

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

18th JANUARY 2016

Chairman Councillor C Jones

Present Councillors D Hunter, G Howells, A Cooper, El Davies, B Charles, M James
and B Ryder

Apologies Councillors D B Davies and S Taylor

Clerk L Dutch

1. DISCLOSURES OF INTERESTS & DISPENSATIONS

Cllr Jones as Llansteffan School Governor Council Rep; Cllr Howells as Llansteffan Church Warden, Parochial Church Council Member & Llansteffan School Governor Chairman and Community Rep; Cllr Dr Hunter as Llansteffan Memorial Hall Chairman; Cllr Cooper as Secretary of Llansteffan First Responders Association.

Min No

2. BUDGET & PRECEPT 2016/17

The Clerk presented the Precept Report, Draft Budget 2016/17 and Draft Budget Forecasts for 2017/18, 2018/19 and 2019/20 and associated documents. The inherent difficulties faced by the Clerk in preparing these comprehensive reports without advance policy guidance from the Council were acknowledged by the Chair. A Forward Planning group might provide a rational solution. Cllr Cooper commented that the budget preparation process was further complicated by the lack of information available regarding the forthcoming County Council Budget.

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Resolved

- i) That the Draft Budget for 2016/17 be approved, subject to the increased allocation for Council donations totalling £1,700 from the suggested £1,500;** 403
- ii) That the Precept for 2016/17 be retained at £20,000 on the grounds that the approved Budget would cope more effectively with the Llanybri playground project, County Council preparatory moves to transfer assets and services to local councils and inflationary pressures. Furthermore, a Precept of £20,000 equated to a decrease of 38p in the Precept payment to be paid by a Band D household, compared with the payment made in 2015/16;** 404
- iii) That the Draft Budget Forecasts for 2017/18, 2018/19 and 2019/20 and associated documents be approved, subject to regular monitoring and review;** 405
- iv) That a Forward Planning Group be established comprising of the Chair, Vice Chair, Cllr Howells, Cllr Ryder and Cllr El Davies to provide policy guidance to the Clerk on financial planning matters; also to meet prior to 19th February to identify key topics for discussion with Angela Burns AM;** 406
- v) That the Clerk be thanked for the heavy workload incurred in budget preparation.** 407

3. MORFA DRAINAGE & REINSTATEMENT OF THE GREEN

The Chair summarised the findings of the site meeting on 6th January with the County Flood Drainage Engineer which prompted the following responses from members: (i) Whilst the County Council believed that the new drainage scheme would work under gravity, this would be challenged by the more frequent incidences of extreme rainfall. The time required to get a temporary pump and generator on site would be too late to prevent the flooding of properties along The Green and Glan y Mor; (ii) The fact that engineering reports had not been commissioned from external consultants suggested that the drainage scheme being implemented at significant public cost may not work in practice; (iii) A specification for the recommended reinstatement of The Green had to be sent to the County Council, taking account of advice from the Common Land Officer; (iv) Dwr Cymru, during liaison with the Clerk,

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had expressed grave concerns about the lack of a permanent pump within the current drainage scheme, had indicated that it would take these concerns directly to the County Council and had provided a written response to complaints raised regarding sewage spills and the discharge of storm/foul water on to the Morfa playing fields in early January.

Resolved

- i) That a letter be written to the County Council emphasising the Council's serious concerns about the exclusion of a permanent pump from the Morfa Drainage Scheme, the importance of a sound reinstatement of The Green and the need for written assurances covering all key points; 409
- ii) That a site meeting be convened with Cllrs James and El Davies if considered necessary to agree a recommended specification for The Green reinstatement; 410
- iii) That Morfa Drainage & Reinstatement of The Green be listed on the Feb agenda; 411
- iv) That the County Council contractors be asked to fence-off a deep channel that had been created for pipe installation with signage to reduce public risks at high tide. 412

4. MINUTES OF MEETING HELD ON 14th DECEMBER 2015

The minutes of the meeting held on 14th December were confirmed and signed as a true record. 413

5. MATTERS ARISING FOR INFORMATION

Asset transfer & beach playground

Corporate Property had enquired whether the Council would be interested in taking over responsibility for the beach playground. Expression of Interest deadline: 31st March. 414

Pheasantry & Footpath Creation Agreements

The draft legal agreements had been sent to Mrs Rhys and National Trust on 13th Jan. 415

BT kiosk community arts project

BT had confirmed that the unused BT telephone kiosk on The Square Llansteffan would be available on the Adopt a Kiosk for £1 programme. 416

Council Accounts Jan 2016

Council had resolved on 17/11/14 that the legal and surveying fees for both parties of up to £1,200 exc.VAT be paid for the transfer of gifted land for use as Llanybri playground. 417

6. COUNTY COUNCILLOR REPORT

No report was received in Cllr Davies's absence due to ill-health. 418

7. HEALTH & SAFETY REPORTS

Morfa Playground

A sewage spill from the manhole beside the playground perimeter had occurred in early January, following extreme rainfall flooding the sewers in the vicinity of the pumping station. Dwr Cymru had attended, fenced-off the contaminated area and planned to return to disinfect the land when rainfall subsided. Relentless rainfall had hindered the raking of the play chip surface and the painting of equipment. 419

Carrier's Lane

The damaged paving slabs and loose fencing remained matters of concern. 420

Morfa

Following the sewage spill incident on the Morfa in early January, coupled with a considerable discharge from the pumping station holding tank to the surface of the playing fields, Cllr Cooper 421

had commented by email that the Council, whilst recognising a degree of understanding, had a duty to consider the health and safety implications of discharges of effluent, and the impact on the general public. The children's playground and the Morfa were public spaces and therefore not a place for discharging effluent. He raised the following questions: (i) Does Dwr Cymru have an exemption or permit from the Regulator to discharge 5 cubic metres of effluent on to the sports field and area of public open space, and (ii) What steps is Dwr Cymru taking to ensure that this problem does not occur again? On the grounds of information-gathering, the Clerk forwarded the email to Dwr Cymru to secure a response for the January meeting.

Resolved

That the email regarding sewage and foul water discharge on to the Morfa fields in early January, written by Cllr Cooper and forwarded to Dwr Cymru by the Clerk, be endorsed by the Council on the basis that the individuals concerned acted with a duty of care – Cllr Cooper as Health and Safety Officer and the Clerk as Council employee – and the Council would wish to be involved in further discussions. 422

Croft

The grass verge was in a better condition this year due to the lack of herbicide application. 423

Headland Path

Stretches of the popular path were still extremely muddy with potholes. Clearance was still required of the encroaching bramble and low branches at both First and Second Steps, the shelter and on the downhill section to Scotts Bay. A site meeting would be arranged with the contractors who maintain the Wales Coast Path to discuss seasonal priorities. 424

Hen Gapel

The history panel frame had been damaged by strong winds. Excessive dog fouling. Cadw had still not issued a decision on the Ancient Monument Grant application for major roof repairs. 425

Resolved

That Cllr El Davies be authorised to repair the history panel at Hen Gapel. 426

8. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

NAME	DETAILS	AMOUNT	
SE Dutch	Salary/Expenses	771.71	427
Lewis Lewis & Co	Llanybri playground land transfer legal fees	1369.00	428
One Voice Wales	Devolution of Services training x 2 places	70.00	429
TOTAL:		2210.71	

9. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 430

Hywel Dda UHB	Invitation to attend a Transformation of Mental Services Engagement Event on 25 January, Carmarthen
Land Registry	Completion of Registration – CYM649264 Heol Fain Llanybri
Welsh Government	New Year 2017 Honours List nominations – by 29 Jan
Welsh Government	Written Statement – Assets of Community Value

Carms County Council - Llangain School Governing Body

A letter was received regarding the Additional Community Representative vacancy on Llangain School Governing Body. No action was agreed. 431

Cllr Cooper Heavy vehicles & dangerous pavements in High St Llansteffan

A detailed report had been received on 17th December 2015 describing the difficulties encountered by an articulated HGV in negotiating the High Street and the dangers posed to pedestrians, parked cars and other road users. The uneven state of the footpath from the Castle Inn to The Stores was also raised as a complaint on the basis that the elderly, infirm and those with buggies or rollators had to walk in the road itself. The report had been circulated to members and the Traffic Management Manager. 432

Requests for Financial Assistance

Bobath Children's Therapy Centre Wales 433

10. PLANNING & PLACE PLANS

Resolved

That a Planning Committee meeting in Llansteffan Hall be re-scheduled to discuss the following application when the County Council received amended plans and commenced a fresh re-consultation: 434

W/31230 Re-consultation on proposals to develop 19 houses on land to the rear of Maesgriffith, Llansteffan and public parking spaces; the housing to comprise of No6 2-bed social homes, No8 3-bed affordable homes and No5 4-bed private market homes.

In terms of Place Plans or Village Plans, the Chair suggested that this matter could be considered by the newly established Forward Planning Group. 435

12. MATTERS FOR INFORMATION ONLY

- Complete resurfacing of Llanybri village roads was an urgent priority. 436
- Mobile highways gang must keep local roads open; job description required. 437
- Site meeting required to investigate poor state of repair of Llanybri to Pil Glas road. 438
- Steel girders/batteries were stored on highway verge by Amaleco Farm Llangynog. 439
- Mechanical sweeper needed at Lon y Deri Llanybri. 440
- 'Unsuitable for heavy goods vehicles' sign still required at Heol Fain entrance. 441
- Common Land Map for Llanybri requested. 442
- A New Baby Congratulations card would be sent to Cllr S Taylor and Mr M Taylor. 443
- Memorial service to two fallen soldiers at Llansteffan Hall, Tuesday 19th January. Cllr Hunter, Royal British Legion and Trinity St Davids students credited for superb project. 444
- A 'Keep our Shop' consultation event would take place in Llansteffan Hall, 23rd January. 445

The meeting closed at 21:22

DATES FOR YOUR DIARY:

Monday 21st March 2016 in Llanybri Community Hall

Monday 18th April 2016 in Llansteffan Memorial Hall

Signed..... Chairman/Vice Chairman Date

