

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

**22<sup>nd</sup> JUNE 2015**

**Chairman** Councillor C Jones  
**Present** Councillors G Howells, DB Davies, B Charles, M James, A Cooper, Dr D Hunter and E Davies  
**Apologies** Councillor B Ryder - work commitments  
**Clerk** L Dutch

**1. DISCLOSURES OF INTEREST & DISPENSATIONS**

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

Min  
No

**2. ELECTION OF VICE CHAIR**

**Resolved**

**That Cllr Edward Davies be appointed as Vice Chairman for the ensuing year.**

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Cllr DB Davies (recently retired Chair) presented Cllr C Jones (current Chair) with the Chairman's Chain of Office. A suggestion was made that this procedure should take place at future Annual Meetings in May.

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**2. MINUTES OF MEETING HELD ON 18<sup>th</sup> MAY 2015**

The minutes of the meeting held on 18<sup>th</sup> May were confirmed and signed as a true record, subject to the amendment to Minute 63 to read "The committee might want the Council to submit grant applications on its behalf to qualify for VAT refunds."

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**3. MATTERS ARISING FOR INFORMATION**

**Llanybri playground project**

GrantScape which administered the Cwm Environmental Fund had advised that the Council's application for £26,000 had been unsuccessful. Requests had been submitted for over £340,000 of funding and only £58,000 had been available to allocate. It was therefore a question of prioritising each project against the CWM Community and Environmental Fund's judging criteria. There had been no criticism of the project application. A meeting would be held with the Community Bureau in the near future to pursue other grant sources.

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**Dogs on Llansteffan beach**

Byelaws were being flouted by a minority of irresponsible dog owners. Maps on the official byelaw signs were oriented incorrectly. Carmarthenshire Tourism section should be alerted.

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**Code of Conduct training**

Cllrs Jones, Davies, Howells and Cooper and the clerk had attended the recent training session on Code of Conduct and Dispensations which had proved to be useful.

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**4. COUNTY COUNCILLOR REPORT**

The first meeting had taken place of full Council with the new Leader, Emlyn Dole of Plaid Cymru. Depending on the outcome of the National Assembly elections in 2016, the three counties in south-west Wales might be amalgamated to form Dyfed once again – a seemingly preferred option of Local Government Minister Leighton Andrews AM. Initial costings of Local

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Government re-organisation to create Dyfed were in the region of £168 million, and forecasted savings after three years were in the region of £150 million.

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

### **Morfa Playground**

It was noted that the springs on the two access gates needed repairing, one extra pallet of play chip should now be ordered, a key was needed to empty the litter bins and the maintenance contract needed to be reviewed. 72

#### **Resolved**

- i) That one pallet of play chip be ordered from CPA Horticulture;** 73
- ii) That a key be sourced from the County Council to empty the playground bins;** 74
- iii) That Cllr E Davies be requested to repair the springs on the playground gates;** 75
- iv) That the Chair, Vice Chair, Cllr Howells and the clerk be nominated to review the Morfa Playground maintenance contract and report back to the July meeting.** 76

### **Carrier's Lane**

Hedges towards the top of the lane were encroaching over the footpath, the verges and the field needed to be trashed and cut respectively and dog fouling and litter remained an issue, both being kindly disposed of by Cllr Howells. 77

#### **Resolved**

**That the County Council be reminded of the need to trash Carriers Lane verges and cut Carriers field.** 78

### **Morfa**

The Sports Club and its volunteers were complimented for maintaining the playing fields in an excellent condition, using a padlock to secure the old wooden pavilion and repairing the perimeter fence. However, the outstanding matter related to the two folly bridges near the pavilion which had been masked in bramble for the past twelve months despite a series of communications from the clerk and could place an inquisitive child at risk of injury. A further concern related to the pond, which was excluded from the Council's existing lease, on the grounds that it was covered in weed and surrounded by reeds. Standing water was invisible and once again an inquisitive child could be at risk of injury. 79

#### **Resolved**

- i) That a letter be written to the Sports Club requesting that the necessary maintenance was undertaken around the folly bridges; if such works were not carried out within the next two or three weeks, then a sub-contractor would be employed and the bill would be sent to the Club for payment;** 80
- ii) That the County Council as landowner be requested to carry out a public health and safety risk assessment on the Morfa pond.** 81

### **Croft**

Favourable comments had been received from visitors and villagers regarding the two public seats which had been relocated from the sea wall to the top of the Croft on sites that enjoyed views of the estuary and castle. The original seat in need of painting had been taken to Llanybri playground site. The verges were in need of trashing. 82

#### **Resolved**

**That the County Council be requested to trash the Croft footpath verges** 83

### **Headland Path**

Following Cllr Hunter's request for the County Council to advise the Council if it considered that replacement panels at First Steps were not needed for public safety reasons, new panels had been installed. However, (i) clearance was still required of the encroaching bramble and overgrowth at both First and Second Steps and on the downhill section to Scotts Bay; (ii) the 84

continuing erosion of the cliff below the new Sticks seat was cause for concern; and (iii) the new kissing gates accessing footpath 23/21 from Old Road to Llanybri Road were overgrown with vegetation and the steps from Old Road needed repair and clearance.

**Resolved**

**That the County Council be requested to trash First and Second Steps, the downhill section to Scotts Bay and the access points to footpath 23/21.** 85

**Hen Gapel**

The recent resignation of Cllr Perrett meant that a report was not supplied. 86

**Resolved**

**That Cllr E Davies be nominated to undertake the monthly reports for Hen Gapel.** 87

**Public Health (Wales) Bill – Provision of toilets for public use**

The Bill would be scrutinised by the National Assembly over the coming months and evidence could be heard from interested parties and amendments could be made. On the basis that the Council had been directly involved in cross-party action in 2013 to advocate that public toilets in five tourist villages should remain under County Council ownership and control, members agreed that a draft response should be prepared. 88

**Resolved**

**That a draft response be prepared on the ‘Public Health (Wales) Bill – Provision of toilets for public use’ call for evidence and considered by Council at the July meeting.** 89

**6. PAYMENT OF ACCOUNTS**

**Resolved**

**That the following accounts be approved for payment:-**

SE Dutch	Clerk’s salary/expenses	802.29	90
SWALEC	Castle lights (Feb to May 2015)	90.79	91
SLCC	Local Gov. Reform training seminar 14/5/15	82.80	92
Pro Print	Copies (including LLCC member’s files)	54.30	93
Vaughtons	Chairman’s Chain of Office - gilt slide bar	23.11	94

**Resolved**

**That in accordance with SWALEC advice to avoid late payment of quarterly invoices, a Direct Debit arrangement be put in place for the payment of energy charges incurred for Llansteffan Castle lighting.** 95

**7. CORRESPONDENCE**

**H Griffiths - Pet memorial**

An email was received drawing attention to the potential issue of condoning pet memorials adjacent to the Croft footpath in Llansteffan. 96

**Resolved**

**That the simple wooden pet memorial be removed from the Croft verge on the basis that it was illegal to scatter ashes in undesignated sites.** 97

**Requests for Financial Assistance**

None received. 98

**8. PLANNING MATTERS**

Cllr DB Davies declared a personal interest as a near neighbour in relation to W/32072 and withdrew from the hall during consideration of W/32092 having declared a personal and prejudicial interest with regard to the owners of Mwche Farm. Cllr EI Davies declared a personal interest being a neighbour in relation to W/32092. 99

**i) To note that the following application be supported on the basis that (a) the village was in urgent need of affordable housing to stem the loss of young people; (b) the** 100

school, facilities and services would be supported; (c) agricultural land, stock and machinery owned by relatives of the applicant adjoined the site; (d) the access arrangements had been improved, and (e) the development would not be detrimental to the amenity of the village conservation area:

W/32038 Proposed affordable dwellings (exceptions housing) – resubmission of application no. W/29836 – on land off High Street Llansteffan

**ii) To note that no comments be raised to the following planning applications:** 101

W/32037 Installation of 2 roof lights in side elevation, lean-to roof to single storey kitchen, erection of car port adjacent to side elevation/kitchen at Church House, Llansteffan

W/32097 Rear single storey extension and demolition of existing conservatory at 12 Ferry Point Llansteffan

W/32072 Construction of one dwelling on Plot 6, Parc Clomendy, Llansteffan - outline

**iii) To note that no comments be raised to the following CLEUD application apart from the query as to whether the half basement could be used as a separate residential unit as hinted in the application form:** 102

W/32092 Half basement constructed under dwelling (dwelling previously approved under W/07845) at Mwche Farm, Llansteffan

**iv) To note that no comments be raised on the following pre-planning consultation on the basis of insufficient information:** 103

To install a single 85kW wind turbine at Portway east of Llansaint with a maximum height to the tips of rotating blades of 48.4m. Mosscliff Environmental – applicant.

## **9. COUNCILLOR RESIGNATION**

The clerk read out a letter of resignation from Cllr Perrett of Llanybri Ward. Members were unanimous in expressing their gratitude for his invaluable term of office and regret in his decision to retire. 104

### **Resolved**

i) That a letter or card be written to Cllr Perrett thanking him for his invaluable term of office and wishing him a happy retirement; 105

ii) That County Electoral Services be informed in order that a Public Notice of Vacancy could be supplied and displayed for fourteen days. 106

## **10. COUNCIL PRIORITIES 2015/16**

### **Resolved**

That this item be postponed to the July meeting to allow time for due consideration. 107

## **11. APPOINTMENT OF INTERNAL AUDITOR**

At the Annual Meeting, it had been noted that Wales Audit Office requirements and Financial Regulations were becoming more onerous and resolved that the services offered by both Auditing Solutions Limited which specialised in council audits and the current internal auditor Derrick R Davies be compared. 108

### **Resolved**

That Mr DR Davies, retired Chartered Accountant Carmarthen be appointed once again to act as internal auditor for the 2015/16 financial year on the basis of cost-effectiveness and the desire to support local businesses. 109

At 21.15 Cllr Howells retired from the meeting. 110

## **12. WHARLEY POINT FOOTPATH APPLICATION**

Following a brief discussion, members were firmly of the opinion that unwarranted lengthy delays had been imposed by The Pheasantry owner and that constructive progress on registering the footpath now had to be made in the public interest. 111

### **Resolved**

- i) That the Countryside Access Manager be urged to expedite the drafting of the Footpath Creation Agreement (FCA) on the basis of the current registered title of the National Trust land and Mrs Rhys's land as shown on the latter's Conveyance; 112
- ii) That the Countryside Access Manager be requested to supply the clerk with a progress report and draft FCA in advance of the next meeting on 22<sup>nd</sup> July; 113
- iii) That should adequate progress not have been made within four weeks, the Council would have no option but to formally request that the determination of the Definitive Map Modification Order application be re-commenced as a high priority. 114

**13. LLANYBRI HALL GRANT APPLICATIONS**

Cllr DB Davies confirmed that the hall was owned by the Church in Wales, approximately eight years remained with the current lease and the hall documentation had recently been passed to Mrs A Reynolds, Secretary. One quotation received for renovating the hall exterior and interior amounted to £67,000 and the Community Bureau had been investigating potential sources of funding. 115

**Resolved**

- i) That Cllr E Davies be requested to check the remaining length of the current lease that had been issued by the Church in Wales to Llanybri Hall Committee; 116
- ii) That the clerk be requested to check with the Community Bureau whether the short period left on the current lease relating to Llanybri Hall might reduce the numbers of potential funding sources. 117

**14. PUBLIC SPACE PROTECTION ORDERS & OVERNIGHT CAMPING**

**Resolved**

That this item be postponed to the July meeting to allow time for due consideration. 118

**15. MATTERS FOR INFORMATION ONLY**

- The bus shelter glass at Ger yr Marbell Llanybri was covered in green lichen 119
- The Llanybri junction with B4312 at Pil Glas needed trashing to improve visibility 120
- A site meeting was required with Ian Thomas Highways about Llanybri village roads 121
- Road signs needed replacing at the Down Farm and Waun y Groes junctions 122
- Heol Fain Llanybri needed a sign advising "No Through Road" due to sat. nav. issues 123
- County Council trashing of roadside verges was complimented 124
- No action had been taken to-date to remove the section of double-yellow lines scheduled for removal in Church Road Llansteffan 125
- Copies of the decision report issued by the Public Services Ombudsman for Wales relating to the Council's Code of Conduct complaint dated September 2014 were distributed to members as the report was now in the public domain 126
- The growth of trees and foliage surrounding Llansteffan Castle was of concern 127

The meeting closed at 21:55

**DATES FOR YOUR DIARY:**

**No meeting in August**

**Monday 21<sup>st</sup> September 2015 in Llansteffan Memorial Hall**

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

