

**LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE (REMOTE) MEETING HELD AT 7PM MONDAY 19th OCT 2020**

PRESENT:

Chair – Cllr Cerian Lodwick
Cllr Anthea Evans
Cllr Brian Charles
Cllr Mel James
Cllr Helen John
Cllr Brian Harrison

Cllr Sue Robinson
Cllr Rhys Schelewa-Davies (Joined at 7.30 pm)
Clerk/RFO – Rhian Worrell

In attendance County Cllr Carys Jones and 5 members of the public.

The meeting commenced at 7.02 pm.

Item 1 – Apologies

1. Apologies were received from Cllr Bethan Ryder and Cllr Zoe Woodruff.

Item 2 – Disclosures of Interest and Dispensations

2. CCllr Jones cited her official Dispensation from the County Monitoring Officer (awarded in Jan 20) to speak and write on matters relating to the Green.

Item 3 – Minutes of the Last Meeting on 21st Sept 2020 and Extraordinary Meeting held on 26th Aug 2020

3. **It was resolved that the Minutes of LLCC meeting dated 21 Sept 20 be signed as an accurate record of the meetings.** Chair requested a show of hands for the motion to accept the Minutes. All Cllrs present at the Sept 21st meeting agreed the motion.

Proposed Cllr Evans Seconded Cllr Harrison

Item 4 – Matters Arising/Review of Actions (From Previous Meeting dated 21st Sept 2020)

- Cllr Evans has been pursuing replacement swings but no progress to date.
- Cllr Woodruff reported that the telephone at Scott's Bay is still not working and will continue to follow up.
- Cllr Robinson commented on the progress with the abandoned boat debris clean up. CCC have not been in touch and the debris remains scattered at Ferry Point.
- Clerk to investigate Police / Environment options in relation to the foreshore clearance when ownership of the land is determined.
- The Clerk has amended the 'Bee notice' it will be put up 20 Oct 20.
- The Clerk has contacted Zurich Insurance regarding the private use of Hen Gapel. No additional costs will be incurred if a satisfactory risk assessment is carried out. Clerk to liaise with applicant.
- Cllr Charles and Cllr James are due to attend the Industrial Farming Forum meeting (remote) with CCllr Jones on 20th Oct 20.
- Tree branch across Coastal Path just past LLCC Shelter has been removed by landowner.
- Sign at top of First Step. Clerk to make a formal representation to CCC to get the sign replaced.
- Mr E Evans is not responsible for maintenance work on the Morfa, another contractor will need to be found to carry out the necessary work.
- The procedure for reporting dead animals on the beach has been identified and the link will go on the website in due course.
- The link to 'Fix my Street' link will go on the website this week. It was reported that the website does not appear to be a secure site. Clerk to investigate.

ACTIONS

Cllr Evans to continue trying to purchase new swings
Cllr Woodruff to pursue repair of the telephone
Clerk to pursue CCC

Clerk to contact applicant in New Year

Clerk to make a formal representation to CCC

Clerk to put on website

Clerk to put on website

<p>Item 5 – Action Points on Agendas Going Forward</p> <p>4. The Clerk explained that the purpose of the ‘Action’ column on the minutes and asked the LLCC to consider agreeing to some actions being taken, where appropriate, by councillors. There were no objections.</p> <p>Item 6 – Formulation of Committees (Finance, Planning, Plastic, The Green)</p> <p>5. The clerk clarified the role of the Finance Committee and the Chair asked for Cllrs who would be willing to serve. Cllr Evans and Cllr John agreed to go on the Finance Committee. The Chair stated she would ask Cllr Woodruff and Cllr Rhys Schelewa-Davies also. It was agreed that councillors would consider which committee they might join before the meeting on Oct 23rd 2020.</p> <p>Item 7 – Financial Regulations</p> <p>6. The Clerk stated she would go through all financial documentation with the Finance Committee so that they had a good understanding and were able to scrutinise the LLCC finances. In addition, the Clerk stated that because the Financial Regulations were reviewed in the absence of a permanent RFO she wished to conduct another complete review with the Finance Committee.</p> <p>7. The Chair explained that Items 8,9,10 and 11 would require input from the CCllr and that members of the public may wish to comment. The Chair stated that the meeting would be suspended and CCllr Jones would present any information she has first. The meeting would be re-instated and the LLCC would discuss the matter; then the meeting would be suspended for members of the public to comment, ask questions etc.</p> <p>Item 8 – The Unauthorised Clearance of the Land on the Foreshore in Llansteffan</p> <p><i>The meeting was suspended at 7.26 pm to allow CCllr Jones to present her findings.</i></p> <p>8.</p> <ul style="list-style-type: none"> • The situation remains unchanged as the ownership of the land has not been determined. There may be a point where investigations have to stop. • Drawing on the CCC’s solicitor’s advice, CCllr Jones said decisions over taking on ownership by the LLCC or the CCC may come down to a question of risk. • A risk assessment, in order to illustrate the likelihood of challenge to ownership and the costs associated with owning and maintaining the land, would be sensible before making a decision about approaching the Land Registry. <p><i>The Chair asked for the meeting to be reinstated at 7.33 pm for Cllrs to discuss the matter.</i></p> <p>9.</p> <ul style="list-style-type: none"> • The Clerk had looked at the Land Registry website and felt that the process to claim a piece of land was manageable and relatively inexpensive. • The question of the need for legal advice was raised. • Assessing risk clearly important but not until ownership is determined, if it can be. • The question of advertising for an owner was raised. <p><i>The meeting was suspended at 7.45 pm to allow for CCllr Jones to comment.</i></p> <p>10.</p> <ul style="list-style-type: none"> • CCllr Jones said that advertising can attract unwanted visitors realising that the ownership is in doubt and it may be that ownership is never established. • This will of course always be the case if a piece of land is not owned by anyone. • LLCC would have to show that all reasonable steps had been taken to find an owner before progressing. 	<p>Cllrs to consider which committee they would prefer to take part in</p> <p>Clerk to note for next agenda</p> <p>Clerk to sort all financial documentation and Fin Regs for LLCC approval</p>
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<ul style="list-style-type: none"> • The body that has maintained the land more than most over the last 30 years may have been the CCC, but if this is the case cutting it back a few times does not constitute ownership. <p>The Chair asked if any member of the public wished to comment. Members of the public raised the following points.</p> <p>11.</p> <ul style="list-style-type: none"> • If claiming the land through the Land Registry is straightforward then it would be a good starting point. It seems this is neither costly nor difficult. • Preventing further destruction could be problematic. • Costs would only be an issue if the land were to be maintained rather than left to re-wild. • The action on the land may be construed as ‘managing’ and could lead to a claim. • Could the LLCC write to the alleged perpetrator expressing concern and seeking reassurance that it will not be repeated? • Concerns about the increased risk of flooding for houses on the Green if no action is taken. <p>The Chair thanked the public for their valid contributions.</p> <p><i>The meeting resumed at 7.57 pm</i></p> <p>12. The discussion continued and the following points emerged.</p> <ul style="list-style-type: none"> • Cllr Evans suggested inviting a local expert (biologist) to speak about rewilding and regeneration of the area. • LLCC could claim ownership and lease the land for a peppercorn rent to an interested community group. • Cllr Charles stated that the land would naturally regenerate. • CCllr Jones suggested she could explore the possibility of it becoming a protected area. (SSI or similar). • Would it be possible to establish the perpetrators intentions? • Cllrs would like to have some written details about the process of claiming through the Land Registry. It was suggested that if this were to happen it should be done discreetly. <p>It was resolved that the LLCC follow CCllr Jones’ suggestion to find out if the land can be placed under some form of protection. Proposed Cllr Lodwick seconded Cllr Robinson</p> <p>It was resolved to ask the biologist talk to LLCC about the regeneration of the land. Proposed Cllr Evans seconded Cllr Charles.</p> <p>Item 9 – The Problem of the Farm Traffic in Llanybri</p> <p>13. Cllr James and Cllr Charles are to attend Industrial Farming Forum meeting with CCllr Jones on 20 Oct 20 and report back to LLCC at the next meeting.</p> <p>Item 10 – Parking: Challenges Faced by Llansteffan</p> <p>14. The discussion highlighted the following issues:</p> <ul style="list-style-type: none"> • The Clerk has reviewed the relevant paperwork but not identified any clear solutions or conclusions. • The LLCC has no power to improve the situation as highways are the responsibility of the CCC. • The clerk suggested making formal representation to the CCC, put together by a working party of Councillors and members of the community; attempting to develop a holistic parking plan for the whole village. • Any parking measures would need to consider displacement. 	<p>Clerk to liaise with CCllr Jones ref: Protection Order Clerk to produce written report</p> <p>Cllr Evans to liaise with local biologist</p> <p>Cllrs James and Charles to report back to LLCC</p>
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Item 14 – Requirement for a new filing cabinet

22. It was agreed to set aside £150 to purchase a new filing cabinet and to remove the 30-year-old cabinet from the Asset Register.

It was resolved to write off the old filing cabinet.

Proposed Cllr Evans Seconded Cllr Charles

It was resolved to set a limit of £150 for the purchase of a new filing cabinet.

Proposed Cllr Charles Seconded Cllr Robinson

Cllr Evans to ensure the filing cabinet is purchased

Item 15 – Gift of Recognition

23. Cllr Evans left the meeting. The Chair suggested that Cllr Evans should receive a gift in recognition of the work done as acting clerk over the last 8 months. The councillors agreed. There was some discussion about funding the gift, the Chair and Clerk will seek an appropriate way forward.

Cllr Evans returned to the meeting.

Clerk to contact SLCC for advice

Item 16 – Remembrance Wreath

It was resolved that LLCC would contribute £25 per wreath (£50 in total) to purchase two Remembrance wreaths (one for Llanybri and one for Llansteffan from LLCC).

Proposed Cllr Charles Seconded Cllr James

Clerk to get cheque to RBL Sec this week

Item 17 – Payment of Accounts

INCOME		
Nil		
EXPENDITURE		
03/10/2020	E Evans Grass Cutting and Carrier's Lane maintenance	£68
19/10/20	RBL Wreath Donation (in anticipation of agreement at meeting)	£50
19/10/20	Reimbursement to Cllr Evans for Zoom Fees, Postage, Mileage and photocopying whilst carrying out her duties as Acting Clerk, to be agreed	£121.21 Detailed breakdown and supporting receipts held by Clerk
28/10/20	Clerk's Oct Salary (10 hours per week)	£486.33

It was resolved that the accounts be accepted for payment.

Proposed Cllr Charles Seconded Cllr John

Item 18 – Health and Safety Reports

- Cllr Robinson – No issues apart from still awaiting individual from CCC to make contact about removing the boat debris.
- Cllr Charles – Hen Gapel: There are slates still missing. Requirement to contact Mr Siggery. Cllr Charles informed the members that there was a lot of buddleia growing on the walls of Hen Gapel again so that would need sorting.
- Cllr Schelewa-Davies – Croft: No issues.
- Cllr Lodwick (Chair) – Play Area on the Morfa: Still chasing swings, Cllr Evans dealing with this issue. Nothing from a H&S standpoint.
- Cllr Evans: Carries Lane, there will be a problem soon due to encroaching shrubs from the adjacent bungalow. Cllr John said she knew who owned it and she would obtain his name and address and pass those details on.

Cllr Charles is asked to contact Mr Siggery about the slate

Cllr John to pass on contact details

Item 19 – Correspondence

DATE	SENDER	CONTENT
16 Oct	OVW	Call for two Cllr reps to attend area (remote) meeting – Proposed Cllr Evans nominated as LLCC OVW Rep. Proposed Cllr Lodwick Seconded Cllr Robinson
14 Oct	Welsh Hearts	Grants for defibs – Do we require any additional defibs? <i>Suggest we ask Mr Beard to advise.</i>
12 Oct	AW	Email relating to SOs, County involvement at LLCC meetings and the Green. SO – Clerk suggested LLCC allow the clerk to review the SO. Two Cllrs would need to write to the clerk to ask for this to be done. Chair informed members that LLCC would be responding in writing to AW as soon as possible.
12 Oct	Pension Regulator	Workplace Pension declaration – <i>Clerk to action before Dec deadline.</i>
9 Oct	Welsh Ambulance Trust	Defib Register update request – <i>suggest passing to Mr Beard for advice.</i>
25 Sep	Western Power Distr.	Temporary Unmetered Connections for Festive Lighting Christmas 20/21 - <i>Passed to Cllr Charles for action.</i>

Clerk to pass to Mr Beard

Clerk to complete declaration
Clerk to speak to Mr Beard
Cllr Charles to pass to Rees Electrical

Item 20 – County Councillor’s Report

24. CCllr wanted to make two points prior to delivering her report. Firstly, she had enquired today about what was happening with the boat debris removal, the relevant person was not available to talk to her. CCllr Jones stated that the time for the boat owner to remove the debris before enforcement is put in place has expired. Secondly, matter arising regarding Scott’s Bay bins. Nikki French from CCC is very keen to change the bin arrangements at Scott’s because there have been so many problems. She wants to meet on site on 12th Nov, COVID restrictions allowing, with a member from LLCC to devise a way forward. It was agreed that Cllr Schelewa-Davies would attend that meeting.

Cllr Schelewa-Davies to attend site meeting

CCllr Jones went on to give her report. The report is attached to these minutes.

Item 21 – Matters for Information

- Cllr Robinson commented that the website was not secure.
- Cllr Charles – Commented that the recycling bins located at Capel Newydd, Llanybri are in a disgusting state. Many people were just dumping rubbish there. There were two empty propane bottles lying around Llanybri. Capel Newydd are very tolerant, but it may come to the point where those facilities will have to be withdrawn.
- Cllr Evans – LLCC owns the historical panel at Second Steps, it is in need of repair. Members need to consider whether it should be done. Chair directed this go forward as an agenda item at the next meeting.
- Cllr James – Tree has fallen on Pendegy Hill.
- Cllr Lodwick – There have been complaints about the potholes in the car park at the Morfa. CCC owns the land but it is leased to LLCC and then licenced to the sports Association. Cllr Evans informed members that she would look at the licence to determine a way forward. Cllr Lodwick has been approached by the RBL to lay the wreath at Llanybri on Remembrance Day. In her role as Chair Cllr Lodwick thanked Cllr Evans for making her home available to the public scrutiny of the accounts. She also thanked the shop in advance for their continued work during lockdown.

Clerk to note for next agenda

Cllr Evans to review the relevant licence

Chair closed the meeting at 9.30 pm.

..... Date:

Chair
Cerian Lodwick

CYNGOR CYMUNED LLANSTEFFAN A LLANYBRI COMMUNITY COUNCIL

*COUNTY COUNCILLOR'S REPORT
OCTOBER 19TH 2020*

COVID-19:

With notice today of an imminent Fire-Break in efforts to slow the progress of Coronavirus, please use the county website's Newsroom which is constantly updated with information. You may use the FAQ page for information, or you may submit your own specific question if you have a particular query. If you register with HWB on the website you may save your details then access information and receive updates quickly.

RECYCLING CENTRES:

You can now make daily appointments at the county recycling centres through the Hwb web page. The centres will close during the Fire-Break but are expected to re-open when the regulation is lifted.

REMEMBRANCE 2020:

Organisers planning to mark Remembrance Day 2020 in Carmarthenshire must do so safely and in line with new Fire-Break Welsh Government Covid-19 guidelines. As this is a fast moving situation, updates will be circulated as they happen and organisers are being asked to monitor announcements regarding permitted activity relevant to their area.

COMMUNITY POLICE MEETINGS:

I am now meeting with our local CPSOs every couple of months to discuss matters pertinent to our area. If you have any (new) matters you would wish them to address, please contact me and I will have them included on the agenda.

COCKLING:

The current Habitats Regulation Assessment expires at the end of this month, however, the Fisheries are considering extending into November as occurred last year. The numbers of gatherers have reduced greatly, and the Llanybri fishery in particular may be extended subject to daylight hours and weather conditions.