

**LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE (REMOTE) MEETING HELD AT 7PM MONDAY 16th NOVEMBER 2020**

PRESENT:

**Chair – Cllr Cerian Lodwick
Vice Chair – Cllr Anthea Evans
Clerk – Rhian Worrell
Cllr Rhys Schelewa-Davies
Cllr Brian Charles
Cllr Mel James
Cllr Helen John
Cllr Brian Harrison**

**Cllr Sue Robinson
Cllr Bethan Ryder
Cllr Zoe Woodruff**

**In attendance County Cllr Carys Jones and 5 members of the public.
The meeting commenced at 7.55 pm (after AGM).**

Item 1 – Apologies

- Apologies were received from Cllr Brian Charles and noted.
- The Chair pointed out that the format for public participation had changed slightly for tonight's meeting due to the fact that as there were two meetings to get through, allowing the public to speak after every item meant there was potential for the meeting to run on very late. Public Participation is granted 15 minutes and is a separate agenda item (Item 5).

Item 2 – Disclosures of Interest and Dispensations

- Cllr Harrison disclosed his interest in relation to planning application PL/00623.
- 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 – To receive and confirm the accuracy of the minutes of the Ordinary Meeting held on 19th Oct 20, those of the Extraordinary Meeting held on 26th Aug and those of the Planning Meeting held on 23rd Oct 20.

- **It was resolved that the minutes of the meeting dated 26th Aug 20 be signed as an accurate record of the meetings.** All Cllrs present at the Aug 20 meeting agreed the motion.

Proposed Cllr Robinson Seconded Cllr John

- **It was resolved that the minutes of the ordinary meeting dated 19th Oct 20 be signed as an accurate record of the meetings.** All Cllrs present at the 19th Oct 20 meeting agreed the motion.

Proposed Cllr Evans Seconded Cllr Woodruff

- **It was resolved that the Minutes of planning meeting dated 23rd Oct 20 be signed as an accurate record of the meetings.** All Cllrs present at the 23rd Oct 20 meeting agreed the motion.

Proposed Cllr John Seconded Cllr Evans

Item 4 – Matters Arising/Review of Actions (From Previous Meeting dated 19th Oct 2020)

- Two swings have been acquired for the Morfa playground, due one more but not until end of COVID restrictions due to spacing requirements.
- Cllr Evans waiting for response from Mr Joyce in relation to telephone kiosk.

ACTIONS

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| <ul style="list-style-type: none"> • Emergency phone at Scott's Bay is now working. • Abandoned boat remains ongoing. CCllr Jones is pursuing this issue. • Sign at the top of First Steps and Scott's Bay in need of replacement. CCC have stated that they are conducting a full audit of all coastal signs, but the outcome of this work will take time and is certainly not imminent. The Clerk asked LLCC to consider removing the sign at the top of Second Steps as it was a H&S issue due to the level of deterioration. Clerk to write to CCC to explain that the sign is not safe. • Cllr Evans confirmed that the Morfa pump issue was not something LLCC needed to get contractors for, it is a simple issue of keeping the drain clear of debris in order that it does not get blocked. Cllr Evans suggested that it was a small job (checking the drain at regular interval – max 6 visits per year) LLCC could include on the Carrier's Lane contract. • Procedure for reporting dead animals is now on the website. • Issue of website being 'insecure' is being dealt with by the Clerk and the website host as part of the website review in the new year. • Financial Regulations are out for agreement with the Financial Committee. • The Green – The Green Committee will meet and formulate a response to AW last letter in the following week. • Benches – Quote from Ed Davies is for making plinths and fixing existing and re-sited benches in Llanybri Park and replacing missing bolts to benches on the Green. There is money in the bench budget to pay for this. (£697 incl VAT). The bench planned for Ferry Point cannot be re-sited there as it would obscure the post boxes. The estimated cost of refurbishing a wooden bench is £432 incl VAT, this would be an additional cost from the budget. <p>It was resolved to go ahead with the work required on the benches.</p> <p>Proposed Cllr Woodruff Seconded Cllr John</p> <p>It was resolved to go ahead with refurbishment of one of the wooden benches to establish if refurbishment was a viable way forward.</p> <p>Proposed Robinson Seconded Cllr Ryder</p> <ul style="list-style-type: none"> • Filing cabinet – Purchase ongoing. • Gift of recognition for Cllr Evans – Chair has sought advice from OVW and will bring this item forward to next month's meeting. The Clerk has passed the advice received from SLCC to the Chair. • Hen Gapel – Slate issue ongoing. • Carrier's Lane – The owner has been identified and communications with them will take place when required, probably in the Spring. • Scott's Bay bins – Clerk attended site meeting on 12 Nov, CCC stated their plan was to empty the bins weekly during Oct to Feb and twice weekly during Mar to Sept. The situation would be monitor and adjusted accordingly. • Bins behind Capel Newydd – The Chair contacted the Salvation Army; they came out and collected the donations. The Chair contacted CCC regarding fly tipping and there is a possibility of signage being placed there to encourage people to dispose of their items responsibly. • Morfa potholes – CCllr Jones has the license for the agreement between LLCC and CCC relating to the Morfa. The licence can now be reviewed and LLCC can move forward from there regarding who is responsible for the maintenance of the Morfa car park. | <p>Clerk to contact CCC about removing the sign.</p> <p>Clerk to note for next agenda</p> <p>Clerk to note for a New Year agenda</p> <p>Clerk to note for next agenda</p> |
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Item 5 – Public Forum (15 Minutes)

- AW expressed concerns in relation to the length of time his complaint, originally raised in Nov 19, is taking to resolve. He cited his latest letter date 12 Oct 20 as he had not yet received a response. He stated the diary of events from his perspective. In addition, AW mentioned the issue relating to Standing Orders that he had previously identified.
- The Chair thanked him for his comments and referred him to the fact that the Green Committee were due to meet to address in full his letter dated 12 Oct 20; he would receive a response in due course. The Chair also highlighted that the Standing Order issue was being addressed formally at Item 6 of the meeting.
- Carol Sadler expressed her concern that LLCC had not written a letter to the individual who had allegedly cause the damage to the foreshore. It was her opinion that they should.
- The Chair apologised to Mrs Sadler that she had not yet received response to her request that LLCC write to the individual and suggested that the issue be addressed at Item 7. The Chair confirmed with Members and they agreed that a decision would be made at Item 7.
- GC asked if the procedure for CCC to claim the land had started. Her concern is that this course of action was imperative to stop any further damage to the land.
- The Chair thanked the members of the public for their participation and stated that the concerns relating to the foreshore would be addressed at Item 7.

Item 6 – Motion received from Cllr Robinson and Cllr Evans to form a small working party, of councillors and the Clerk, to review the existing set of Standing Orders and present them to Council for agreement and acceptance (Standing Order 9 refers).

- Cllr Evans commented that as previously stated LLCC had not followed the correct procedure for making amendments to Standing Orders. It has also become apparent that there are several versions of Standing Orders in existence. Therefore, to address these issues; the motion as detailed above had been brought forward. In essence the small working party would formulate an accurate 2020 version to be agreed and adopted going forward which would replace all other versions.

It was resolved that the following members be part of that working group: Cllr Lodwick, Cllr Evans, Cllr Ryder, Cllr Woodruff and Cllr Schelewa - Davies.

Proposed by Cllr Evans Seconded Cllr Woodruff

Item 7 – The Unauthorised Clearance of the Land on the Foreshore in Llansteffan

- The Clerk reported that she had written responses from the Land Registry and SLCC. Both indicated very clearly that any move towards claiming ownership of the land would require legal advice. Given that LLCC does not have the resources to access such legal support the Clerk put forward what, in her opinion, were four realistic options:
 1. Community Group take on the land separate from LLCC and manage it accordingly.
 2. As above but with input from LLCC.
 3. LLCC encourage and support CCC to take on the land, lease it to LLCC who in turn license it to an interested community group to manage.
 4. Do nothing.
 5. Support CCC in an endeavour to place some form of protection order on the land (this option can be considered concurrently with option 1 – 3).

Clerk to organise

The meeting was suspended at 20.43 hours to allow CCllr Jones to deliver her PowerPoint presentation.

- Cllr Jones showed slides showing the shoreline since 1893 to 2015.
- The presentation clearly illustrated how the land had built up (been deposited) in the area in question since 1823. The evidence suggests that this strip of land/vegetation did not exist 50 years ago, it was in fact part of the beach. Land has now been formed due to accretion over a number of years.
- CCllr Jones stated she had investigated the matter in terms of the consequences of these findings. If accretion is deemed to be the case, the accreted land is presumed to be the property of the adjacent landowner which is CCC in this case.
- Cllr Jones is awaiting responses from a number of departments within CCC relating to this matter but the few she has received to date indicate that they are in agreement given the evidence that there is no owner of the land because it was not there previously. This would make matters a lot simpler in terms of ownership and Cllr Jones stated her case would now be that the land is the responsibility of the adjoining land owner, it is merely land that has extended over the years and should remain the responsibility of the adjoining land owner which is the County Council.
- CCllr Jones said her feeling would be now to take this to CCC and deliver it onto their desk as their responsibility but maybe a management arrangement could then be made between CCC and the community. A group be put together of interested and knowledgeable people to assist with the management and maintenance. She advised that it would be more likely that CCC would be prepared to concede that they owned it if there was a County/Community arrangement to assist with the management. It would also give the community some control over how it was managed. It was up to LLCC to consider a resolution to support this action and in addition it would be very useful if representatives from LLCC and CCllr Jones meet with Rosie Carmichael and land officers to form appropriate arrangements going forward.
- The Chair thanked CCllr Jones for her contribution.

The meeting was reinstated at 20.57 hours.

- The members discussed the matter and decided to support the suggested course of action.
- Cllr Robinson asked if pursuing a protection order could also happen.

The meeting was suspended at 21.03 hours

- CCllr Jones confirmed that this could happen as part of negotiations with the relevant CCC officers.
- The land would not automatically become an extension of village green it would have to be registered as such if that is the way the village wanted to go. CCC will offer no funding in relation to the land going forward.

The meeting was reinstated at 21.05 hours

It was resolved that LLCC support CCllr Jones in her representation to CCC to take on the responsibility of the land and representatives of the LLCC meet with CCC officers to agree a management plan for the land.

Proposed Cllr Woodruff Seconded Cllr Schelewa-Davies

- The Chair addressed Mrs Sadler's question as to whether the LLCC would write to the individual allegedly involved with the clearance of the land. The Members discussed the issue and agreed that LLCC would not write at this stage to the individual.

It was resolved that LLCC would wait until the outcome of CCllr Jones efforts with CCC, it would be considered again at the next meeting.

Proposed Cllr Harrison Seconded Cllr Evans

Item 8 – The problem of farm traffic in Llanybri: Report from Cllr Charles and Cllr James from Ind. Farm Forum

- Cllr James and Charles attended the Ind. Farm Forum and at this stage there is very little to report. Lots of ideas were discussed and therefore another meeting is scheduled for the 1 Dec 20 to flesh out the ideas.

The meeting was suspended at 21.34 hours to allow CCllr Jones to discuss Safe Routes.

Item 9 – Safe Routes in Communities – Llanybri

- CCllr Jones has completed the relevant application for ‘Safe Routes’ in Llanybri. The grant invites innovative ways for children and adults to move around their community. The application needs support from LLCC and the local school. CCllr Jones reminded Members that the application does involve a commitment from LLCC to be involved directly with the project in order to complete it.

The meeting was reinstated at 21.37 hours.

It was resolved to support CCllr Jone’s Safe Routes application.

Proposed Cllr Robinson Seconded Cllr James

Item 10 – Planning Applications

- Cllr Ryder commented on the recent change of terminology. The Clerk explained where the three terms came from and directed her to page 25 of the Good Councillor Guide.
- The Chair commented that those three responses are not what has been used before and are often not what is used by other councils.
- To resolve the matter, the Clerk was directed to contact SLCC and the Cllr Evans would contact OVW to clarify the position.

Clerk to contact SLCC and Cllr Evans to contact OVW

PL/00537 - Construction of a double garage for domestic use - Ty Cwm, Llangain, Carmarthen, SA33 5AH. **Planning Dept confirmed this does fall within our ward.**

It was resolved to put forward to CCC Planning Department no objections/ recommend for approval in response to PL/00537.

Proposed Cllr Evans Seconded Cllr John

PL/00629 - Proposed outline application for residential development of up to 13 units and associated works with all matters reserved - Land at Maes Y Meillion, Llanybri, Carmarthen, SA33 5HF

It was resolved to put forward to CCC Planning Department a recommendation of approval with conditions in response to PL/00629.

Conditions:

1. Public consultation must take place as part of the final planning application.

2. As was identified during consideration of the Pre-Planning Application particular attention must be give the exit/entrance to the site to ensure safety as the road is narrow.

Proposed Cllr Woodruff Seconded Cllr Evans

PL/00623 - Proposed change of use outbuilding for the holding of up to 14 small wedding ceremonies per year - Plas Farm, Llansteffan, Carmarthen, SA33 5JP

- The Chair asked the Clerk to read out Debbie Cook’s email detailing her objections to in relation to PL/00400 and PL/00623. The Clerk explained to Mrs Cook that PL/00400 consultation period ended 5 Nov and was considered by LLCC at the Oct meeting and PL/00623 was being considered tonight as the consultation period end date was 14 Nov 20 but CCC Planning had grant LLCC an extension. Mrs Cook accepted this and informed the Clerk she would be objecting directly to CCC and would copy us in.
- The appearance / non-appearance of Public Notices was discussed as it seems they are not going up in a timely manner. This is not the responsibility of LLCC however LLCC would contact CCC to investigate the situation.

**Clerk to contact
CCC Planning
Dept**

It was resolved to put forward to CCC Planning Department a recommendation of approval subject to conditions in response to PL/00623.

Conditions:

1. Several planning applications have come through the Community Council all of which are linked to the owner of Plas Farm business ventures including use of Llansteffan Castle. However, there seems to be no overarching plan in relation to pedestrian or vehicular access to and from the Castle/Plas Farm/Eco Pod locations. The concern is that less than optimum plans may be put together once all these business ventures have been give planning permission. LLCC would like to see such plans (access and parking) prior to approval in order that the impact on the community can be accurately assessed.
2. There seems to be no detailed archaeological survey, which is concerning given the historical significance of the site as a whole. The Community Council would request this be conducted accordingly.
3. It would seem the Public Notice went up very late (Friday 13th Nov) and therefore did not give enough time for public consultation.

Proposed Cllr Robinson Seconded Cllr Harrison

Item 11 – Payment of Accounts

| INCOME | | |
|-------------|---|-----------------------|
| Nil | | |
| EXPENDITURE | | |
| 28 Nov 20 | Clerk’s salary | £486.33 |
| 18 Nov 20 | E. Davies – For fencing around old toilet block | £898.92 (VAT £149.82) |

It was resolved that the accounts be accepted for payment.

Proposed Cllr Robinson Seconded Cllr Ryder

Item 12 – Health and Safety Reports

- Cllr Lodwick – Two swings now in place.
- Cllr Robinson – Boat issue is on-going. No issues with Morfa.
- Cllr Schelewa-Davies – No issues with the Croft, however, there has been some work in the adjacent field resulting in a lot of mud on the road. The Clerk has

spoken with the landowner and remedial action was taken on their part to avoid the mud problem as the work continued.

- Cllr Evans – No issues.
- Cllr Woodruff – Emergency phone at Scott’s Bay is now working. The fascia board on the shelter is rotten, this will be something LLCC need to look at soon.
- Cllr Charles – The Chair had spoken to Cllr Charles prior to the meeting and he confirmed that the slate on Hen Gapel had still not been replaced.

Cllr Ryder left the meeting at approx. 2215 Hours.

Item 13 – Correspondence

- The Clerk had sent out a list of correspondence to all cllrs prior to the meeting, the items highlighted were discussed. See list attached.

The meeting was suspended at 2225 hours for CCllr Jones to deliver her report.

Item 14 – County Councillor’s Report

- CCllr Jones’ delivered her report. Please see attached report.

The meeting was reinstated at 2231 hours.

Item 15 – Matters for Information

- Cllr Robinson informed LLCC that the Sports Assoc hoped to be able to put the Christmas tree up and Mock Major hope to organise his Best Decorated Home’ competition this year despite COVID.
- Cllr James informed LLCC that a tree would be going up in Llanybri around 1st /2nd Dec.
- Cllr Harrison raised the issue of the recent activity going on in the field adjacent to the Cattery. Cllr James believed the landowner would need permission for the action he had taken.
- There is a large tree fallen at the back of Treharne. Clerk to contact Countryside Access Team (Jason Lauder).
- Cllr Harrison mentioned the Gift of recognition for Cllr Evans. The Chair informed members it would be on the agenda for next month.
- Cllr Lodwick reported a streetlight not working in Llanybri through Fix My Street. She had received a response to say it would be looked at with 15 days. There was an issue with the wheel on the boat in the beach play park, this was reported to CCC and was dealt with. There was also a call from a parent for a latch on the gate into the park, for H&S reasons no latch will go on the gate but the springs, to ensure it closes properly, will be replaced.
- The Chair thanked Mrs Dutch for providing training to the Members during the previous week.
- The Chair was in the process of organising training relating to planning in the very near future.

Chair closed the meeting at 2240 hours

..... Date:

Chair
Cerian Lodwick

Clerk to note for budget
Cllr James and/or Cllr Charles to pursue Mr Siggery

Clerk to investigate
Clerk to contact CCC

Clerk to note for next agenda