

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

18th MAY 2015

Chairman Councillor C Jones

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

Apologies Councillors EI Davies and B Ryder - apologies received after start of meeting

Clerk L Dutch

1. DISCLOSURES OF INTEREST & DISPENSATIONS

County Councillor Davies as Carmarthenshire County Council Chairman, County Planning Committee Vice Chairman and Llansteffan School Governor; 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.

2. MINUTES OF MEETING HELD ON 20th APRIL 2015

The minutes of the meeting held on 20th April were confirmed and signed as a true record, subject to Cllr Cooper's name being added to Apologies for having advised of a late arrival.

Min
No

3. MATTERS ARISING FOR INFORMATION

MUGA

The clerk had been informed that Llansteffan Sports Club had decided not to hold a meeting of interested parties, because practical actions had been taken to address caravan park concerns about anti-social behaviour. Cllr Howells maintained that as Morfa leaseholder, the Council had a valid interest in the matter, whereas several members felt that management issues should be left to the Sports Club. The Council would take no further action unless problems re-emerged.

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Llangynog Council and proposed joint planning motion

The Llangynog clerk had advised that this matter would not now be proposed as a One Voice Wales Conference/AGM motion. Following discussions at the One Voice Wales Area Committee, it had been agreed that the best route for raising this would be the Town and Community Council Liaison Forum.

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Llanybri Playground Project

Completion of the transfer of gifted land in Heol Faen to the Council had taken place and documents had been sent to Land Registry for registration. Ground works were due to commence in a fortnight. The Kysant Charitable Trust donation of £8,750 had been received.

13

Morfa drainage scheme

The County Council solicitor had supplied written permission for Llansteffan Football Club to undertake the drainage scheme on and adjacent to the football pitch, subject to using an approved and insured contractor. It was confirmed that the original County Council proposal to create a swale along the length of the pitch had been discarded. Members expressed frustrations with the protracted delays in implementing the beach drainage scheme.

14

County enforcement and dogs on the beach

Irresponsible dog owners remained an issue. Once the Public Space Protection Orders come into force, the Neighbourhood Police would be empowered to take action in support of the grossly over-stretched enforcement team which comprised of two officers covering the county. The Chair advocated spreading the word that the enforcement officers welcomed photographic

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evidence of irresponsible dog owners flouting the byelaws, together with their car registration numbers. Members expressed concerns that the byelaw map signage was ineffective and more dog owner-friendly signage had been encountered in Anglesey.

4. COUNTY COUNCILLOR REPORT

Cllr Davies reported that Labour leader Kevin Madge had been voted out at the party's annual general meeting and Plaid leader Emlyn Dole would be nominated for election as Leader of the authority at the County Council's AGM on 20th May. Cllr Alun Lenny had been elected as Chair of the Planning Committee, with Cllr Davies remaining as Vice Chair. 16

Regarding Ward matters, members were informed that the Llansteffan beach drainage scheme devised by the County Council would now be put out to tender. Council was unanimous in highlighting the incompetence of the County Council, and in particular the wastage of scarce public monies in contracting heavy machinery to keep the outfalls to the river clear of sand over such a lengthy period of time. 17

Resolved

That the County Flood Drainage officer be requested to supply the Council with written confirmation of the implementation of and timescales for the Llansteffan beach drainage scheme. 18

5. HEALTH & SAFETY REPORTS

Morfa Playground

It was noted that minor maintenance tasks would be undertaken in the near future. Cllr. Howells advised that an extra pallet of play chip would be required before the summer holidays. 19

Carrier's Lane

Repair of the loose fencing and damaged paving stones was still on hold as the County Council had postponed the housing planning application for Carrier's field, until a report on the results of the County Affordable Housing Survey had been presented to Full Council. 20

Morfa

Whilst progress had been made with the playing fields having been cut and a padlock having been installed to secure the wooden pavilion, it was reported that the chain-link fencing at the corner of the cricket pitch opposite Coedmor remained trampled-down and the two folly bridges were still masked in bramble and the pond was masked in reeds. Short periods of heavy rain had created flooded areas on the football pitch. 21

Croft

Members noted that the verges still suffered affects from the spraying of herbicide in 2014. The bench at the top of the path was due to be replaced imminently with a public seat from the sea wall and unsightly parcel tape residue on the black signpost needed removal. 22

Headland Path

The following issues still needed to be addressed:- (i) missing mesh panels at First Steps – the County Council had been requested to advise the Council if it considered that replacement panels were not needed for public safety; (ii) clearance of increasing bramble and overgrowth on the downhill section to Scott's Bay; and (iii) the Scott's Bay bins were two-thirds full. On a more positive note, the SOS phone was operational. 23

Cllr Hunter, nominated Footpaths Officer, considered that a request be made to the Countryside Access Manager to continue with the determination of the Wharley Point Footpath Modification Order application, due to on-going delays hindering the Footpath Creation Agreement process resulting from land ownership disputes. 24

Resolved

That the Wharley Point Footpath Application be itemised on the June agenda. 25

Hen Gapel

Minor roof repairs remained pending; no evidence of slates at risk of slippage. Vegetation growth on the walls still needed to be controlled. 26

6. PAYMENT OF ACCOUNTS

Cllr DB Davies withdrew from the vote having declared an interest in relation to the Chairman's Allowance account. 27

Resolved

That the following accounts be approved for payment:-

SE Dutch	Clerk's salary/expenses	776.41	28
Edward Harris	Wharley Footpath (covered by donation)	478.80	29
Zurich Municipal	Insurance cover 2015/16 (3 year Agreement)	503.55	30
DR Davies	Internal Audit 2014/15	60.00	31
DB Davies	Chairman's Allowance 2014/15	100.00	32

Members noted that the amended memorial seat quotation of £710.00 had been received and accepted by the clerk, with delegated authority having been approved in the March meeting. 33

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 34

One Voice Wales "Y Llais" "The Voice" magazine issue 26

Carms County Council - Code of Conduct training on 4 & 9 June 2015

A letter had been received inviting attendees. The 2015 training would place greater emphasis on those aspects of the Code that gave rise to the most complaints, plus a new section on the granting of dispensations by the Standards Committee. 35

Resolved

That Cllrs C Jones (Chair), DB Davies, G Howells and A Cooper and the clerk be nominated to attend the County Council Code of Conduct training session on 4th June. 36

Lewis & Lewis Solicitors - Registration of Llanybri Playground documents

A letter had been received advising that Legal Transfer completion had taken place and the Land Transfer and Option Agreement documents had been forwarded to Land Registry for registration. On the basis that the Permissive Path Agreement did not require registration, the document signed by the landowner had been enclosed and was duly signed by Cllrs Charles and James and the clerk (as resolved in the April meeting). 37

N Jenkins - Proposed family celebrations on Llansteffan beach

A letter was received from a Llansteffan home owner supplying the Council with assurances that minimal disruption would be caused to the local environment and local community during the proposed family celebrations on 25th July. Cllr DB Davies commented that the Chief Executive had suggested that letters be written by the home owner to The Crown Estate, owner of the foreshore to the median high water mark, and County Council Licensing. 38

Resolved

That a letter be written to the Llansteffan home owner who had proposed family celebrations on Llansteffan beach on 25th July, with thanks for assurances to protect the local environment and advice to contact The Crown Estate and County Licensing. 39

A Davies - Improved tourist signage

A letter was received from a local resident advocating more effective tourist signage in and around Llansteffan village to make the locality more visitor friendly. Particular areas of concern 40

were the northern end of The Green and Church Road turning circle.

Resolved

- i) That the letter advocating more effective tourist signage be forwarded to Llansteffan Tourist Association for consideration; 41
- ii) That whilst the Council was wary of seeing a proliferation of tourist signage, Llansteffan Tourist Association be advised that several councillors would be happy to meet with Association representatives to look at areas of concern; 42
- iii) That a letter be written to the local resident informing him of Council consideration and resolutions. 43

Requests for Financial Assistance

None received. 44

8. PLANNING MATTERS

To note the following planning decision:

W/31560 GRANTED (Retrospective - As Amended To Include Existing Barn B) Extension To Existing Cattle Shed On Site Adjacent To Pentowyn, submitted by Mwche Farm, Llanybri 45

9. ANNUAL AUDIT RETURN & INTERNAL AUDIT REPORT 2014/15

The Clerk presented accounting statements, bank reconciliation and year-on-year variances, together with Sections 1 and 2 of the Annual Return for the year ended 31 March 2015. It was reported that the Internal Auditor had certified a detailed written report which confirmed that the Council had complied with the necessary internal procedures and controls. The Clerk was thanked for the diligent financial duties undertaken. 46

Resolved

- i) That the 2014/15 accounting statements and Sections 1 and 2 of the Annual Return for the year ended 31 March 2015 presented the financial position of the Council and therefore be approved; 47
- ii) That the Annual Governance Statement completed 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; 48
- iii) That the Chairman and Clerk be authorised to certify Section 3 of the Annual Return for the year ended 31 March 2015 following Council approval, prior to external audit. 49

10. FINANCIAL RISK ASSESSMENT & INVESTMENT STRATEGY 2015

The Clerk presented the Financial Risk Assessment and reminded members that the recently renewed 3 year insurance cover for 2015-18 with Zurich Municipal included Fidelity Guarantee cover of £100k, public liability cover of £10 million and index-linked property cover. Bright Pay software was now being used to operate the payroll for the part-time clerk and two grounds men and report Real Time information to HMRC. 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 2015. 50

Resolved

That the Financial Risk Assessment and Investment Strategy for 2015 be approved. 51

11. WG CONSULTATIONS ON COUNCIL TAX EXEMPTIONS ON LONG-TERM EMPTY HOMES AND SECOND HOMES IN WALES

Cllr Cooper declared an interest being the owner of a caravan used for holiday purposes. 52

The Housing (Wales) Act 2014 was introduced to tackle the problems of housing shortages in Wales. One measure was the discretion for Local Authorities to levy up to 100% of the standard rate of Council Tax on long-term empty homes in their areas from 1 April 2017. The aim was to bring long-term empty properties back into use. Local Authorities would be able to 53

retain any additional funds generated and use the additional revenue raised to help meet local housing needs.

Members recognised the relevance of these consultations to the Ward, in particular Llansteffan 54 where locally-born young people could not compete with the second home housing market. Considered responses were given to the consultation questions.

Resolved

That the Council responses to Welsh Government consultations on council tax 55 exemptions on long-term empty homes and second homes in Wales be forwarded to meet the deadline of 13th June 2015.

12. CARMS CONSULTATION ON AFFORDABLE HOUSING IN CARMARTHENSHIRE

The clerk advised that this County Council consultation sought public, statutory and non- 56 statutory sector opinion on what 'affordable housing' meant to people - who they felt affordable homes should be provided for; what role the council should be playing in the future of housing, and how the supply of homes in the county could be increased to meet demand. A considered response would give the Council the opportunity to highlight the importance of the Ward in securing an allocation of social and affordable housing to stem the loss of young people. The survey was timely with regard to the pending housing application on Carrier's Field.

Resolved

That the Council responses to Carmarthenshire County Council's consultation on 57 affordable housing in Carmarthenshire be forwarded to meet the deadline of 29th May 2015.

13. MATTERS FOR INFORMATION ONLY

- The absence of a pavement from Ger yr Marbell to Llanybri village centre was cause for 58 concern and the lack of land and/or verge was noted as a complicating factor.
- Council had asked the clerk 12-18 months ago to store the Chairman's Chain of Office 59 for safe-keeping, until the presiding Chair requested to store the item for convenience. It was noted that it was insured and an engraved label was needed for the retired Chair.
- A County Council highways lorry was regularly parked on the junction of High Street and 60 Old Road Llansteffan. The matter was outside the Council's jurisdiction.
- County Cllr Davies had helped raise £10k as County Council Chair 2014/15 for Wales 61 Air Ambulance and Prostrate Cancer. Grants to renovate war memorials were noted.
- Council Priorities 2015/16 to be itemised on the June agenda. 62
- Llanybri Hall Committee needed to secure grants totalling £67k to renovate the exterior 63 and interior of the hall. The committee might want the Council to prepare applications.
- The clerk apologised in advance for being on a Help for Heroes Battlefields Bike Ride 64 during the third week of June. The next meeting would be postponed to 22nd June.

The meeting closed at 10:05

DATES FOR YOUR DIARY:

Monday 20th July 2015 in Llansteffan Memorial Hall

Monday 21st September 2015 in Llansteffan Memorial Hall

Signed..... Chairman/Vice Chairman Date

