

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

16TH NOVEMBER 2015

Chairman Councillor C Jones

Present Councillors D Hunter, M James, A Cooper, S Taylor [19.10], DB Davies, EI Davies and B Ryder [19.15]

Apologies Councillors G Howells and B Charles

Clerk L Dutch

The Chair introduced proceedings by asking whether, as the Clerk had broken her right wrist, members had any objections to the meeting being taped, all tapes to be overwritten by the Chair and Clerk following the typing of the minutes. No objections were raised.

1. DISCLOSURES OF INTERESTS & DISPENSATIONS

County Councillor Davies as Carmarthenshire Planning Committee Vice Chairman, Llansteffan and Llangain School's Governor & Llanybri Hall Committee Chairman and Cllr Dr Hunter as Llansteffan Memorial Hall Chairman. In addition, in relation to Item 5b, the Chair declared a personal interest as a friend of the Caravan Park owners and a pecuniary interest as a resident of The Green whose property enjoyed rear lane access; and Cllr Howells had supplied written notice of his absence from the meeting on the basis of his personal interest as both a friend of Croft House owners and legal adviser involved in producing the Morfa Lease, plus the fact that should he be called to give evidence at a later stage, he had no wish to compromise his position.

2. MINUTES OF MEETING HELD ON 19th OCTOBER 2015

The minutes of the meeting held on 19th October were confirmed and signed as a true record, subject to the deletion of the reference to Cllr Hunter as Hywel Dda Health Board Council Rep in Disclosures of Interests, and the amendment as follows to Min.300, "*immediate withdrawal from the hall of Cllr Howells, followed shortly by the Chair Cllr Jones.*"

Min No

3. MATTERS ARISING FOR INFORMATION

Meeting with Angela Burns AM

A letter of invitation would be written to the AM to speak at an open meeting in Llansteffan Hall in February 2016, to which Llangain and Llanybri Councils and the public would be invited. 312

Pheasantry and Footpath Creation Agreements

Having received written comments from Edward Harris Solicitor, Cllr Hunter wished to review the comments prior to responding in writing to the Countryside Access Manager. 313

Council's Financial Regulations

Copies of the Financial Regulations adopted by Council on 19th October had been distributed. 314

Rural Development Programme 2014-2020

This item had been postponed to the December agenda. 315

4. COUNCIL GOVERNANCE

a. Standing Orders & twin-hatted members

In accordance with advice from Society of Local Council Clerks, the Chair read out a revised good practice suggestion [refer to October minutes] for appending to Standing Orders and 316

Member's Code of Conduct, as follows:

2.4 To promote good governance and avoid the possibility of 'twin-hatted' issues arising which may disadvantage the interests of both the Community Council and the County Councillor in question:- 317

In the event that the Local Member chooses to stand for election as a Community Councillor, or in the event that a Community Councillor chooses to stand as Local Member:

A discussion be held between the Chair, Vice Chair, nominated councillor and Local Member to raise awareness of the advantages and disadvantages of twin-hatted membership. The Local Member will then be invited to consider attending Community Council meetings as a non-voting participating observer, instead of as an elected or co-opted Community Councillor. However, the final decision of whether or not to stand for election as a Community Councillor remains solely with the Local Member.

Whilst one member advocated the merits of approving written guidance for members, another member argued that such guidance was premature at the present time. 318

Resolved

That the appending of 2.4 in Standing Orders and Code of Conduct - a good practice suggestion designed to help promote lawful and transparent decision-making – be considered premature and should await the decisions of National Assembly of Wales. 319

b. Council Employees & salary/contract review

Standing Orders required that salary/contract reviews should be undertaken every November. Whilst the Clerk's contractual hours had been reviewed in January 2015, a review of the grounds maintenance contracts were long overdue. 320

Resolved

i) That the contracts for the grounds maintenance employees [Morfa playground and Hen Gapel] be increased by 10% from 16th November 2015 and reviewed on an annual basis at the November meeting; 321

ii) That the grounds maintenance employees be asked to keep timesheets of hours and dates worked, to assist both the Council in carrying out contract reviews and the Council insurers should a public liability matter arise. 322

c. Llansteffan School Governors & Council Rep

A vacancy had arisen following Cllr Howells' acceptance to serve as Community Representative on School Governors. The Clerk had received a written nomination from Cllr Howells in favour of the Chair being considered for the position. Several members expressed an interest in the role. 323

Resolved

That the vacancy for Council Rep be considered at the December meeting. 324

5. THE GREEN & MORFA

a. Public Space Protection Orders (PSPOs)

The Clerk introduced the item. PSPOs were intended to deal with a particular nuisance in a particular area, e.g. unlawful camping of cockle pickers on The Green, which was detrimental to the local community's quality of life, by imposing conditions on the use of that area which applied to everyone. They were designed to ensure that the law-abiding majority could use and enjoy public spaces. Councils would be responsible for making the new PSPO in liaison with the police service and enforcement powers would be much broader, falling upon both County Council officers and Neighbourhood Police officers. A suggestion was made that a PSPO could be considered by members as a way of controlling the regular use of the northern end of The Green in the vicinity of the ex-toilet block by motorhomes and converted lorries. 325

In response, Cllr Cooper suggested a more innovative and sustainable solution to the problem of overnight camping of customised vehicles as follows: to seek deregistration of the northern 326

end of The Green, develop an income-generating touring camp site and refurbish the ex-toilet block into a toilet/shower/wash-up facility. Members raised no objections.

Resolved

- i) That investigations be pursued into (i) Public Space Protection Orders as a means of controlling undesirable camping on The Green, and (ii) the potential deregistration of the northern end of The Green for use as a small touring camp site; 327
- ii) That communications be re-established with the Neighbourhood Police Team as a valuable support service in dealing with anti-social issues. 328

b. Public access

Prior to the start of this item regarding public access to the Morfa, the Chair declared a personal interest as friend of the Caravan Park owners and a pecuniary interest as resident of The Green whose property enjoyed rear lane access. In consequence, the Vice Chair was asked to chair the item and Cllr Jones immediately withdrew from the meeting room. 329

In accordance with Min.303 of the October meeting, investigations into land ownership in the vicinity of Croft House and the Caravan Park had uncovered the 1996 Conveyance of land, to create a new private access road into the Park, between The Honourable Mrs Fisher-Hoch and the Ackeroyds. Of note, restrictive covenants attached to the Conveyance (i) protected the rights of public access across a short stretch of lane bordering Croft House, and (ii) stated that the property conveyed should not be built upon, but should be used in its entirety for the purpose of a roadway, and the area cross-hatched red on the plan as a children's play area. 330

Resolved

That letters be written to Carmarthenshire County Council Corporate Property, Legal Services and Planning Services to draw attention to the restrictive covenants attached to the 1996 Conveyance between The Honourable Mrs Fisher-Hoch and the Ackeroyds, in order to ensure that public access to the Morfa and the rear of houses along The Green was protected, and that any future caravan park extensions did not contravene the covenants. 331

c. Highway and Tourism Signage in Llansteffan

Further to the resolutions passed in the October meeting, the County Council had made reference to private land ownership issues and the fact that current workloads heavily outweighed staffing resources. On a more positive note, Llansteffan Tourist Association would be willing to apply for external grants, where available, to implement signage improvement proposals which had been agreed by the Council. No further action to be taken at this stage. 332

6. COUNTY COUNCILLOR REPORT

Cllr Davies noted the following: (i) Five County Council directors had taken early retirement and five new appointments would be made; (ii) County Planning Committee had made a site visit to the Broadway Cattery, Llanybri and Committee later overturned the officer's recommendation of refusal; (iii) 5% additional savings had to be found in the County Council budget; (iv) Rural Development Programme officers were looking for new business proposals which would generate employment and target rural poverty, £40k grants, cockle factory and community shop were suggested. Cllr Davies was thanked for his report. 333

7. HEALTH & SAFETY REPORTS

Morfa Playground

No major issues were reported within both the monthly inspection report and the annual independent report undertaken on 16th October by RYNAT, other than the need for minor paintwork when weather permitted and the raking of the bark. 334

Carrier's Lane

The damaged paving slabs and loose fencing remained matters of concern. However the leaf build-up had been cleared away, and another sweeping would be needed. 335

Morfa

Following heavy rainfall, the playing fields were sodden and the water level high, particularly on the football pitch. The pond remained encroached with vegetation and water levels were difficult to record. A new issue of grave concern related to a significant number of conifers bordering the school grounds which were either rotten, top-heavy and swaying badly, and/or showing signs of falling down. 336

Resolved

- i) That permission was sought from the County Council as freeholder for the felling of dangerous conifers on the Morfa, bordering the school playground, for health and safety reasons; 337
- ii) That the school be informed to prevent the pupils playing near the trees in question; 338
- iii) That a site meeting be arranged with a local tree surgeon to gain professional advice and an estimate, and the works to be undertaken as soon as possible. 339

Croft

The bedding plants by the public seat still looked colourful. On a less positive note, occasional dog fouling remained an on-going problem. 340

Headland Path

It was reported that stretches of the popular path were extremely muddy with potholes. Extensive grass cutting on the flat areas had been undertaken - rather unnecessary in the winter – whilst clearance was still required of the encroaching bramble and low branches at both First and Second Steps, the shelter and on the downhill section to Scotts Bay. Loose and rotten fencing posts needed replacing before this downhill section due to the steep drop in close proximity. A Countryside Officer had explained that the County Council was responsible for the surface of registered rights of way, not the fencing, furniture nor encroaching vegetation. 341

Resolved

That a written request be made to the Countryside Access Team to meet the contractors who maintain the Wales Coast Path on site to discuss seasonal priorities. 342

Hen Gapel

The maintenance tasks to remove the buddleia/vegetation and treat with appropriate weed killer and re-cap the low stone wall with slates held down by stones remained outstanding. 343

8. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

SE Dutch	Salary/Expenses	808.43	344
HMRC	Employers NI & Tax payment of £49 as deducted from ME+JD pay (Aug, Sep, Oct)	127.39	345
D A Siggery Ltd	Hen Gapel emergency repairs	343.20	346
SE Dutch	HP Pavilion 15 Laptop (online credit card payment)	469.00	347
Royal British Legion	Remembrance Sunday poppy wreath	25.00	348

Parks and Play	Morfa Playground Annual Inspection	96.00	349
EI Davies	Hen Gapel maintenance work	140.00	350

9. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 351

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| Hywel Dda Health Board | “Transforming Mental Health Services” consultation |
| National Botanic Garden | “Yr Ardd” magazine Autumn 2015 |
| Mid & W Wales Fire & Rescue | Community Newsletter |
| Nat Assembly for Wales | Draft Public Services Ombudsman (Wales) Bill consult’n |
| One Voice Wales | Carms Area Committee 17 th November |
| Digital Communities Wales | Free training: Community Groups/Charities |
| Ramblers Cymru | “Paths for People – Guide to public paths for members” |

Angela Burns AM - BT connections issues in Llansteffan

A series of emails were received highlighting work done on behalf of local constituents. 352

Carms County Council - Play Sufficiency Assessment Survey

A survey form was received and duly completed at the meeting. 353

Requests for Financial Assistance

- | | |
|------------------------------------|-----|
| British Red Cross – South Wales | 354 |
| Wales Air Ambulance | |
| Marie Curie Nurses Carmarthenshire | |

10. PLANNING MATTERS

To note that no planning consultations or decisions had been received. 355

11. MATTERS FOR INFORMATION ONLY

- Traffic speed monitors in High Street needed to be re-instated – scaffolding removed. 356
- Christmas Bingo to raise funds for Llanybri Playground Project was being organised. 357
- ‘Talking Health’ public meeting was an extremely engaging and constructive event. 358
- The Chair and Clerk would attend a Devolution of Services training session. 359
- Congratulations would be sent to the School for their Children in Need fundraising. 360
- UWTSD School of Performing Arts would perform ‘Wasted’ in Llansteffan Hall 20th Nov. 361

The meeting closed at 21:25

DATES FOR YOUR DIARY:

Monday 18th January 2016 in Llanybri Community Hall

Monday 15th February 2016 in Llanybri Community Hall

Signed..... Chairman/Vice Chairman Date

