

**LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE (REMOTE) MEETING HELD AT 6PM FRIDAY 23 OCTOBER 20**

PRESENT:

**Chair – Cllr Cerian Lodwick
Cllr Anthea Evans
Cllr Helen John
Cllr Brian Harrison
Cllr Sue Robinson**

**In attendance County Cllr Carys Jones and 3 members of the public.
The meeting commenced at 6.02 pm.**

Item 1 – Apologies

1. Apologies were received from Cllr Zoe Woodruff, Cllr Brian Charles and Cllr Mel James. The apologies were noted.

Item 2 – Disclosures of Interest and Dispensations

2. Cllr Evans declared her prejudicial interest as the property is next to her home and therefore, she would be extracting from all discussions and voting relating to PL/00530 and PL/00531.

Item 3 – Planning Applications

PL/00530 - Proposed build of 3-bedroom house on land at High Street, Llansteffan.
Demolition of existing dilapidated old church hall - Church Hall, High Street, Llansteffan, SA33 5JZ

PL/00531 – As above

These applications were considered jointly as the build could not happen unless the demolition was approved concurrently. LLCC discussed the issues extensively and considered carefully the comprehensive written objection put to LLCC. It was decided unanimously that LLCC would put forward a 'Recommendation of Refusal' in relation to PL/00530 and PL/00531 based on the following reasons:

- There was no recent Ecological Survey, specifically in relation to the presence of bats.
- The Heritage Statement and Impact Statement and the Design and Access Statement were considered inadequate.
- As CCC declared a 'Climate and Ecological Emergency' in 2019; it was considered inappropriate to approve a new build that by design did not lend itself to sustainability.
- More investigation is required with regard to the points raised by GS in his objection letter dated 16th October 2020.

It was resolved to put forward to CCC Planning Department a Recommendation of Refusal in response to PL/00530 and PL/00531.

Proposed Cllr Robinson Seconded Cllr Harrison

PL/00471 - Extension of house using existing footprint of outbuildings - Black Anchor, Llanybri, Carmarthen, SA33 5HL.

It was resolved to put forward to CCC Planning Department a Recommendation of Approval in response to PL/00471.

Proposed Cllr John Seconded Cllr Evans

ACTIONS

PL/00337 – Part change of use of land following granting of planning permission D4/25718 to allow for 10 additional static units within the approved site area, and landscaping proposals.

- Cllr Harrison wanted it noted that his objection to the original application remains as it was. His feeling is that the addition of the extra units will do nothing to benefit the community. He felt that it is a step in the wrong direction as it will be an intrusion into the village footprint, being visible from the Castle and the footpath, and that once this step has been taken it will never be reversed. The proposed screening will do very little to alter the effect. He also believes that this could be lead to further expansion of the caravan site.

It was resolved to put forward to CCC Planning Department a Recommendation of Approval in response to PL/00337.

Proposed Cllr Evans Seconded Cllr Robinson

PL/00424 - Conversion of disused barn into a 2-bedroom dwelling - Barn adjacent to Ffynnonfair, High Street, Llansteffan, SA33 5JG.

It was resolved to put forward to CCC Planning Department a Recommendation of Approval in response to PL/00424.

Proposed Cllr Evans Seconded Cllr John

PL/00400 - Proposed development of 10 glamping pods, parking and associated works - Plas Farm, Llansteffan, Carmarthen, SA33 5JP.

It was resolved to put forward to CCC Planning Department Recommendation of Approval Subject to Arrangements in response to PL/00400. Arrangements: Careful consideration must be given to the layout and design of the access to the site. The road is narrow and on a steep hill, consideration must be given to safety when designing access to the site. Adequate signage must also be put in place to avoid unnecessary disruption to Plas Mansion, by visitors mistakenly entering the wrong access point.

Proposed Cllr Evans Seconded Cllr Harrison

Item 4 – Formulation of Committees (Finance, Planning, Plastic, The Green)

Three members of the Finance Committee were confirmed (Cllr John, Cllr Robinson and Cllr Evans) and one other cllr was identified to complete the committee (Cllr Woodruff has been contacted – awaiting a response from her). LLCC agreed to delay the formation of the other committees, working parties until the next meeting when there will be more Cllrs present.

Chair closed the meeting at 7.20pm.

..... Date:

Chair
Cerian Lodwick

**Clerk to forward
all LLCC
planning
responses to
CCC Planning
Dept**