

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

16th JUNE 2014

Chairman Councillor DB Davies, then Councillor G Howells, then Councillor DB Davies
Present Councillors G Howells, C Jones, Dr D Hunter, B Charles, A Perrett, M James, EI Davies and B Ryder (BR late by 10 mins)
Apologies Cllr A Cooper
Observing Mrs M Davies, Mr E Davies, Mr B Harrison and Morris family Mwche Farm
Clerk L Dutch

1. DISCLOSURES OF INTEREST

County Councillor Davies as Carmarthenshire County Council Chairman and County Planning Committee Vice Chairman; Councillor Hunter as Llansteffan Memorial Hall Chairman; and Councillor Howells as Church Warden, Member of the Parochial Church Council and Llansteffan School Governor Chairman and Council Rep.

Min
No

2. CHAIRMAN'S ANNOUNCEMENT

The Chairman announced that the Clerk had hand-delivered copies of the motion calling for a vote of no confidence in Cllr DB Davies, in addition to a requisition to convene an extraordinary meeting signed by Cllrs Dr Hunter and Howells. Members were informed that the Chair would convene the extraordinary meeting and would contact the Clerk to arrange a date.

52

3. TO CONFIRM THE NOMINATION OF & ACCEPTANCE BY THE VICE CHAIRMAN

It was proposed that Councillor C Jones be nominated as Vice Chairman, a position which she duly accepted and therein signed the declaration of acceptance of office. Congratulations were extended by the Chairman.

53

Resolved

That Councillor C Jones be appointed as Vice Chairman for 2014-15.

54

4. TO RECEIVE REMAINING MEMBER'S DECLARATIONS OF OFFICE

Councillor B Ryder duly signed the declaration of acceptance of office.

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5. MINUTES OF MEETING HELD ON 12th MAY 2014

The minutes of the meeting held on 12th May were confirmed and signed as a true record.

56

6. MATTERS ARISING FOR INFORMATION

No matters were raised.

57

7. COUNTY COUNCILLOR REPORT

No matters were raised.

58

8. HEALTH & SAFETY REPORTS

Children's Playground

No developments to report since the May meeting.

59

Carrier's Lane

The flagstones and loose fencing posts remained of concern, having been brought to the attention of the Flood Defence Officer. Furthermore, the result of the County Council regime to spray verges with herbicide was noted as the edges looked unsightly, devoid of grass binding the earth, dry earth was falling out on to the path and the nettles and ferns were still flourishing.

60

Croft
It was reiterated that the herbicidal spraying of the verges was considered to be ineffective as only the grass and very few of the weeds including nettles were killed. The only merit of the spraying was that the edges of the tarmac path were reasonably well defined. The bench at the top of the path needed painting but was sound, minor litter, no dog faeces. 61

Morfa
A report was not provided in the absence of Cllr Cooper. 62

Sticks/Headland Path to Scott's Bay
The missing and damaged mesh panels at First Steps had still not been replaced by the County Council and increasing overgrowth covering the Steps needed removal; overhanging branches beyond Second Steps needed cutting back; the path surface was potholed in places and very muddy and the warning sign at Second Steps needed cleaning to be fully legible; the surface of the recently created footpath 23/41 was dry and less hazardous; footpath 23/35 needed clearing particularly prior to being way-marked. The stile access to Plâs field footpath 23/30 needed clearing and the stile made easier to negotiate; finally an extremely small gap of 32 cm had to be negotiated next to the post of the electric fence crossing Plâs field on 23/30. 63

Resolved
That the footpath issues of concern be relayed to the Countryside Access team. 64

Hen Gapel
The report noted that the local builder would assess the roof repairs required and supply an estimate in the near future. Weed killer had been used to control the growth of bramble, fleshy plants and ivy on the inner walls of the chapel. Cllr Charles reminded members of the need for gates to prevent access to roaming dogs as well as 'no dog' signage and the Clerk advised that Cadw would need to give consent. Cllr Jones informed members that the Sports Club may have a spare 'No Dogs' sign. 65

9. PAYMENT OF ACCOUNTS

Resolved
That the following accounts be approved for payment:-

SE Dutch	Clerk's salary/expenses	511.76	66
Swalec	Castle Lights (Feb to May)	94.60	67

10. CORRESPONDENCE

Resolved
That the following items of correspondence be noted:
One Voice Wales "Y Llais" / "The Voice" magazine – distributed to members. 68

One Voice Wales - Information Commissioner's Workshops
An email was received publicising a Data Protection and Freedom of Information Act workshop to be held in Carmarthen on 9th July at a cost of £15 per person. 69

Resolved
That the Clerk be authorised to attend the Data Protection and Freedom of Information Act workshop on 8th July. 70

Edward Harris Solicitor - The Pheasantry CLEUD
A letter was received detailing the further documentary evidence which had been submitted to the local planning authority by the CLEUD applicant. This included annotated photographs; copies of correspondence with the Head of Planning in 1998 in which Mrs Rhys's father had stated that the building works were undertaken to render the building safe and that they had "in mind the storage of small dingy, deckchairs and picnic gear therein;" building material receipts 71

and copies of insurance policies. To conclude the solicitor had asked whether members or residents had any further evidence of usage of The Pheasantry for regular overnight stays. Members noted that both the Council's letters and resident's Supporting Statements had provided the available evidence.

On a different note, Cllr Dr Hunter thanked the Chairman for signing the Council's letter to the Head of Planning, which had requested that The Pheasantry CLEUD application be listed for Planning Committee consideration. 72

Llangain Community Council - Large farm developments

A copy of a letter written to the Carmarthenshire County Council Leader was received, outlining the planning and highway considerations that needed to be taken into account in relation to large farm developments, such as Cwrt Malle in Llangynog Ward which had generated a high number of large farm vehicles on local roads and consequently a high number of local complaints. It acknowledged that amended regulations were currently going through the Parliamentary process to allow even larger farming vehicles to be used to increase agricultural efficiency. Finally the letter requested some interim arrangements to be carried out to ensure the safety and convenience of pedestrians in the Llangain locality. 73

Several members vigorously agreed with the issues raised on public safety grounds. Cllr Perrett emphasized that the large farm vehicles intimidated other road users and while farming must continue, the country lanes did not get wider. Cllr Dr Hunter remarked that cases of retrospective planning permission for large agricultural sheds exacerbated the issue and Cllr Charles questioned whether the County Council would widen the lanes. Cllr Jones suggested a response should be sent to Llangain Community Council. 74

Resolved

That a letter be written to Llangain Community Council supporting the course of action it had adopted in highlighting to the Council Leader the planning and highway considerations that must be taken into account in relation to large farm developments. 75

Requests for financial assistance

No requests were received.

76

11. PLANNING MATTERS

Resolved

i) To note that an objection be raised to the following planning application: 77

W/29907 Three family dwellings on an infill site in Llanybri within village boundaries (amended plans) at Plots 1-3, Parc y Delyn, Llanybri – on the grounds that only the highways issue had been addressed; the outstanding issues remained of concern: (a) inappropriate architectural design; (b) detrimental visual impact; and (c) absence of affordable housing provision.

Note: Cllrs Dr Hunter and Charles abstained from the vote. In addition, Cllr Perrett requested that the planning authority be made aware of the incorrect address having been listed on the planning application form.

ii) To note that no comments be raised to the following planning application: 78

W/30203 Variation of Condition No1 on W/21170 (to extend time period for commencement of works at Pilroath Lodge, Llangain

ii) To note the following planning decisions: 79

W/29874 GRANTED To provide covered shelter for rescue craft replacing existing temporary dilapidated original shelter at Towy Boat Club, Pil Glâs, Llansteffan

W/29905 GRANTED New rear porch at Craig y Mor, High Street, Llansteffan

12. MWCHE WIND TURBINE PLANNING APPLICATION & IMPLICATIONS

Chairman Cllr Davies withdrew from the meeting room having declared a personal and prejudicial interest in W/29387 planning application and requested the Vice Chair to take the Chair. 80

Vice Chair Cllr Jones proposed that recently retired Chair Cllr Howells took the Chair on the grounds of her recent absenteeism due to overriding work commitments. 81

Resolved

That Cllr Howells took the Chair for Item 12 on the grounds that the Vice Chair had been absent for council meetings when W/29387 planning application had been discussed. 82

Cllr Howells introduced the item by noting that the Clerk had received notice of the motion calling for a vote of no confidence in the Chairman in the days following the Planning Committee meeting on 3rd June, at which the planning officer's recommendation of refusal was overturned by the Committee. He then delivered a prepared statement which included the following extract: "As we know there has been tremendous bad feeling within our two wards about the planning application for the Mwche Wind Turbine and the part played by you Mr Chairman in your capacity as Community and County Councillor. This feeling extends throughout your whole area and beyond. Since the Planning Meeting, I have had numerous contacts with people expressing concern that the Community Council has done nothing to publicise and push its position and the fact that our Chairman took such a part in his capacity as Local Member and not as a member of the Planning Committee. It is a well-known fact that the Community Council was strongly opposed to the application and expressed it very ably during the consultation process. The old adage of a politician not being able to please all of the people all of the time seems to have entered a new dimension in this case, in that many have expressed the view that you have not pleased the vast majority of your electors any of the time on this and we on the Community Council are all being criticised locally as a result With much regret, members have concluded that you Mr Chairman have brought Llansteffan and Llanybri Community Council into disrepute." 83

Cllr Howells handed over to Cllr Dr Hunter who commented as proposer of the motion that in his opinion 'if you cannot present the views of the Community Council, then you have no right to be Chairman.' Cllr Dr Hunter then proposed the following motion: 84

"We, the members of Llansteffan and Llanybri Community Council, have no confidence in Cllr Daff Davies resulting from his involvement in Wind Turbine Planning Application W/29387 and its determination process, and request that Cllr Daff Davies steps down as community councillor pending the outcome of full investigations and any actions required." 85

Cllr Perrett seconded the motion. Cllr Howells as temporary Chair thanked the proposer and seconder and informed members that the vote on the motion had to be deferred to an Extraordinary Meeting, as it had not been listed on the June agenda in accordance with professional advice. 86

The Chair then asked members whether it was their wish that on the basis of the Council's strong objections to W/29387, the Council wrote to Minister Carl Sergeant AM to 'call-in' the approved planning application. Both Cllr's Jones and Dr Hunter voiced absolute support for this course of action which was considered justified in view of the procedural irregularities that had occurred during the planning process and the wholly negative impact of a wind turbine on the national cultural heritage assets of the Dylan Thomas Boathouse and Writing Shed in Laugharne. 87

Resolved

i) That the vote on the motion of no confidence in Cllr Daff Davies be deferred to an Extraordinary Meeting of the Council, date to be confirmed; 88

ii) That a strong letter with supporting reasons be sent to Minister Carl Sergeant AM demanding that the approved W/29387 Wind Turbine planning application be 'called-in' for examination by Welsh Government. 89

Chairman Cllr Davies returned to the meeting room and re-took the Chair. The date of Monday 23rd June was provisionally agreed for the Extraordinary Meeting. Prior to the closure of the item, the Chairman asked for a record to be made in the minutes that Cllr E Davies had previously declared an interest in W/29387 but had not left the meeting room during discussion of Item 12. In response the Clerk clarified that in the case of a personal interest - in this instance as neighbouring farm to the applicant's farm - the Member's Code of Conduct did not require a member to withdraw from the meeting room. 90

13. LLANYBRI PLAYGROUND

Cllr Charles informed members that the proposed gift of land along Heol Faen was in the hands of the donor's solicitors and a large-scale plan was being prepared. An access path would be provided along the green lane. Members agreed that draft documents should be supplied for consideration. 91

Resolved

- i) That the Council agreed in principle to accept the gift of land along Heol Faen in Llanybri for use as a children's playground; 92
- ii) That Cllrs Charles, James and E Davies and the Clerk be nominated to meet with the donor of the land to discover any conditions that may be attached. 93

14. SECOND HOMES & SUSTAINABLE VILLAGES

The Vice Chair requested that this item be deferred to allow more time for research and preparation. 94

Resolved

That the item on Second Homes be postponed to a future meeting. 95

15. MATTERS FOR INFORMATION ONLY

- The Llansteffan Ward Fund-Raising Section of the National Eisteddfod Committee had raised £4,200, greatly exceeding its target and extended its warmest gratitude to the community for its outstanding support. It was believed that Carmarthenshire had raised a total of £387,000 for the major event to be held in Llanelli in 2014. 96
- Carmarthenshire Deposit Local Development Plan – A "Schedule of Matters Arising Changes" had been published for consultation. No changes for Llansteffan and Llanybri: the only housing allocation being the 10 homes for Llanybri to 2021; no mention of Maesgriffith site possibly because County Council had stated that this could be accommodated under 'windfall allocations,' it lies within development limits and the submission of the County Housing Section's planning application was imminent. 97
- The Clerk was congratulated on completing the 350 mile cycle ride for Help for Heroes. 98
- Outstanding fencing repairs by Maesolbri needed to be chased up. 99
- Roads will be resurfaced between Pentrewyn and Llanybri crossroads. 100
- The Green Llansteffan toilet block will be sold. A request was made for W.C. signs to be removed. 101

The meeting closed at 20:35

DATES FOR YOUR DIARY:

No meeting in August

Monday 15th September 2014 in Llansteffan Memorial Hall at 7 pm

Signed..... Chairman/Vice Chairman Date

