

CYNGOR CYMUNED LLANSTEFFAN A LLANYBRI
LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE MEETING HELD ON WEDNESDAY 27TH SEPTEMBER 2023 AT 6.15PM

PRESENT:

Cllr Cerian Lodwick (Chair)
Cllr Lauren Stacey

Cllr Ian Roberts
Cllr Jim Laws

In attendance: 7 members of the public.
The meeting commenced at 6.17pm

Tina Roberts – Clerk/RFO

	Eitem / Item
1.	Ymddiheuriadau / <i>Apologies</i> NONE
2.	Datganiadau Buddiant a Gollyngiadau - eitemau agenda yn unig / <i>Declarations of Interest and Dispensations - agenda items only</i>
3.	Cyfranogiad y Cyhoedd (15 munud) - eitemau agenda yn unig / <i>Public Participation (15 mins) - agenda items only</i> Standing Orders suspended: 6.18pm - A member of the public noted that the committee was using a pad and zoom account from the Chair of Llansteffan and Llanybri Community Council who is also a County Councillor who sits on Carmarthenshire County Council planning committee. - It was suggested that hydrology inspection pits have been dug on the land prior to the archaeology report having been initiated. - A member of the public noted that a hedge had already been moved on this site prior to the implementation of a programme of archaeological work in accordance with a written scheme of investigation to be submitted by the applicant and approved in writing by the Local Planning Authority (Documents for reference w/32038: Public Access (msaproxy.net)). - It was suggested that stone walls have been removed or re-sited prior to an archaeological report. - This site has been granted planning permission as an exceptions site for affordable housing on land adjacent to the LDP (Policy AH2) but proposals must have regard to the physical character of the surroundings in a conservation area. - It was noted by a member of the public that a consultation response from CCC Built Heritage was not yet available for planning application PL/06511 and that Built Heritage were not originally consulted on PL/02213 and W/29836. - Members of the public raised their objections to the discharge of Condition 5 as the proposed development lies within a conservation area. The materials should include natural slate, timber fascia boards and timber windows. - A member of the public wished to raise concern regarding the discharge of Condition 6 regarding the SAB application. Issues were raised that surface water drainage was being viewed independently of the sewage condition that does not allow connection to mains sewage system. Leachate may therefore overburden the scheme proposed. - It was suggested that the depth of the rain garden and the deep trench soakaway was insufficient to ensure prevention of flooding of adjacent garage properties lying a further 300 to 400mm deeper on the lower eastern side of the site. It was noted that drainage has been raised previously by members of the public and the community council (Documents for reference PL/02213: Public Access (msaproxy.net)). - It was also raised that the Surface water Proposals plan indicate a boundary that is in contention between the owners of the relevant land parcels. These proposals may need to be modified once land boundaries have been finalised. Standing orders reinstated 6.53pm The Clerk confirmed that Llansteffan and Llanybri Community Council make a saving on Zoom by using Carys Jones Ipad and zoom account to allow remote access and recording of meetings. Cty Cllr Jones (Vice Chair Planning Committee CCC) then may, if she wishes, attend the meeting as a member of the public. It was agreed to request information from Carmarthenshire County Council regarding the formula to be used to find a value for the affordable homes being built on the exception site, to ask about the archaeological site testing and to enquire about the process of proposal resubmission regarding style of

	housing originally detailed as dwellings of modest size in the form of traditional cottages as requested by MOP. This information will be made available to members of the public who request it. Proposed: Cllr Lodwick Seconded: Cllr Laws For: 4
4.	Cynllunio / <i>Planning</i>: . Documents for reference PL/06511: Public Access (msapproxy.net) Documents for reference PL/02213: Public Access (msapproxy.net) Documents for reference w/29836: Public Access (msapproxy.net) It was resolved to object to the discharge of Condition 5 (materials). Dear Planning Officer, Llansteffan and Llanybri Community Council wish to object to the discharge of Condition 5 for planning application PL/06511, PL/02213, PL/32038 and W/29836 on the grounds that the proposed development lies within a conservation area. It was noted by the Council that the original proposal was not supported after consultation with CCC Built Environment. In respect of affordable housing, attention is drawn to Paragraph 9.2.23 of Planning Policy Wales 7 (2014) noted with application W/29836:- "The special provision of affordable housing exception sites must be considered to help ensure the viability of the local community. To support policies, local planning authorities should refer to their up-to-date local housing market assessment or local survey. Policies should make clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which fall within their terms. The affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged. Affordable housing exception sites are not appropriate for market housing." (Para. 9.2.23, PPW 2014, Ed. 7). The materials suggested would not conserve or enhance the character of the village that lies within Llansteffan Conservation Area. Kind regards, Proposed: Cllr Roberts Seconded: Cllr Stacey For: 4 It was resolved to object to the discharge of Condition 6 (SuDS). Dear Planning Officer, Llansteffan and Llanybri Community Council also wish to object to the discharge of Condition 6 for planning application PL/06511, PL/02213, PL/32038 and W/29836 on the grounds that a) the applicant does not yet have an approved SuDS full application (SAB/00464) under schedule 3 of the Flood & Water Management Act 2010 that also seeks to take account of the sewage system to be employed in this sensitive area and b) the land parcel boundary proposed on 'Surface water Proposals' map may be in contention between adjacent land owners . During a planning committee meeting of the community council several concerns were raised: • The surface water drainage may be being viewed independently of the sewage condition that does not allow connection to mains sewage system. Leachate may therefore overburden the scheme proposed. • The depth of the rain garden and the deep trench soakaway may not be sufficient to ensure prevention of flooding of adjacent garage properties lying a further 300 to 400mm deeper on the lower eastern side of the site. It was noted that drainage has been raised previously by members of the public and the community council Documents for reference PL/02213: Public Access (msapproxy.net). • It was noted by members of the public that there was no water collection on the northern side of the properties. • The Surface water Proposals plan indicate a boundary that is in contention between the owners of the relevant land parcels. These proposals may need to be modified once land boundaries have been finalised. Kind regards, Proposed: Cllr Laws Seconded: Cllr Lodwick For: 4

*Rheolau Sefydlog Cyngor Cymuned Llansteffan a Llanybri 2023

*Llansteffan and Llanybri Community Council Standing Orders 2023

Tina Roberts: Clerc/Clerk: 01/10/2023