no further action is to be taken in this case ...enforcement is approached on a risk basis and this will determine the response to any such incident."* Angela Burns noted that the Council would be disappointed as no further action would be undertaken by Welsh Government officials. 950

#### **Requests for financial assistance**

Marie Curie Nurses in Carmarthenshire 951

## **8. PLANNING MATTERS**

### **Resolved**

#### **i) To note that no objection was raised to the following planning application:**

W/29191 Part Change of Use of Land following Granting of Planning Permission D4/25718 to allow 10 Additional Static Units within the Approved Site Area at Sunrise Bay Holiday Park Llansteffan

The Council raised no objection on the grounds that the site in question was within the park boundaries, was low-level and semi-screened by mature trees from the beach-end.

#### **ii) To note that an objection was raised to the following planning application:**

W/29266 Removal of Condition 4 on Wind Turbine Planning Permission W/25914 at Castle Hill Farm Llansteffan

Councillor Cooper disclosed an interest due to contact with applicant in First Responders and abstained from voting on the proposed resolution.

The Council raised an objection on the grounds that Condition 4 provided a safeguard to protect the public against excessive noise disturbance. It was noted that two noise complaints had been received by the local planning authority arising from prevailing south-westerly winds. (Notes - Condition 3: Noise arising from the operation of the turbine shall not exceed background noise level by 5Dcb [10 minutes] as measured 3 metres from the facade of any noise sensitive property. Condition 4 - summary: Following a justified noise complaint, the operator shall employ a noise consultant to assess level of noise emissions. Should Condition 3 be exceeded, then mitigation measures should be undertaken to ensure compliance).

#### **iii) To note the following planning decisions:**

W/28642 - GRANTED Variation of Conditions 2 & 3 of W/24358 (To extend the completion date to finish the project) Pond in field adjacent to Capel Seion, Llangain 954

W/28750 – GRANTED Construction of car port & installation of photovoltaic electricity generating panels at ground level at 1 Llys Steffan Llansteffan

W/28972 – GRANTED Improved access from the highway and a new access track to enable safer access for business vehicles accessing the storage yard at Tŷ Gwyn, Llangain (Change of Use granted in 2005)

W/28984 - GRANTED Proposed erection of single storey extension to rear of property at The Backs, The Green, Llansteffan

## **9. CARRIER'S FIELD LLANSTEFFAN**

Corporate Property had supplied indicative plans for housing layouts (Schemes A and B) for confidential consideration at the meeting. Scheme A incorporated twelve detached dwellings with three or four bedrooms, one of which was a smaller starter home. Scheme B incorporated fifteen dwellings, four of which were two bedroom semi-detached, two of which were two bedroom detached and the remainder being three to four bedroom detached dwellings. 955

On a positive note, the Head of Corporate Property had confirmed in writing that *“following further investigations we have now classified this land as Housing Revenue Account property. We would still welcome the Community Council’s views on the drafts, but Housing colleagues will now be involved in decisions relating to the disposal of this site.”* The Chairman explained that the chances of securing a larger proportion of affordable/social housing on the site were now enhanced. Members agreed that Scheme B was the preferred option. One member suggested that Plot 12 could be designated for a smaller housing unit. 956

Mindful of the Council’s priority to secure additional parking, the Head of Corporate Property had requested that members consider whether Plot 1 - a smaller dwelling at the entrance to the site - should be lost in order to accommodate parking spaces. Members disagreed with the loss of one housing unit and discussed the merits of providing extra parking below the existing row of spaces to the rear of Maesgriffith and to the south-west corner of the site adjacent to Parc Glas Villa. Cllr Cooper requested confirmation that the existing parking land behind Maesgriffith was owned by the County Council and not Bro Myrddin Housing Association. 957

### **Resolved**

- i) That Scheme B represented the preferred option to-date, due to the inclusion of 6 x smaller affordable/social housing units on Plots 1, 2, 3, 13, 14 & 15 which represented the absolute minimum and that the Housing Services Manager must be consulted for guidance on the appropriate numbers to be included;** 958
- ii) That the retention of existing trees and foliage be welcomed in the interests of wildlife ecology and natural landscaping within Llansteffan Conservation Area;** 959
- iii) That the potential overlooking of existing residential properties in Glan y Môr and residential properties either being built or to be built in Parc Clomendy due to the higher topography of the Carrier's Field site be given due consideration;** 960
- iv) That the potential loss of one unit of affordable/social housing - namely Plot 1 on Scheme B – be avoided at all costs due to the importance of securing as much social housing as possible to retain young adults within the local community;** 961
- v) That alternative public parking proposals be investigated including an additional row of parking spaces (a) to the south-east of the existing row of ten spaces to the rear of Maesgriffith homes - bordering the estate road running in a south-westerly direction from the main entry estate road and beneath the trees; and (b) to the west of Plot 12 along the boundary with Parc Glas Villa which could serve properties along High Street. The guidance of the Parking Services Manager would be helpful;** 962
- vi) That the Council be supplied with alternative additional parking options as suggested by the County Council in an attempt to address the grave congestion issues in the High Street which have hindered a number of emergency vehicles in the recent past with people's lives having been placed at risk;** 963

vii) That a meeting be requested with Corporate Property and Housing in the New Year. 964

## **10. PHEASANTRY & FOOTPATH APPLICATION**

The application to register the Wharley Point footpath would be submitted before Christmas. 965  
The Council's Statement of Use of the building called The Pheasantry had been submitted to the Planning Enforcement Team. It maintained that *"the use of the rebuilt stone stable as witnessed during recent decades cannot be judged to constitute 'development' as defined by the Town and Country Planning Act 1990 s.55, on the grounds that no 'material change of use' has taken place. In consequence, it is the Council's understanding that neither a Lawful Development Certificate nor Planning Permission can be granted as no 'development' as defined in planning legislation has taken place."* The Chairman finally drew attention to advice conveyed in a recent solicitor's letter – in the event of an inquiry, there would be a cost element in appearing before the inspector and instructing legal professionals to promote the claim.

### **Resolved**

**That the Written Agreement signed by St Anthony's Cottage, absolving the Council from incurring any legal or other costs during the process to modify the Definitive Map, should be checked for soundness by an independent legal adviser from SLCC.** 966

## **11. COUNCIL WEBSITE**

The Clerk advised that a Llanybri resident with expertise had kindly volunteered to examine the website design package and contractual details as supplied by Jamie King Media. 967

### **Resolved**

**That should the website design package and contractual details as supplied by Jamie King Media be approved by the Llanybri resident with the relevant expertise, then the Clerk be authorised to instruct the media company to take on the contract.** 968

## **12. MATTERS FOR INFORMATION ONLY**

- Complaints had been received regarding the new brown tourist sign stating "Mansion House Llansteffan" which members did not feel were justified. 969
- Heavy traffic using the Llanybri road from Pil Glâs had badly eroded the verges. 970
- Road surfaces in the Llanybri area were very rough. 971
- A salt bin was required near the entrance to Maesolbri Llanybri. 972
- Church Road residents had requested an update on the Traffic Order to revoke a section of double-yellow lines; also assurances that no parking tickets will be issued. 973
- High Street Llansteffan traffic speed survey results incorrectly stated that the Posted Speed Limit was 30 mph instead of 20 mph. 974
- Council members and the Clerk were thanked for the comprehensive pieces of work undertaken in relation to Carmarthenshire LDP, Carrier's Field and The Pheasantry. 975
- A Wales Coast Path finger-sign at the bottom of Old School Road had gone missing. 976
- The road surface depression on Pendegy Bridge had worsened. 977

The meeting closed at 21:20.

### **DATES FOR YOUR DIARY:**

**Monday 17<sup>th</sup> February 2014 in Llanybri Community Hall at 7 pm**

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Signed..... Chairman/Vice Chairman Date .....



