

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

18th NOVEMBER 2013

Chairman Councillor G Howells
Present County Cllr DB Davies(Vice Chair), D Hunter, A Perrett, El Davies, M James and A Cooper
Apologies Cllrs Jones and Charles
Clerk L Dutch

1. DISCLOSURES OF INTEREST

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

2. MINUTES OF MEETING HELD ON 21 OCTOBER 2013

The minutes of the meeting held on 21 October were confirmed and signed as a true record.

Min
No

3. MATTERS ARISING FOR INFORMATION

Hen Gapel plaques

With regards to Remembrance Sunday, Cllr Dr Hunter was congratulated for successfully displaying facsimiles of the Welsh inscription plaques that are in the process of being commissioned for the Llanybri War Memorial at Hen Gapel. 880

Further Review of Management of Cockle Fisheries

The Chairman, Vice Chairman and Clerk had attended an appointment with Welsh Government (WG) Fisheries Enforcement officers on 15 November to clarify and reinforce Council responses to the second consultation document. Officers emphasised that WG could not both issue and implement a Regulating Order for the Three Rivers Estuary. The Permit Scheme under consideration was therefore the next best option. 881

Llanybri to Pil Glâs highway issues

A site meeting would be arranged for either 25/26 November with the County Traffic Engineer and Cllr Charles and James would hopefully attend. A key issue for discussion was the highway safety hazards being experienced along the Llanybri road that meets the B4312 at Pil Glâs, where on-coming heavy vehicles have caused cars and tractors to reverse into the B4312. The Head of Traffic Management had confirmed that the issue of the tractor that had had to reverse into the B4312 to give way to the school bus had been reported to the Road's Policing Unit and the County Public Transport Section. 882

Pendegy Hill highway issues

Both the Vice Chairman and Clerk have brought the issues of potholes and leaf piles to the attention of the Area Highway Manager on a regular basis. Resurfacing will be undertaken in the future depending upon the priority rating given to Pendegy Hill. 883

Waun y Groes foul water pollution of watercourse

The Vice Chairman had discussed matters with the caravan site proprietor and been assured that the sewerage facility would be upgraded by March 2014. Discharge points had been capped off and effluent had been tanked off. 884

4. COUNTY COUNCILLOR REPORT

In order to secure revenue expenditure cuts, County Cllr Davies reported that 600-650 CCC employees had expressed an interest in offers to accept part-time contracts or early retirement. In response to a member's question he advised that the future of the remaining County Council-owned and operated public conveniences was not currently under discussion. 885

5. HEALTH & SAFETY REPORTS

Children's Playground

It was reported that the roundabout footplates had not yet been replaced, the swing seat shackles would need to be renewed and the play chip needed attention. 886

Carrier's Lane

The question was raised as to whether access to the water chamber was safe. In addition the damaged flagstones and loose fencing posts needed checking. 887

Croft

The bench at the top of the path needed painting in the spring, but was sound. 888

Morfa

The Chairman noted that the quarterly meeting of the Morfa Management Committee would be due in January or February. The Sports Club had long-term plans to replace the old wooden shed with a new shed subject to securing funding. The automatic light timer needed adjusting. 889

Sticks/Headland Path to Scott's Bay

The report noted that there was little change from the October report. The Scott's Bay bins were well used and, although the safety sign along the cliff path was no longer obscured by the apple tree, it was in poor condition. 890

Hen Gapel

A Cadw field warden had inspected Hen Gapel on 12 November and had complimented the Council on the sensitive and sound restoration of the chapel remains, the appropriate maintenance and the professional design of the history panel. The only concern related to the recent removal of horizontal slates from part of the wall-top and the likely water and frost penetration during the winter. The Regional Inspector had advised that repairs to the same specification could be undertaken as part of the existing management agreement, provided that a 'before and after' photographic record was supplied. Such repairs were a priority. 891

6. PAYMENT OF ACCOUNTS

Resolved

i) That the following accounts be approved for payment:-

SE Dutch	Clerk's salary/expenses	512.27	892
Llanybri Community Hall	Hall hire 2013 – Council & Walks Booklet Group	90.00	893
Swalec	Castle lights (Aug to Nov 2013)	88.03	894

The HMRC VAT Claim Feb to Oct 2013 totalling £396.71 had credited the bank account. 895

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted:

G Davies Chairman Llangollen International Musical Eisteddfod Souvenir Programme 896

Welsh Government - £6m Nature Fund

An email was received inviting practical suggestions for managing land and water that would benefit nature, create new job opportunities and support communities. None recorded. 897

CCC – Local Development Plan (LDP) Pre-Hearing Meeting 11 Dec 2013

A letter was received inviting interested parties to attend the meeting. On the basis that the Council had previously submitted detailed representations on both the Deposit LDP and Alternative Sites, it was considered unnecessary to send representatives at this stage. 898

CCC – The Pheasantry: Request for Statement of Usage

The Clerk declared an interest having worked in Ceredigion County Council Planning Section from 2004-2006. 899

On 18 November, the solicitor employed by St Anthony's Cottage to prepare the Application for a Modification Order to Register the Wharley Point Footpath had forwarded documents for signature by the Council. Members noted that Cllr Dr Hunter had previously been appointed as the Council's representative in footpath matters. It was proposed that the Chairman be authorised to act as signatory. Having secured confirmation that the Council had (i) previously agreed by resolution to submit the Footpath Application (Mins 439 & 640) and (ii) gained a signed agreement from St Anthony's Cottage that the Council would not be liable for legal or any other costs incurred during the process to register the Wharley Point footpath (Min 652), the Chairman accepted the proposal and was duly authorised by resolution (Chairman abstained from the vote). 900

On 18 November, the Planning Enforcement Officer had asked the Council to confirm what works had been done to The Pheasantry itself and when; also to describe what the building had been used for and for how long the use had existed. A statement would be submitted. 901

Matters had come to a head in the previous week during which (i) the County Council contractor had cut out the new Wales Coast Path link high up on National Trust land above The Pheasantry and near to the boundary with Lord's Park fields (Footpath Creation Agreement); the new path was judged to be unsafe due to the steep topography and the protruding tree roots along its length; (ii) pipe work and a foul water collecting tank had been installed from the rear of the stone building on the Wharley Point-side, along the gable end and along the length of the front elevation of the building to the tank located near to the fenced earth bank; (iii) the original wooden fence erected by the owners of The Pheasantry on the Scott's Bay side of the building had been surmounted by a large earth bank measuring 1.3 metres in height (on land which was believed not to be wholly within their ownership). The Clerk had notified the appropriate authorities about these developments. Cllr Cooper asked where the funding had come from to create the new footpath on National Trust land. Cllr Dr Hunter made the point that these funds would have been better used on addressing long-standing issues with the Wales Coast Path section of green lane extending from Pen-y-Banc Llansteffan to Lan Farm. 902

Cllr James, ex-County Highways employee, confirmed that public highway U2156 extending from Lord's Park farm to Scott's Bay had been maintained by the County Council during his period of employment right up to the cliff's edge in the vicinity of The Pheasantry. 903

Resolved

i) That the Chairman be authorised to act as signatory for the Application for a Modification Order to Register the Wharley Point Footpath and the Form of Certificate of Service of Notice of Application for Modification Order; 904

ii) That the Council submit a well considered Statement of Use in relation to the building recently referred to as The Pheasantry to the County Planning Enforcement Officer; 905

iii) That the County Council be asked to confirm the source of external funding for the creation of the new Wales Coast Path link on National Trust land under a Footpath Creation Agreement; 906

iv) That Cllr Dr Hunter and the Clerk be thanked for their endeavours in attempting to address footpath and planning issues in relation to The Pheasantry and Wharley Point. 907

War Memorials Trust - Call to Remember: Does anyone care about your local war memorial?
A letter was received, which, together with grant information from the War Memorials Trust, 908
was passed to Cllr Dr Hunter for consideration with regard to the up-grading of the Llansteffan
War Memorial. County Cllr Davies advised that the County Council was administering grants
for new War Memorials and the local monument committee had around £100 funds left.

Carms County Council - Christmas Toybox Scheme
A letter was received welcoming donations of toys for all ages by 2 December. 909

Mrs A Perkins - Request for memorial seat along The Green
A letter was received from a Llangain resident regarding the possibility of installing a family 910
memorial seat along The Green. Members noted that the Council was in the process of dealing
with requests for four memorial seats along the sea wall and plinths were in short supply.

On a different note Cllr Cooper voiced local concerns regarding the growth of trees and bushes 911
below the sea wall which hindered scenic views of the beach, river and estuary. In response
the Chairman reminded members that the Crown Commissioners had funds for environmental
improvements.

Resolved

**i) That a letter be sent to the Llangain resident advising that with regret The Green was 912
full to capacity with seats along the sea wall and the request would be placed on a
waiting list;**

**ii) That the Chairman would look into the availability of funds from the Crown 913
Commissioners for environmental improvements such as tree removal along The Green.**

Requests for financial assistance
Great War Centenary Commemoration Service, Carmarthen, 3 Aug 2014 914
Urdd National Eisteddfod 2014

8. PLANNING MATTERS

Resolved

**To note that no objection was raised to the following planning application and hedgerow 915
removal notice:**

W/29077

Proposal: VARIATION OF CONDITION NO 2 OF PLANNING PERMISSION W/16851
(construction of an interior mezzanine, instead of an upper-storey inside chapel) at BETHEL
CHAPEL & BETHEL HOUSE, BETHEL ROW, LLANSTEFFAN

Hedgerow Removal Notice HRN07/13
Maesymeillion, Llanybri

Cllr Cooper informed members that Bethel Row residents had complained about the poor state 916
of the lane in front of the terraced houses. Land ownership was queried. The lane was also a
registered Right of Way for which the County Council had a duty to maintain the path.

9. MODEL FINANCIAL REGULATIONS

Resolved

**That detailed consideration of the Model Financial Regulations supplied by One Voice 917
Wales be postponed to the February or March 2014 meeting.**

10. CARRIER'S FIELD LLANSTEFFAN

The Chairman informed members that Council representatives had been invited to a meeting 918
with the Head of Corporate Property on 25 November to consider indicative plans for

developments on Carrier's Field. The County Council owned the land and intended to both prepare the site for sale and submit an outline planning application in the New Year. The Chairman, Vice Chairman and Clerk would attend the meeting to emphasise the importance of securing affordable/social housing and off-road car parking on the site and indicative plans would be considered by full Council at the December meeting.

11. MEMORIAL SEAT WRITTEN AGREEMENT AND FEES

Cllr Edward Davies declared an interest having acted as private contractor to install a memorial seat at First Steps during 2013. 919

The Clerk expressed concerns with Condition 4 of the recently produced Written Agreement and, as principal contact in dealing with memorial seat requests, suggested that a streamlined and equitable process would be much appreciated. It was noted that four requests for memorial seats along The Green were currently being dealt with and as previously recorded a waiting list would be administered for further requests. A brief discussion ensued during which County Cllr Davies maintained that existing seats should not be removed until replacement was needed. 920

Resolved

That a site visit be organized to examine the state of repair of the existing public seats along The Green and give further consideration to the Written Agreement. 921

12. COUNCIL WEBSITE

Members examined the written proposal received from Jamie King Media, a local website design company suggested by Llangain Community Council. His package would provide a modern platform globally used and supported with (i) easy content management for editing and adding pages with tutorials widely available online, (ii) mobile phone compatibility, (iii) ability to add additional features at low cost and (iv) coding that is easily upgradeable and moves with technology, including site features such as diary systems. The package would cost £500, the sum recently received from the County Council in the form of a website grant. An annual hosting fee of £70 was quoted. 922

Resolved

That the full contractual details for Council website design as supplied by Jamie King Media be examined before the final decision is taken. 923

13. MATTERS FOR INFORMATION ONLY

- A Keep Wales Tidy Beach Clean would be held on Llansteffan Beach on 29 November. 924
- Mrs Reynolds thanked Council members for the action taken in relation to Llanybri highway hazards. 925
- The County Council had issued a press release regarding irresponsible dog owners and dogs off leads contravening local bylaws. 926

The meeting closed at 21:50.

DATES FOR YOUR DIARY:

Monday 20th January 2014 in Llanybri Community Hall at 7 pm

Monday 17th February 2014 in Llanybri Community Hall at 7 pm

Signed..... Chairman/Vice Chairman Date

