

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

15th SEPTEMBER 2014

Chairman Councillor DB Davies
Present Councillors C Jones (Vice Chair), G Howells, Dr D Hunter (left after 3 minutes), B Charles, A Perrett and A Cooper
Apologies Cllrs M James and EI Davies
Attending Mr B Harrison (asked to leave after 5 minutes)
Clerk L Dutch

Cllr DB Davies who took the Chair agreed to Cllr Hunter's request to speak at the start of the meeting. Cllr Hunter declared that the Council had passed a Motion of No Confidence in the Chairman at the June Extraordinary Meeting, which had requested the Chair to stand down pending the outcome of full investigations. As a believer in democracy and decency, Cllr Hunter was not prepared to accept Cllr DB Davies as Chair and subsequently withdrew from the meeting, as also witnessed in the September meeting.

Local resident Mr Harrison endorsed Cllr Hunter's actions and warned Cllr DB Davies that this issue would not go away, during which the Chair requested Mr Harrison to leave the meeting. Mr Harrison left the meeting at 7.10. Vice Chair Cllr Jones reminded members on a point of order, namely, that the Chair could temporarily suspend the meeting for public participation.

1. DISCLOSURES OF INTEREST

County Councillor Davies as Carmarthenshire County Council Chairman and County Planning Committee Vice Chairman; Councillor Howells as Church Warden, Member of the Parochial Church Council and Llansteffan School Governor Chairman and Council Rep; and Councillor Cooper in the event that Plas fields might be discussed, being a friend of Plas Farm tenants who store his caravan on their property.

2. MINUTES OF MEETING HELD ON 21st JULY 2014

The minutes of the meeting held on 21st July were confirmed and signed as a true record. Min
No

3. MATTERS ARISING FOR INFORMATION

Electric fence crossing 23/30 in Plas Field

Cllr. Hunter remained discontented with the fact that the temporary electric fence had not been removed and the period of inaction continued. 187

Council's complaints

Cllr Jones informed members that the code of conduct complaint concerning Cllr DB Davies had been submitted under the name of the Vice Chair in accordance with official procedure. The maladministration complaint concerning Carmarthenshire County Council was on hold, pending the outcome of the Mwche wind turbine application judicial review. 188

Hen Gapel gates and dog signage

The Clerk advised that Cadw in principle had not raised an issue with gates and signage being installed at Hen Gapel to control dog access and fouling, so long as discrete and appropriately designed products were used. Further details should be provided to Cadw to get the go-ahead. 189

WLGA Review of Governance

The Vice Chair stated that the task group had submitted a written response to the WLGA's 190

review of governance of Carmarthenshire County Council. The review's aim was to make the County Council the most open and transparent County Council in Wales. Cllr Cooper stated that whilst the submission was acceptable in principle, he felt the references to the Mwche Wind Turbine planning case were inappropriate. In response several members maintained that the Mwche case illustrated pertinent issues encountered by the Community Council which were relevant to the review in question.

County Council Liaison Forum

Cllr Gerald Howells and the Clerk would attend the forum for town and community councils on 30th September. 191

CLEUD application

Cllr Dr Hunter was thanked for meeting with the Senior Development Manager to raise key issues which demanded a Head of Planning's response and stress the fact that The Pheasantry had only been used as a 'camping barn' or 'beach hut' by the applicant and family. 192

Llansteffan Fiesta and Carnival

Members noted that the 2014 events had been highly successful thanks to the hard work of the Fiesta Committee and Football Club. 193

4. COUNTY COUNCILLOR REPORT

Cllr. DB Davies clarified that £48 million cuts in the County Council budget now had to be made within three years. Five Directors were leaving the authority, four on early retirement and one for a post in another authority. Not all the vacancies would be filled. 194

5. HEALTH & SAFETY REPORTS

Morfa Playground

The August report highlighted that Cllr Howells had to remove rubbish, cans and broken bottles from in and around the playground after the carnival weekend on 1st to 3rd August. Inspections had been undertaken weekly during August and daily during Fiesta Week from 28th July to 3rd August. 195

The September report noted that other than the repainting of equipment, there were no other issues to consider. 196

Carrier's Lane

The August report reiterated previous complaints about deteriorating fence posts and the ineffective results of herbicidal spraying of the verges. 197

The September report noted that one fence post had disintegrated and the area between the footpath and the fence was very overgrown. 198

Croft

It was emphasised that the herbicidal spraying had been ineffective as proven by the dense growth of tall weeds along the footpath which now needed to be trashed. Dog fouling was evident every two to three days. 199

Morfa

No issues were reported. Cllr Howells advised that the quarterly Morfa Management Committee meeting was now due. 200

Sticks/Headland Path to Scott's Bay

It was frustrating to note that there had been virtually no improvements since the July report, despite the Council being in regular contact with the Countryside Access Team. Cuts in financial and staffing resources were to blame. The missing and damaged mesh panels at First 201

Steps had still not been replaced; overhanging branches beyond Second Steps needed cutting back; the warning sign at Second Steps needed cleaning and bushes cut back to be fully legible; footpath 23/35 needed clearing particularly prior to being way-marked. The stile access to Plas field footpath 23/30 needed clearing and the stile made easier to negotiate; finally the small gap of 32 cm still had to be negotiated next to the post of the electric fence crossing Plas field on 23/30 and the question was posed ‘how long is temporary?’ Cllr Cooper highlighted that the growth of trees and bushes on the seaward side of the Wales Coast Path in recent decades had significantly obliterated the fine views of the Tywi estuary and Carmarthen Bay.

Resolved

i) That the footpath issues of concern be relayed again to the Countryside Access team, in a way that acknowledged the constraints facing the team; 202

ii) That a letter be written to Natural Resources Wales highlighting the need to address the issue of the growth of trees and bushes on the seaward side of the Wales Coast Path in recent decades, which had significantly obliterated the fine views of the Tywi estuary and Carmarthen Bay 203

Hen Gapel

The situation of the missing roof slates remained outstanding. The local builder would attend as soon as time permitted. In addition, the problem of ivy, bramble and buddleia protruding from the higher reaches of the chapel persisted and needed to be controlled before winter. 204

6. PAYMENT OF ACCOUNTS

Resolved

That the following accounts be approved for payment:-

Red Kite Solicitors	Morfa Lease professional fees to-date	1,800.00	205
SE Dutch	Clerk’s salary/expenses (Aug & Sept 2014)	1,025.48	206
SE Dutch	Llanybri playground online planning fee (50% discount)	165.00	207
SE Dutch	Llanybri playground application OS Block Plan	10.79	208
N Davies	Morfa Playground maintenance (June to Sept 2014)	170.00	209
J Davies	Hen Gapel maintenance (stage 2/2 payments)	75.00	210
BDO LLP	External Audit of Annual Return 2013-134	354.00	211
SWALEC	Castle lights (May to Aug 2014)	98.79	212
Pro Print	Copies	21.04	213

In terms of income, a total of £700 contributions had been received from four families who had been allowed to install a memorial seat on an existing plinth along the sea wall. 214

Cllr Cooper queried the likely timescale for Morfa Lease completion. Cllr Howells attributed the delay to the need to resolve the pond and drainage issues on the football pitch to protect the Council from future liability problems. 215

Resolved

That County Cllr Davies be requested to investigate the progress being made by the County Flood Drainage Team in providing a scheme to permanently address the drainage issues associated with the pond on and adjacent to the Morfa football pitch. 216

7. CORRESPONDENCE

Resolved

That the following items of correspondence be noted: 217

Play Wales	“Play for Wales” summer magazine
One Voice Wales	Conference & AGM at Builth Wells on 4 th October 2014
One Voice Wales	Motions for OVW’s AGM 4 th October 2014

One Voice Wales - Autumn Training Programme 2014

A copy of the new training programme was received outlining fifteen modules to be held in 218 locations across Wales.

Simon Hart MP - Fibre broadband

A letter was received stating that fibre broadband would reach Llansteffan by June 2015. 219

Resolved

That a letter be written to Simon Hart MP to request clarification on whether fibre 220 broadband would also reach Llanybri by June 2015.

E Harris Solicitor - Wharley Point footpath application update

A letter was received explaining that the County Countryside Access team was undergoing an 221 internal reorganization and the footpath application would be reallocated to another officer.

Cllr Dr D Hunter – The Pheasantry CLEUD

A copy letter was received referring to the pertinent issues relating to CLEUD application 222 W/29846 that required a Head of Planning's response, namely: (i) the unacceptable 22-week period of non-determination; (ii) ample evidence had proven that The Pheasantry had been used for nothing more than a 'camping barn' or 'beach hut' ; (iii) the CLEUD application acknowledged that the applicant has committed a breach of planning control from 1981 to 2014, twenty-six years, involving code of conduct issues as the applicant is a senior planner; (iv) the CLEUD application encompassed 'concealed' breaches of planning control, as the property had maintained an appearance of a small boathouse during the past twenty-six years.

A Cole - Expression of interest

An e-mail was received containing an expression of interest in contributing skills and 223 experience, legal or otherwise, to worthwhile and relevant community causes.

Resolved

That a note of thanks be sent to Mr Cole for his generous offers of assistance, advising 224 that should a relevant community cause be on the agenda, the Council would get in contact.

S Lane - Sticks Hotel Llansteffan

An e-mail was received suggesting that the Council and Simon Hart MP could consider putting 225 pressure on the local planning authority to reach a compromise on the stringent planning conditions that might be attached to the Grade 2 Listed Building. The concern was that the latter had hindered the sale of The Sticks Hotel and the property remained vacant.

Resolved

That a copy of Mr Lane's letter be sent to Cadw with a request for advice as to how the 226 matter relating to the Grade 2 listed Sticks Hotel, planning conditions and the sale of the vacant property could be progressed.

E Rees - Llansteffan History Society World War 1 Project

A letter was received thanking the Council for its letter of support, advising that a Heritage 227 Lottery Fund grant of £6,700 had been awarded and inviting a Council representative to sit on the Working Party.

Resolved

That Cllr Howells be nominated as the Council's representative to sit on the World War 1 228 Project Working Party.

K Barr, Change Step - Peer mentoring project

An e-mail was received outlining its Peer Mentoring and Advice Service for military veterans 229 and others with post-traumatic stress disorder or substance misuse issues, who wanted to make positive changes to their lives.

Resolved

That the information about the Peer Mentoring and Advice Service for military veterans be passed on to the Llansteffan Branch of The Royal British Legion. 230

Requests for financial assistance

Shelter Cymru 231

8. PLANNING MATTERS

Resolved

i) To note that the following planning application be supported: 232

W/30719 Change of Use from pasture to Community Park and Playground in Heol Faen, Llanybri - Community Council application

ii) To note that no objection be raised to the following planning application: 233

W/30786 Single-storey extension (Orangery) to rear of Mansion House Hotel, Llangain

iii) To note the following planning appeal: 234

W/25914 Removal of Condition 4 on domestic wind turbine planning application at Castle Hill Farm, Llansteffan – applicant's appeal against the decision of Carmarthens County Council to refuse planning permission.

Cllr Cooper commented as a point of information that following repairs to the turbine blades, there had appeared to be no sound emanating from the wind turbine. 235

iv) That the Planning Committee be requested to meet to consider the following planning application and report back to the October meeting should this accord with the planning determination timescales: 236

W/30795 Installation of a maximum tip height 48m wind turbine at Trefforis Fawr, Ferryside (near the Orange mast to the NW of the village).

The Chairman, also Vice Chair of the County Council Planning Committee, asked whether members might wish to send a Council representative to any County Planning Committee meeting that may discuss the Ferryside Wind Turbine application. Members commented that this would depend on the outcomes of the Planning Committee and Council meeting. 237

9. MODEL STANDING ORDERS

National Association of Local Councils (NALC) and One Voice Wales (OVW) had circulated 'Model Standing Orders' – written rules of a local council - with a recommendation for local councils to revise their Standing Orders accordingly and appropriately. Cllr Cooper noted that the document was very useful and Cllr Howells advised that a small group should produce a draft, with the onus resting on all members to consider the draft document in detail. 238

Resolved

That a task group comprising of Cllrs Jones, Howells and Cooper (if available) and the Clerk be authorised to examine the 'Model Standing Orders' issued by NALC and OVW and produce Draft Standing Orders for consideration by Council at the October meeting. 239

10. LLANYBRI PLAYGROUND

Cllr Charles informed members that 72% of residents completed the Llanybri Community Park and Playground questionnaire during the summer which was an excellent response rate. Out of a total of 78 children aged 18 and under = 28% were aged 0-4 yrs (22 children) and 58% were aged 5-11 yrs (45 children). This provides clear evidence of the need for playground provision. Out of the 49% households with children, 89% rated the Heol Faen site mostly excellent to good, due to its safe distance from home, accessibility on foot and away from traffic. Out of the 51% households without children, 79% rated the Heol Faen site excellent to good, because it is a safe place to play, away from traffic, convenient and easy access. 240

Based on the clear evidence of community support, the Council had submitted a planning application during the summer for the Change of Use from pasture to Community Park and Playground in Heol Faen, Llanybri. 241

On a final note, Cllr Charles advised that the electric cable passing over the proposed Heol Faen site was on the low-side. However, discussions were taking place to address the matter. The Chairman thanked Cllr Charles for the useful update.

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11. ANNUAL AUDIT RETURN 2013/14

Resolved

That the Annual Return 2013-14 be approved and accepted by the Council on the basis that there were no matters which had come to the attention of the External Auditor.

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12. MOBILE INFRASTRUCTURE PROJECT (MIP)

The MIP is a Government initiative to extend mobile coverage in areas where there are complete “not-spots.” The Harlequin Group, a specialist site search and acquisition agent, had written to the Council advising that the locality could be a suitable beneficiary of the project. Suggestions of suitable local sites were welcomed.

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Resolved

That a letter be sent to Harlequin Group advising that the Council did not own land, was not in a position to suggest MIP sites and Harlequin could approach the Council once it had identified suitable sites in the locality.

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13. MATTERS FOR INFORMATION ONLY

- Bell House repairs had been started 247
- Wildfowling Club had requested a parking area made out of hard core near Black Scar 248
- Llansteffan beach ramp and the bottom of the Croft footpath were covered in sand which hindered access for wheelchairs 249
- The flights of steps to the sea wall along The Green needed hand-rails for added safety 250
- A BT cable lay on the ground along the public footpath leading to Black Scar 251
- No correspondence had been received regarding the future financing of the beach toilets 252
- The Green was needed for car parking, but no opportunities existed to de-register the village green as there was no alternative land available to serve this function 253
- A collection box would be placed in The Stores for unused wooden crosses which had been posted to all households by The Royal British Legion. The aim was to collect enough crosses to commemorate each local servicemen who had died during WW1 and WW2, and send them to be placed in the Field of Remembrance at Cardiff Castle. 254

The meeting closed at 21:20

DATES FOR YOUR DIARY:

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

Monday 15th December 2014 in Llanybri Community Hall (TBC)

Signed..... Chairman/Vice Chairman Date

