

**LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE EXTRAORDINARY (REMOTE) MEETING HELD ON MONDAY 6th SEPTEMBER 2021
AT 7 PM**

<p>PRESENT:</p> <p>Cllr Brian Charles Cllr Caroline Curtis Cllr Cerian Lodwick Cllr Ian Roberts Cllr Rhys Schelewa-Davies Cllr Hywel Thomas</p> <p>Clerk – Rhian Worrell</p>	<p>In attendance County Cllr Carys Jones and 1 member of the public.</p> <p>The meeting commenced at 7.04 pm.</p>
<p>Item 1 – Apologies</p> <p>1. Apologies were received from Cllr Evans, Cllr James and Cllr G Thomas.</p> <p>Item 2 – Disclosures of Interest and Dispensations</p> <p>2. There were no disclosures of interest.</p> <p>Item 3 – Public Participation</p> <p>Standing Orders (SOs) were suspended at 7.05 pm</p> <ul style="list-style-type: none"> • A MOP the public stated they had 3 concerns relating to PL/02213 as follows: <ol style="list-style-type: none"> 1. The possible creep of development into the field and up the hill in the future. The MOP wanted the point noted. 2. Design of the building not in keeping with the conservation area. 3. The run off of water from the field was the MOP main concern. The MOP explained to LLCC that they had had several problems relating to run off water from the field in question in the last 12 months and across the 7 years they had owned the property. The MOP had documented the incidences and had video evidence. The MOP explained that runoff water from the field had come over their wall, run through the garden and washed part of the drive away. <p>SOs were reinstated at 7.09 pm.</p> <p>Item 4 – Planning</p> <p>PL/02213 - Reserved Matters (Access, Appearance, Layout, Scale) to Outline Planning Permission W/32038 (Proposed affordable dwellings (exception housing) Resubmission of W/29836) - Land off High Street, Llansteffan, Carmarthen, SA33 5JN.</p> <ul style="list-style-type: none"> • The location is up Plas Hill on the RHS as you leave Llansteffan. After lengthy discussions and a vote was taken amongst the 5 Cllrs remaining present. Cllr Schelewa - Davies left the meeting to attend another village meeting. The result of the vote was 4 in favour, 1 not in favour of the following resolution: <p>LLCC resolved to have no objection to the development in principle but would ask the planning officer to consider the matter as detailed below:</p> <p>The Community Council understands that this application relates to the tapering of the hedges for access to a site where Outline Planning Permission has been granted to build two houses (W/32038). The Community Council has considered this application together</p>	<p>ACTIONS</p> <p>Noted</p>

with the proposed build in mind as the tapering of the hedges is a key aspect to providing access to the field in order to build the two houses.

The Community Council has no objection to the development in principle but would ask the Planning Officer to consider the following matters:

1. That all conditions laid out in the Outline Planning Permission (Application No. W/32038 registered 27/05/2015) Paragraphs 1 – 14 and NOTES 1 - 5 be fully complied with. The Community Council wishes to highlight the following:

a. The Community Council has concerns that the removal of ancient hedgerow will have an adverse impact on wildlife and biodiversity in the area and asks that Condition 12 of the original Outline Planning Permission is fully complied with:

'Prior to the commencement of any other works full details of the hedgebank and the species, size and number of plants shall be submitted with the first submission of matters reserved from this outline planning permission for the written approval of the Local Planning Authority'.

b. Condition 6 on the original Outline Planning Permission states *'The new vehicular access shall be laid out and constructed strictly in accordance with Carmarthenshire County Council's (Transport and Engineering Services) Typical Layout No.4 specification, prior to the commencement of any other work or development'*. The Community Council has significant concerns relating to the access of this development because it is near a bend and the road is steep. The report from Highways is not yet available but the Community Council would ask that this issue be considered carefully and that every possible action be put in place to mitigate the danger.

c. The drainage from the site is a concern to the Community Council, the Outline Planning Permission states at NOTE 2 (a) and (b) the following stipulations:

The County Council's Head of Transport and Engineering advises that:

(a) *All surface water from the development herewith approved shall be trapped and disposed of so as to ensure that it does not flow on to any part of the public highway.*

(b) *No surface water from the development herewith approved shall be disposed of, or connected into, existing highway surface water drains.*

Water runoff from the site is a concern as currently during periods of high rainfall water runs down the road and through the land of the property below the proposed site. This was attested to by the property owner who attended the extraordinary meeting. The Community Council would ask that a 'Sustainable Drainage Scheme' be devised before construction takes place to address the issues.

d. Appearance - The Community Council considers that the current build plans are not in keeping with the conservation area.

e. The Community Council does not consider that the plans incorporate any sustainable design measures.

f. The Community Council recognises that this development is outside the LDP but approves this development on the stipulation at NOTE 1 of the original Outline Planning Permission: *'The planning permission hereby granted is subject to a Section 106 Agreement to ensure that the dwellings are retained available as local needs and*

affordable dwellings in perpetuity'. This aspect of the application is the key factor for the Community Council as the need for affordable housing in Llansteffan is great.

g. The Community Council would like to draw the attention of the Planning Officer to the Community Council's concern relating to the possibility of 'development creep' outside the LDP and further into green sites up the hill. The Community Council would not wish to see this occur.

h. Condition 14 of the Outline Planning Permission states: *No development shall take place until the applicant, or their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.* The Community Council asks that the guidance given by Dyfed Archaeological Trust be followed given the historic nature of the area.

- Prior to discussions about PL/02191 there was a power cut at 7.56 pm. After a short time, power was restored to all members but the Clerk was unable to re-establish her internet connection for a further 20 minutes. The meeting was re-started at 8.07 pm, Cllr Roberts took over host of Zoom, in the absence of the Clerk, and the Chair took notes to be passed to the Clerk.

PL/02191 - New permanent access onto B4312 (access to woods for ash dieback felling) - Land East of Maple Dene, Llansteffan, Carmarthen

- The Chair outlined the planning application and drew Cllrs' attention to the Agricultural Impact Assessment document. It was noted that 9 Ash trees need to be removed due to Ash Dieback and 2 Sycamore trees which will be overly exposed after Ash removal. It was noted that they pose a Health and Safety risk by threatening to collapse towards the adjacent highway.

It was resolved that LLCC supported the PL/02191.

Proposed Cllr Charles Seconded Cllr Roberts

Item 5 - LLCC Committees: Filling of vacancies

The vacancies were filled and resolved as follows:

- **Planning Committee** – Cllrs agreed that the Planning Committee should remain dormant, all planning applications will be considered by full council.
- **HR Committee** – Cllr Gareth Thomas had volunteered prior to the meeting to be a member of the HR Committee. All vacancies now filled.
Proposed by Cllr Lodwick seconded by Cllr Hywel Thomas
- **Finance Committee** – Cllr Hywel Thomas and Cllr Curtis volunteered to be on the Finance Committee. One vacancy remains.
Proposed Cllr Lodwick Seconded Cllr Stacey
- **Green Committee** – Cllr Stacey volunteered to be on the Green Committee. All vacancies now filled.
Proposed Cllr Curtis Seconded Cllr Hywel Thomas
- The one outstanding vacancy on the Finance Committee will go to the next ordinary LLCC meeting dated 20th Sept 21.

The Chair closed the meeting at 9.03 pm.

..... Date:

Chair
Cllr Cerian Lodwick

The Clerk is to send planning resolutions to CCC Planning Dept ASAP

