

LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL

MINUTES OF MEETING HELD IN BEN HARRIES INSTITUTE, LLANSTEFFAN

12th MAY 2014

Chairman County Councillor DB Davies

Present Councillors G Howells, Dr D Hunter, B Charles, A Perrett, M James,
EI Davies and A Cooper

Apologies Cllr Jones

Clerk L Dutch

1. DISCLOSURES OF INTEREST

County Councillor Davies as Carmarthenshire County Council Chairman Elect 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.

2. MINUTES OF MEETING HELD ON 14th APRIL 2014

The minutes of the meeting held on 14th April were confirmed and signed as a true record, subject to the substitution of the word 'cleaned' by the word 'cleared' in Minute 1173 as follows:
“.. downpipe at the shelter needed to be fully cleared out ..”

Min
No

3. MATTERS ARISING FOR INFORMATION

Llanybri to Pil Glâs and B4312 signage

No County Council signage audit report received to-date. The 'Araf / Slow' road signage had been reinstated on the B4312 from Pant yr Athro, immediately upon the sharp bend before Pil Glâs which did not give drivers adequate warning. In addition the new road signage from the Llansteffan direction was too far from the dangerous Pil Glâs junction. 11

Llanybri playground

The playground would be itemised on the June agenda with a report to be received on the site risk assessment and community consultation. 12

The Green memorial seats

The Chairman and Clerk would oversee the completion of this piece of work. 13

Second homes and village sustainability

As requested, the Chairman had sourced a copy of the document "Consultation on Discretionary Powers for Local Authorities to Increase Council Tax on Second Homes" which would be attached to the June agenda. 14

4. COUNTY COUNCILLOR REPORT

Members were informed that the Chief Executive had been cleared of misdemeanours and would return to work in the near future. The Chairman would serve as County Council Chairman Elect until the Annual Meeting on 21st May 2014. Cllr Cooper wished the Chairman every success in his forthcoming term of office as Chairman of the County Council. 15

5. HEALTH & SAFETY REPORTS

Children's Playground

No issues were reported. 16

Carrier's Lane

The flagstones and loose fencing posts remained of concern, having been brought to the 17

attention of the Flood Defence Officer. The verges had been sprayed with herbicide by the County Rangers.

Croft

It was reported that the verges had been sprayed with herbicide by the County Rangers. This was considered to be ineffective as only the grass and not the nettles were killed. The damaged small signs advising of No Horses, No Bikes and Dogs on Leads had been replaced. The bench at the top of the path needed painting but was sound, minor litter, no dog faeces. 18

Morfa

The overgrown state of the Morfa, in particular the cricket pitch and surrounds, was noted. 19

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 overgrowth covering the Steps needed removal; the shelter gutters had been cleared out by the Clerk, but the downpipe connection needed adjusting; 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 stood at an angle and needed cleaning to be fully legible. The Pheasantry door had been damaged, a hazardous low stone wall extended along the cliff top near the earth bank barrier and the surface of the recently created footpath 23/41 had become overgrown. Finally an electric fence had been found to be obstructing footpath 23/30 crossing Plâs field and reported to the County Council. 20

Resolved

- i) That the County Council be requested to maintain the Headland Path; 21
- ii) That a second letter of objection be written to the Head of Planning emphasising that the existing use of The Pheasantry was no more than a beach hut or camping barn and any development as a 'holiday cottage' would be inappropriate at the isolated and inaccessible location. 22

Hen Gapel

The report noted that the loose slate had been kindly removed from the west face of the chapel tower roof by Cllr Charles and a Llanybri resident to protect public safety. Bramble, fleshy plants and ivy were encroaching on the inner walls of the chapel and in consequence the grounds man had been authorised to purchase weed killer. Dog faeces had become an increasing problem and Cllr Charles suggested the need for gates to prevent access to roaming dogs. 23

Resolved

That Cadw be requested to make a site visit to advise on the extent of repairs required to the west face of the tower roof at Hen Gapel and potential funding sources. 24

6. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

SE Dutch	Clerk's salary/expenses	518.53	25
SE Dutch	Bell House planning application fee – paid online	83.00	26
N Davies	Morfa Playground – Feb to May	170.00	27
G Howells	Chairman's Allowance	100.00	28
D Davies	Internal Audit 2013/14	60.00	29
G Williams & Sons	Hen Gapel Welsh plaques - supply & fixing	204.00	30

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 31

Welsh Government	Legislative Reform Order 2014 – electronic banking & 2 sig. rule
Welsh Government	Coastal Communities Fund
Welsh Government	Governance in Small Public Bodies
Traws Link Cymru	West Wales Rail Campaign – Carmarthen to Aberystwyth line
Tŷ Cymorth Hospice	Open Day 17 May 2014

Carms County Council - County Liaison Forum in County Hall 20th May

A letter was received inviting two Council representatives to attend the second Forum. 32

Resolved

That Cllr's Howells and Perrett be authorised to attend the County Liaison Forum. 33

Requests for financial assistance

Tŷ Cymorth (Carmarthen and District) Hospice Appeal 34

8. PLANNING MATTERS

Resolved

i) To note that the following planning application be supported: 35

W/30009 Installation of one discrete history panel and one oak finger post on the marsh side of the Bell House remains at Black Scar, Llansteffan

ii) To note the following planning decisions: 36

W/28542 GRANTED Restoration, internal alterations and regularisation of works previously undertaken at Plâs Mansion, Llansteffan

W/29512 GRANTED Change of use to provide 5 caravan pitches and new access at Heol Down, Llanybri

W/29695 GRANTED Demolition of greenhouse and construction of garden room for use as studio at Hill House, Llansteffan

W/29712 GRANTED Construction of garage at Plot 2, Parc Clomendi, Llansteffan

W/29836 REFUSED Outline Application for two residential properties on Plâs Hill, Llansteffan
County Cllr Davies suggested that the Council should fight this refusal decision on the basis that the development would keep two local couples in the village. Whilst Cllr Cooper maintained that little consideration had been made of the fact that the site lay adjacent to a small agricultural holding owned by one of the couples, he was also aware of some local objections on the grounds of the site being outside 'development limits.' Furthermore the site had not been included in either the Unitary Development Plan or the Deposit Local Development Plan.

W/29971 PRIOR APPROVAL NOT REQUIRED Proposed steel framed building for fodder storage at Cwmlllyfri, Llangain

9. ANNUAL AUDIT RETURN 2013/14

The Clerk presented a statement of accounts, bank reconciliation and year-on-year variances for 2013/14, together with Sections 1 and 2 of the Annual Return for the year ended 31 March 2014. It was reported that the Internal Auditor had certified that the Council had complied with the necessary procedures and controls. The Clerk was thanked for the comprehensive and sound financial duties undertaken. 37

Resolved

i) That the 2013/14 accounts and Sections 1 and 2 of the Annual Return for the year ended 31 March 2014 as presented by the Clerk be approved; 38

ii) That the Annual Governance Statement as presented by the Clerk be approved as being, to the best of member's knowledge and belief, accurate, complete and representative of the Council's final responses; 39

iii) That the Chairman and Clerk be authorised to sign page one of the Annual Return document for the year ended 31 March 2014 following Council confirmation prior to external audit. 40

10. FINANCIAL RISK ASSESSMENT & INVESTMENT STRATEGY 2014

The Clerk presented the Financial Risk Assessment 2014 and reminded members that the discounted three year insurance cover provided by Zurich Municipal included Fidelity Guarantee cover of £100k and additional property cover for the forthcoming Bell House heritage panel. In addition, the nomination of Cllr Howells in the Annual Meeting as Member Overseer for on-going internal audit checks would ensure compliance with the Internal Audit requirement. The Clerk also presented the Annual Investment Strategy 2014. 41

Resolved

That the Financial Risk Assessment and Investment Strategy for 2014 be approved. 42

11. BEACH STORM DAMAGE

The Drainage Strategy Manager with coastal responsibilities had agreed to make a site visit to assess the importance of removing dangerous environmental waste from Llansteffan beach near the front football pitch, which had been exposed by storm and flood damage in 2014. Cllr Howells reported incidents of (i) considerable littering of the beach below the football pitch comprising of sixty-odd drinks cans and bottles and the semi-burnt remains of a wooden picnic table, and (ii) vandalism at the locked toilet block on The Green, in response to which the County Council had boarded-up the windows and strengthened the door frame. 43

12. MATTERS FOR INFORMATION ONLY

- Drainage works and installation of a double-gate at Waun y Groes Caravan Park field had raised concerns. A planning application might be imminent for a shower/toilet block and parking spaces for motorhomes. 44
- One Voice Wales had received complaints about County Planning Committee members who were landowners or farmers and should be excluded from Committee meetings. 45
- Welsh Government had asked One Voice Wales to identify a successful community project/s and the Llanybri Heritage Walks project had been nominated. 46
- Llanybri members reminded the Chairman that the majority of the Llanybri electorate had strongly objected to the Mwche wind turbine application and questioned why he had requested a site meeting in the Planning Committee meeting, having declared personal and prejudicial interests, following the planning officer's recommendation of refusal. 47
- Llansteffan toilets remained closed on May Bank Holiday due to staffing issues and local sets of keys must be provided to help address future problems. 48
- Llanybri village and Pendegy Bridge and Hill road surfaces remained a major issue, Coomb Mill footbridge was in a poor state of repair, Maesolbri fence needed repairing, Spring Gardens footpath gate was jammed, Lan Farm green lane remained gated causing obstructions and a passing place was badly sunken at the top of Plâs Hill. 49
- Cllr Howells reported that a useful site meeting had taken place with the Carmarthen-based Marine and Fisheries officer who had been impressed with the commitment made by the Council to the Three Rivers Estuary Cockle Fishery and recent consultations. He maintained that the Council would be kept in the loop. The local cockle bed now lay closer to Laugharne and the possibility was to open in early July and close by late July. 50
- Clarification was given that the site meeting held in Church Road with the Traffic Management officer was solely to double-check measurements on a map for the removal of double-yellow lines which will be published with the Rural Traffic Order. 51

The meeting closed at 21:42

DATE FOR YOUR DIARY: Monday 21st July in Llansteffan Memorial Hall at 7 pm

Signed..... Chairman/Vice Chairman Date

