

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

20th JANUARY 2014

Chairman Councillor G Howells

Present County Cllr DB Davies(Vice Chair) and Councillors Dr D Hunter, El Davies,
M James, A Cooper, C Jones, B Ryder and B Charles

Apologies Cllr A Perrett

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 County Councillor Davies and Councillors Cooper and El Davies in relation to Item 8 Planning – Wind Turbine application.

2. MINUTES OF MEETING HELD ON 16 DECEMBER 2013

The minutes of the meeting held on 16 December were confirmed and signed as a true record subject to the addition of Cllr Bethan Ryder under member's present at the meeting.

Min
No

3. MATTERS ARISING FOR INFORMATION

Bethel Row footpath

As registered footpath 23/40/1, the County Council has an obligation to "assert and protect" the Public Rights of Way network. Whilst landowners have the responsibility to maintain stiles and gates, cut back overgrown vegetation and avoid obstructing paths, in practice the county rangers tend to maintain registered footpaths. A note to this effect would be delivered to Bethel Row residents who were concerned about imminent Bethel Chapel renovations.

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Beach Hazards

Following the recent storms and flooding, a huge amount of rubbish had accumulated on local beaches. Beach hazards would be itemised on the February or March agenda.

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April meeting date

The April Council meeting would be re-scheduled to Monday 14 April to avoid Easter.

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4. COUNTY COUNCILLOR REPORT

The outlook remained grim. The Budget meeting would take place in February.

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5. HEALTH & SAFETY REPORTS

Children's Playground

It was reported that stormy weather had hindered general maintenance duties. Furthermore, ground surfaces of both the playground and the Morfa had been waterlogged for considerable lengths of time. A broken tree branch had been cleared by Western Power on New Year's Day. The County Council had highlighted the opportunity to apply for Play Sufficiency Funding, up to £5k per item, deadline 24 January.

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Resolved

That delegated authority be given to the Chairman and Clerk to prepare and submit a Play Sufficiency Funding application to upgrade the Glan y Môr Playground.

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Carrier's Lane

Whilst the new culvert scheme had reduced the risk of flooding, potential public access to the

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water chamber in Carrier's Field, the damaged flagstones and loose fencing posts remained of concern. The Flood Defence Officer had agreed to make a site visit.

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. 985

Morfa

The playing fields had been waterlogged, particularly around the pond and football pitch. The quarterly meeting of the Morfa Management Committee for Council and Llansteffan Sports Club representatives would be organised for Saturday 15 February. 986

Sticks/Headland Path to Scott's Bay

The report noted no change: the missing and damaged mesh panels at First Steps had still not been replaced; the gutters at the shelter urgently needed to be cleaned out; gaps in the fencing and bramble growth along the cliff path remained a concern; the latch on the first National Trust gate encountered after Scott's Bay was difficult to operate; the two old green public seats in The Sticks and nearer Scott's Bay needed removal; five of the plastic safety bollards near the bottom of the Coal Road needed replacement. 987

The new section of Wales Coast Path above The Pheasantry remained extremely steep, muddy and slippery; the application to register the footpath from St Anthony's around Wharley Point to Lords Park road had been submitted to the County Council on 18 December; an email regarding the planning enforcement process had been sent to the enforcement officer in relation to which members voiced their support; the tenants of Lords Park Farm had been served with a Notice regarding the footpath application and queries had been raised. 988

Resolved

i) That the footpath maintenance issues be reported once again to the County Council, including the request to remove the two old green public seats in The Sticks and nearer to Scott's Bay at the junction with the path leading to St. Anthony's Well; 989

ii) That a letter be sent to Lords Park Farm tenants explaining the application process to register the entire Wharley Point public footpath from St Anthony's Cottage. 990

Hen Gapel

The missing slates on part of the lower wall-top of the chapel remains had been replaced before the onset of frosty weather, in accordance with advice received from Cadw. 991

6. PAYMENT OF ACCOUNTS

Resolved

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

SE Dutch	Clerk's salary/expenses	514.47	992
Carms County Council	The Green lantern refurbishment Yr 3/5	131.40	993

On the basis that the Bell House Heritage Grant application had previously been approved by Council, members authorised the payment of a cheque for planning application fees for the two history panels should the need arise before the February meeting. 994

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 995

Carms County Council	Review of Polling Districts & Polling Places in Carms
WLGA/One Voice Wales	Partnership with Town & Community Councils
Cymru'n Cofio	Cymru'n Cofio Wales Remembers 1914-1918 events database
Carms Envir Partnership	Sustainability Seminar feedback 19 Nov 2013

One Voice Wales - Training Programme Jan to July 2014

An e-mail was received outlining the modules planned. No interest expressed at this stage. 996

One Voice Wales - Buckingham Palace Garden Parties 21 May, 3 June & 10 June

A letter was received inviting the current Chairman to apply for an invitation to one of the Garden Parties. The Chairman was encouraged by members to submit the form. 997

One Voice Wales - Carms Area Committee meeting Wed 22 Jan in Llanelli

An agenda was received and Councillors Hunter and Cooper would attend. 998

Edward Harris - Application for Modification of Definitive Map

A letter was received confirming that the application had been submitted on 18 December 2013 and outlining the determination process. 999

Requests for financial assistance

Cylch Meithrin Llansteffan 1000

8. PLANNING MATTERS

Resolved

i) To note that no objection was raised to the following planning applications: 1001

W/29352 Proposed extension to vestry for a disabled toilet at Capel Newydd, Llanybri

W/29438 Single storey extension at Clydfan, Llanybri

ii) To note that a strong objection was raised to the following planning application: 1002

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

County Cllr DB Davies and Cllr EI Davies declared an interest, did not participate in the discussion and abstained from the vote. Three letters of complaint from residents were reported. Cllr Dr Hunter judged the application to be defective due to the extremely small poor visual illustrations and the lack of user-friendly detail required to assess noise impacts. 1003

Whilst the Council appreciated the County Council's obligation to develop sustainable energy sources, the wholly unacceptable cumulative effect of the policy contraventions listed below had given the Council no option but to strongly object to the application. 1004

a. UDP policy 'EN1 Site Protection – International Sites' would be contravened – the international importance of the Carmarthen Bay and Estuaries Special Area of Conservation was clearly not outweighed by the reasons for the development of one private wind turbine. Any attachment of planning conditions, obligations and mitigation measures to a planning permission would not lessen the adverse impact on the integrity and ecology of this international site of significance – namely the high population of native birds, estuarine waders and summer and winter migratory birds. 1005

b. UDP policy 'EN16 Special Landscape Areas' would be contravened – this policy states: "In these areas priority will be given to the conservation and enhancement of the landscape, while new development that would result in harm to their character and appearance will not be permitted." Of note, the Tâf estuary is a designated part of the Carmarthen Bay Coastal Area Special Landscape Area and has witnessed little major development of detriment to the visual aesthetics of the valley. Moreover, the Tâf features in the "Register of Landscapes of Outstanding Historic Interest in Wales" – due to the wealth of evidence from prehistoric to more recent past. In cultural and literary terms, the 2014 centenary of the birth of Dylan Thomas is of international importance which must not be adversely affected by the views of the "heron priested shores" from one of his residences, The Boathouse and his workplace The Writing 1006

Shed in the ancient Township of Laugharne being desecrated by the installation of an incongruous wind turbine on the opposite side of the estuary.

c. UDP policy 'UT6 Wind Energy' would be contravened – (i) the proposal would result in an unacceptable adverse impact on the quality of the local environment and international sites of nature conservation and (ii) the proposal would result in an unacceptable level of noise pollution for local residents and tourists, harming public health and safety. This would affect residents from both Llanybri and Laugharne due to the fact that noise funnels in a valley and tends to bounce off opposing land masses that border a river and estuary. The case of the wind turbine at Castle Hill Farm Llansteffan had proven that in this instance south-westerly winds making contact with the wind turbine created the highly undesirable noise similar to a Sea King helicopter taking off, hovering and landing on a continual basis. 1007

d. The Wales Coast Path – the flagship initiative of the Welsh Government passes within 300 metres of the proposed site, the enjoyment of which by thousands of walkers every year would conclusively be harmed by such an incongruous and noise polluting development. 1008

e. Precedent – the potential granting of approval for one wind turbine would set an unacceptable precedent for further applications, which could result in the creation of a wind farm that would desecrate the pristine, historic, cultural and visual qualities of the Tâf Estuary. 1009

iii) To note the following planning decision: 1010

W/29077 GRANTED: Variation of Condition No 2 of Planning Permission W/16851 (construction of an interior mezzanine, instead of an upper-storey inside chapel) at Bethel Chapel and Bethel House, Llansteffan

iv) To note the following pre-planning application notification 1011

The erection of a shower block on land licensed for five touring caravan pitches at Heol Down, Llanybri. Council would discuss the planning considerations at the formal application stage.

9. PRECEPT 2014/15

Resolved

i) That the Precept for 2014/15 be increased by £2,000 to £20,000 which equated to a council tax contribution of £36.03 for a Band D property (a saving of £0.26 per household due to the increase in the Tax Base by 59 households in Elmrise Park who now paid Council Tax), on the grounds that the 2014/15 Budget would now cope more effectively with inflationary pressures and County Council preparatory moves to transfer assets and services to local councils; 1012

ii) That the Draft Budget for 2014/15 be approved. The Budget included a new budget line for asset transfer studies and consultation with an allocation of £1,500. 1013

10. CARRIER'S FIELD LLANSTEFFAN

The Housing Manager had provided the following clarification: *"My understanding is that as this site has now been confirmed as being in the Housing portfolio, there is no need to rush a decision. Jonathan Morgan and myself would prefer to work with yourself and the community council to ensure the solution chosen both meets housing need and is something acceptable to the community council. Jonathan Morgan and myself are working on the development programme for affordable homes across the County and Llansteffan is included within that."* 1014

Resolved

i) That an e-mail be sent to the Housing Services Manager thanking him for the clarification and advising that Council representatives would be happy to meet over the coming months to discuss the provision of affordable homes and facilities on Carrier's Field which would meet community needs; 1015

ii) That Carrier's Field be itemised on the March Council agenda. 1016

11. TRAFFIC AND HIGHWAY ISSUES

The Clerk reported the following responses received from the Traffic Management Officer. 1017

a. Pil Glâs to Llanybri highway hazards

1018

Neither the Traffic Engineer who attended the site meeting nor I hold the view that 'nothing can be done.' Traffic monitors (to measure the speed and volume of vehicles) will be placed on the approaches to the junction to inform the Traffic Management section and the Community Council about traffic conditions. The decision to provide road safety engineering treatments (signs, markings) or to undertake a road safety improvement project (re-align one or more sections of the highway at this location) would be undertaken in accordance with the County Council's stated policies on the introduction of such improvements – Road Safety Improvement Programme and Road Safety Strategy (Investment Programme). The Traffic Engineer will provide a written report to the Community Council about the outcome of the traffic monitoring exercise, history of injury casualties and the Engineer's assessment of recommended measures. Finally the school bus incident has been reported to the Carmarthenshire Roads Policing Unit and the County Council's Public Transport Unit.

Resolved

i) That Highways be requested to investigate the option for the school bus to travel along the main Llansteffan to Llanybri road on the basis that the existing route between Llanybri and Pil Glâs exacerbates the highway hazards presented to road users and in addition few secondary school children live along this route; 1019

ii) That Highways be requested to investigate the provision of improved highway safety signage between Llanybri and Pil Glâs; 1020

iii) That Highways be requested to repeat the traffic speed and volume survey around Easter time in case results may be skewed during the winter period. 1021

b. B4312 Pant-yr-Athro straight section

The ARAF / SLOW markings will be reinstated in the near future. 1022

c. Weight and Speed Restrictions on narrow country lanes

The provision of a vehicle weight restriction on any part of the public highway would be introduced for one of either two reasons, namely the sub standard condition of a highway structure (i.e. bridge or retaining wall) or for environmental reasons. Notice of a sub standard structure (unable to sustain the movement of a vehicle weighing up to 44 tonnes) would be provided to the Council's Traffic Management section by the Council's Bridge Engineer. In the event that such a notice is provided, a weight limit is imposed on the rural road with no exemptions for vehicles weighing in excess of the limit. In respect of the rural routes of concern to the Community Council, the Council's Traffic Management section has not been notified by the Bridge Engineer about any sub-standard highway structures that would warrant weight limit to be applied on structural grounds. 1023

Weight restrictions to be applied on environmental grounds must give consideration to a viable and suitable alternative route. Furthermore, it would be required to grant exemption for vehicles weighing in excess of the weight limit (set for environmental reasons) to access any premises / property within the weight limited zone. For these reasons I cannot recommend at this time that a weight limit (on environmental grounds) is introduced on the rural routes in question. I would welcome the views of the Community Council on the criteria described above and whether the elected representatives hold a differing view. 1024

d. Church Road Double-Yellow Lines

The County Council is required to amend the traffic regulation order for Church Road by revoking the existing order and making a new traffic order to reflect any amendments to the layout of prohibition of waiting restrictions (as denoted by double yellow lines). The County Council must consult with statutory consultees and publish the draft traffic order in the local 1025

paper (seeking objections). That is the statutory requirement. The schedule of revised prohibition of waiting restrictions for Church Road (as indicated on a plan provided by the Community Council following a site meeting with local residents and representatives of the Community Council) will be formally issued to the Community Council in early January 2014 for their view. This schedule will also be issued to other statutory consultees. No enforcement patrols will be carried out on Church Road until such time as the process to make a new traffic regulation order is concluded.

e. High Street Llansteffan Speed and Volume Traffic Survey

It was difficult to explain why the speed restriction indicated on the speed monitoring reports is set to 30mph. This is clearly an error as the speed restriction is 20mph. 1026

Resolved

i) That a request be made to Highways to ensure that the ‘posted speed limit’ on the 2013 speed monitoring report for High Street Llansteffan is altered from 30 mph to 20 mph for purposes of accuracy and informed decision-making; 1027

ii) That a request be made to Highways to advise as to what measures would be suggested to address vehicular speeds that have been monitored as in excess of 20 mph in the 2013 survey. 1028

f. Llanybri 20 mph signage

Llanybri members had repeated the urgency for 20 mph signage to be installed to reduce the risks for children in Llanybri, a village which lacks an off-road outdoor playground. 1029

Resolved

That a request be made to Highways to provide an indication of likely timescales for the installation of approved 20 mph signage in Llanybri village. 1030

12. MATTERS FOR INFORMATION ONLY

- Cooke and Arkwright administered an environmental fund for Crown Estate land. 1031
- Road sign by Waun-y-Groes Caravan Park needed to be re-fixed on to the post. 1032
- Finger sign by Pentrewyn Farm Llanybri needed to be re-fixed on to the post. 1033
- Broken glass around the recycling bins at Capel Newydd, Llanybri. 1034
- Fly-tipping had increased along the Pil Glâs to Llanybri road. 1035
- The viewpoint by the first bench on the Wharley Point walk from Scott’s Bay had become greatly overgrown. Trash left on the footpath also needed to be cleared. 1036
- Complaints had been received regarding poor Broadband speeds. February agenda. 1037
- The access road to Ferry Point chalets had been badly eroded during the storms, together with the concrete base underneath the rubbish skip at the end of Ferry Lane. 1038

The meeting closed at 21.26

DATES FOR YOUR DIARY:

Monday 17th March 2014 in Llanybri Community Hall at 7 pm

Monday 14th April 2014 in Llansteffan Memorial Hall at 7 pm

Signed..... Chairman/Vice Chairman Date

