

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

15th DECEMBER 2014

Chairman Councillor DB Davies
Present Councillors C Jones (Vice Chair), G Howells, A Perrett, A Cooper, B Charles,
B Ryder (left after 10 minutes for family health reasons) and EI Davies
Apologies Cllr M James (health reasons)
Attending Approximately sixty local residents
Clerk L Dutch

1. DISCLOSURES OF INTEREST & DISPENSATIONS

County Councillor Davies as Carmarthenshire County Council Chairman and County Planning Committee Vice Chairman; Councillor Howells as Church Warden, Member of the Parochial Church Council and Llansteffan School Governor Chairman and Council Rep, and Councillor Cooper in the event that Plas fields might be discussed, being a friend of Plas Farm tenants who store his caravan on their property. Min No

The Chairman acknowledged the public interest in Item 10 Planning Matters, notably W/31230, and proposed that W/31230 be brought forward for consideration. Members agreed. 356

2. W/31230 CARRIER'S FIELD HOUSING APPLICATION

At the outset, the Clerk advised the meeting that discrepancies had been discovered that day in the content of the County Council planning application, meaning that the proposed allocation of social and affordable homes had dropped from fourteen to six. Whilst the Council had locally publicised the Site Layout Plan in good faith, the discrepancies confirmed by the County Council suggested that the item would benefit from detailed consideration at a later date. Cllr. Cooper maintained that the public in attendance should have their say at the December meeting and members agreed. 357

Resolved

That the Council meeting be temporarily suspended for members of the public to comment on W/31230 planning application for housing on Carrier's Field. 358

The first speaker was Cllr. Howells who declared an interest due to the proximity of his home to the proposed development site and considered that he could speak but not vote on the matter. The unprofessional behaviour of the County Council as application applicant was condemned. 359

The following views expressed by members of the public were appreciated and noted:-

- The original Site Layout Plan was acceptable on the grounds that six social homes and eight affordable homes had been identified for development. In view of the discrepancies that had come to light and the exclusion of the affordable homes, the Council was asked to consider a Public Services Ombudsman referral. 360
- The provision of affordable homes was not enough; mechanisms and contracts must be put in place to ensure that homes sold at affordable rates remained as affordable units within the village housing stock. Detailed criteria and mechanisms could be referred to in the Supplementary Planning Guidance available for viewing in The Stores. 361
- The proposed development would increase surface water flooding risks to Glan y Mor homes. What additional drainage schemes were proposed by the County Council to address flood risks and how would heavy vehicles gain access to the relatively new culvert to the rear of No's 9 and 10 Glan y Mor to clear large quantities of accumulating stone, branches and debris? 362

- The planning application percolation tests indicated that ground conditions were unlikely to support soak-a-ways for surface water disposal and that the stream on the south-eastern boundary 'may' cater for storm water subject to necessary approvals. Flood risk therefore remained a grave issue. 363
- The ecological report recommended that the existing hedges, trees and stream should be maintained as a connected habitat, but the Site Layout Plan indicated that the stream would be separated from the trees. 364
- Development plans often change without further public consultation. There was no guarantee that any approved site layout plan would be developed in practice, as Corporate Property primarily wished to secure a capital receipt from land in its ownership which benefitted from planning consent. 365

The following views expressed by councillors were appreciated and noted:-

- The major issue was the exclusion of the eight affordable homes from the planning application, despite detailed negotiations with Corporate Property and Housing Services during 2014. The Council must tackle the issue head-on in the public interest. 366
- Written confirmation must be obtained from Welsh Water that the existing sewerage infrastructure has the capacity to cope with an additional nineteen houses. 367
- A back lane to High Street properties should be incorporated in the Site Layout Plan to provide private parking spaces and thus alleviate on-road parking congestion. 368

The Chairman thanked members and the public for their valuable contributions. 369

Resolved

- That the Council meeting be re-convened;** 370
- That the County Council be requested to extend the period of public consultation for W/31230 planning application for housing on Carrier's Field by one month in view of the discrepancies discovered in the application itself on 19th December;** 371
- That the Planning Committee be requested to meet in early January 2015 to discuss W/31230 and provide a report to the Council meeting on 19th January.** 372

3. MINUTES OF MEETING HELD ON 17th NOVEMBER 2014

The minutes of the meeting held on 17th November were confirmed and signed as a true record. 373

4. MATTERS ARISING FOR INFORMATION

Electric fence crossing 23/30 in Plas Field

The Countryside Access Manager would be contacted again for clarification on the standards governing the minimum width of gaps permitting public access on rights of way where temporary electric fencing crosses the right of way. 374

Kylsant Charitable Trust and Llanybri playground funding

A further letter had been sent to Birt and Company in support of the funding application. 375

Definition of 'camping barn' in relation to The Pheasantry

Camping barns would normally provide rudimentary accommodation with very basic facilities. They should not entail any alterations to the exterior of the building and should be considered as, in effect, a 'stone tent'. 376

5. COUNTY COUNCILLOR REPORT

The County Council had granted retiring Cllr. David Thomas aged 90 (Dai Trelech) the freedom of Carmarthenshire in recognition of his fifty years of service to the County Council. The by-election had taken place and a Plaid Cymru candidate had won the seat. Further County 377

Council senior officers had retired including the Head of Technical Services.

6. HEALTH & SAFETY REPORTS

Morfa Playground, Carrier's Lane & Headland Path

Nothing further to report from autumn 2014. No report provided for Headland Path. 378

Morfa

Nothing further to report from autumn 2014. A Management meeting would be held in January. 379

Hen Gapel

The local builder would undertake roof repairs in the spring on a voluntary basis 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. 380

7. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

SE Dutch	Clerk's Dec salary/expenses	509.17	381
SWALEC	Castle lights	62.12	382
Carms County Council	Refurbishment of The Green lanterns 4 th installment	131.40	383
Pro Print	Copies	27.17	384

8. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 385

Cadw	"Heritage in Wales" magazine
NALC	2014-2016 National Salary Award

Carms County Council - Planning seminar

A letter was received inviting expressions of interest to attend a planning seminar in February. 386

Resolved

That the County Council be informed that Cllrs Jones, Howells and Cooper had expressed an interest in attending a planning seminar in February 2015. 387

Carms County Council - Request for scaffolding in High Street Llansteffan

An email was received in response to a local resident's request to erect scaffolding in the spring for house refurbishment purposes. The Traffic Management officer had recommended that a temporary prohibition of waiting restriction be introduced to allow heavy vehicles to safely pass the scaffold at the pinch point in the High Street. A similar arrangement had been put in place some years ago. 388

Resolved

That support be given to the County Council's proposal for a temporary prohibition of waiting restriction in the High Street in the spring to enable house refurbishment. 389

Society of Local Council Clerks (SLCC) - Membership renewal notice

Resolved

That SLCC annual membership be renewed for 2015 at a cost of £103 on the basis that free professional access to legal, financial and employment advice proved invaluable. 390

H Williams - Milestones to Carmarthen

An email was received expressing interest in a potential project to restore and reinstate milestones between Llanybri and Carmarthen. 391

Resolved

- i) That a project to restore and reinstate milestones between Llanybri and Carmarthen be supported on the basis that funding was sourced by interested individuals or external bodies; 392
- ii) That the Milestone email be passed on to Llansteffan History Society. 393

E Williams - Memorial seat

An email was received requesting a memorial seat along Llansteffan sea wall. The clerk informed members that the County Council had recently given written permission to re-site existing public seats should the need be justified. 394

Resolved

That consideration be given to removing a set number of public seats in Llansteffan once a year where the need was justified to free up plinths for private memorial seats. 395

Requests for financial assistance

Marie Curie Nurses Carms 396
Eisteddfod Genedlaethol Urdd Gobath Cymru

9. PLANNING MATTERS

Resolved

i) To note that no comments be raised regarding the following planning applications: 397

W/31268 Three family dwellings in Heol Faen Llanybri – highway matters

W/31276 Removal of Condition 5 on W/20173 (Buffer zone to be kept free of development) at Plot 2 Parc Clomendi Llansteffan

ii) To note the following planning decisions: 398

W/30942 GRANTED Extension & Alteration to New Cottage Llansteffan

W/31049 GRANTED Extension to Pilroath Lodge Llangain

Appeal Decision APP/M6825/A/14/2223520 Castle Hill Farm Llansteffan – Removal of Condition 4 to W/29266 Wind Turbine – Appeal part allowed subject to conditions

10. COUNTY COUNCIL 2015/18 BUDGET CONSULTATION

In the light of the harsh budget cuts demanded by Welsh Government of £44 million for Carmarthenshire over the next three years, the County Council had issued a detailed consultation questionnaire for public comment. Each local councillor had been supplied with a copy enabling feedback both as an individual and member of the local corporate body. 399

Resolved

That a sub-committee comprising of Councillors Jones, Charles, Perrett and E Davies be authorised to complete and submit a considered Carmarthenshire 2015/18 Budget Consultation response to meet the deadline of 4th January 2015. 400

11. LLANYBRI PLAYGROUND

The Playground sub-committee had met on 1st December, gave detailed consideration to the designs and quotations received from the playground companies which had made site visits (Wicksteed, Hags-snp, Sunshine Playgrounds, Mant Leisure, Sovereign and The Children's Playground) and concluded that independent recommendations be sought prior to forming a shortlist. The Clerk had met with a Community Bureau grants officer who expressed interest in supporting the Council's search for grant aid to create a playground on the Heol Faen site. 401

Regarding the outstanding matter of concern to the solicitor dealing with the gift of land transfer, namely the responsibility for fencing the playground on the two open sides to the field, independent play inspectors had advised that no additional or specific fencing would be required to meet British Standards in such a rural location with anticipated relatively low volumes of usage. 402

Cllr Charles informed members that the landowner intended to erect temporary sheep fencing shortly around the two open sides of the playground site, in the knowledge that ground works to level certain parts of the site may require the fencing to be removed and then re-installed on a permanent basis. A path along Heol Faen had also been dug out. 403

Resolved

- i) **That the solicitor dealing with the Llanybri playground gift of land transfer be informed that the sheep fencing on the two open sides of the site proposed by the landowner had been approved by independent play inspectors on the basis that no additional or specific fencing should be provided by the Council to meet British Standards;** 404
- ii) **That the Playground sub-committee be requested to report back to Council following its next meeting on 12th January 2015.** 405

12. BLACK SCAR BYWAY OPEN TO ALL TRAFFIC (BOAT) 23/39

Cllr. DB Davies declared a personal and prejudicial interest to take a safe stance on the basis that he was a personal acquaintance of the farming family in question and had undertaken contracting work for the family in the past. 406

A letter had been received from Mwche Farm which responded to the Council's concerns as summarised below:

- A new metal gate was installed at the start of the BOAT in May 2014 upon the request of the ranger, following a complaint from a member of the public. Posts and gates were supplied by us and the installation undertaken by the rangers (in the interests of maintaining public access to Black Scar). 407
- It has always been necessary to use this track for the purpose of farming the adjoining land. Some disruption may have been caused of late due to our ongoing fencing programme under Glastir Environmental Scheme. Livestock will have no access to the track other than to move from one field to another or to the farmyard. We intend to secure all field gates to avoid the possibility of them being left open and allowing livestock to stray onto the track. 408
- The wooden gate near Black Scar was padlocked some time ago by Fisheries Officers to deter illegal cockle pickers from taking vehicles on to the marsh. 409
- A copy letter was supplied written by County Highways Services confirming: "I have no objection to you fencing either side of the BOAT as long as a 4m width is maintained. The gates to be kept shut with cattle being kept off from entering the BOAT (except for access). The gate at the end of the BOAT to be unlocked and the overgrowth cleared – I will arrange for this work to be done". 410

Councillors remarked that as the gate and posts had been supplied by the farmer, the issue of wastage of public money had been more or less addressed, and up-dated that the padlock had since been removed from the gate leading on to Black Scar marsh. 411

Resolved

That the meeting be temporarily suspended for public participation 412

Mr Morris was asked by Pentowyn to explain the reason for installing wooden fencing along both sides of the 800 metre classified road which led to the start of the Byway. The former expanded upon the reasons given in his letter to the Council, stating that the Glastir Scheme sought to protect existing hedges and dormouse habitats. Pentowyn stressed that the new fencing was not justified, it destroyed the character of an ancient lane and the lack of passing places and open verges meant that vehicles requiring access were likely to encounter problems. The Chairman concluded matters by advising that the fencing complaint had been answered by both the County Council and Mr Morris. 413

Resolved

That the Council meeting be re-convened.

414

13. HIGHWAY MATTERS & STREET SIGNAGE

In late November Cllr. Cooper had raised serious concerns to the clerk on behalf of many residents regarding (i) the high speed of traffic travelling along High Street and Church Road despite the 20 mph signage and (ii) the lack of progress on removing a section of double-yellow lines in Church road. The clerk reported the responses received by the Traffic Management officer as follows:- A report would be sought from the Speed Management Group and the draft traffic order for Church Road would be published in early December, to seek objections (statutory requirement) to the proposed removal of a section of double-yellow lines. 415

Cllr. Cooper also explained his grave concerns associated with the lack of street signage in Llansteffan and Llanybri and the life-threatening situations that have arisen in the past where ambulances have been delayed by up to five minutes in locating critically ill patient's addresses. Members agreed that street signage was a basic amenity which must be provided. 416

Resolved

- i) **That the report from the Speed Management Group for Llansteffan be obtained by County Highways for consideration by Council;** 417
- ii) **That the importance of the provision of street signage in both Llansteffan and Llanybri be brought to the attention of County Highways.** 418

14. MEMORIAL SEATS

Cllr. El Davies declared an interest having acted as sub-contractor in the recent past. 419
The County Council had given written permission to remove public seats along Llansteffan sea wall where the need was justified. 420

Resolved

That consideration be given to removing a set number of public seats in Llansteffan once a year where the need was justified to free up plinths for private memorial seats. 421

15. MATTERS FOR INFORMATION ONLY

- 20 mph speed limit signage for Llanybri would be advocated again in the New Year. 422
- Section 137 donation application forms would be publicised again. 423
- Uneven paving slabs near Castell Rhingyll High Street Llansteffan would be reported. 424
- Issue of up to four cars parking in Sticks Wood turning circle at end of Church Road. 425
- Junction of Lon y Deri and top end of Old School Road required signage for safety. 426

The meeting closed at 20:55 and Chairman wished members a Happy New Year.

DATES FOR YOUR DIARY:

Monday 16th February 2015 in Llanybri Community Hall at 7 pm (S137 DONATIONS)

Monday 16th March 2015 in Llanybri Community Hall at 7 pm

Signed..... Chairman/Vice Chairman Date

