

CYNGOR CYMUNED LLANSTEFFAN A LLANYBRI
LLANSTEFFAN AND LLANYBRI COMMUNITY COUNCIL
MINUTES OF THE MEETING HELD ON TUESDAY 23rd JULY 2024 AT 7PM

PRESENT: Cllr Lauren Stacey LLCC Village Green Committee CHAIR Cllr Daff Davies LLCC Village Green Committee Cllr Cerian Lodwick LLCC Village Green Committee Mrs Anthea Evans LLCC Village Green Committee Mr Mike Green LLCC Village Green Committee Solicitor		In Attendance: 18 MoP Cllr I Roberts Cllr D Sainty Cllr C Curtis Tina Roberts – Clerk
1.	Ymddiheuriadau / <i>Apologies</i> NA	
2.	Datganiadau Buddiant a Gollyngiadau – eitemau agenda yn unig / <i>Declarations of Interest and Dispensations – agenda items only</i> NA	
3.	I dderbyn diweddariad Cylch Gorchwyl Pwyllgor y Village Green / <i>Ratification of updated Terms of Reference for the Village Green Committee</i> This item will be moved to the next VG Committee meeting due to the number of items to be discussed	
4.	I wahodd cynrychiolydd cyfreithiol y Cyngor, Mike Green, i gyfarfod y Pwyllgor ac i glywed sylwadau ac ymatebion i'r cwestiynau sydd wedi dod i law eisoes oddiwrth Gynghorwyr ac Aelodau'r Cyhoedd / <i>To invite LLCC legal representative Mike Green to the Village Green Committee and hear responses to previously supplied questions from both Cllrs and members of the Public.</i> The draft plan for the new carpark implies that there have been enough decisions made to draw up a plan, most of these decisions did not come to full council. There has been no community consultation about the draft plan. CCC have clarified that the Tourism Roadshow, 18th July 2024, in Llansteffan Memorial Hall is not a community consultation event. Should there have been full Council involvement and community consultation. PUBLIC CONSULTATION TIMELINE: MARCH 2022: In response to the volume of complaints over recent years regarding the use, abuse and condition of the North Car Park, CCC applied for, and were awarded Leader funding to commission an independent consultant to carry out a detailed survey of the issues facing Llansteffan as a small tourist village, and of the feelings and opinions of local residents on community sustainability. This consultation would work in parallel with the ongoing investigation on permitted uses of the Village Green in Llansteffan, with the County Council's Legal Department as a lead stakeholder in the process. This consultation would provide the necessary evidence to support funding applications to address the issues that are currently under consideration regarding uses of our Village Green, parking, camping and other matters which have remained unresolved over many years. JUNE/JULY 2022: In June/July 2022 CCC initiated the first round of Public Consultation, carried out by independent company, Owen Davies Consulting. At the end of this step, draft proposals were presented to the public in a second consultation round. OCTOBER 2022: A second round of Public Consultation was carried out to gather the community's response to draft proposals. 381 visited the Consultation online, with 62 individual responses/inputs and 18 handwritten responses giving 80 total unique responses. In addition, 33 stakeholders were invited to participate: clubs and associations, businesses, establishments, police etc. NOVEMBER 2022: The Llansteffan Action Plan summarised the findings, proposals and evidenced the community's needs. The Plan is on the Community Council website. The Plan formed the basis for funding opportunities. FEBRUARY 2023: Owen Davies Consultants recommended an application to the Brilliant Basics fund: a capital fund to deliver small-scale tourism infrastructure improvements. CCC made application in response to the Community Consultation, which prioritised improvements to the North Car Park as a primary "need" in the community. This fund requires 20% match funding from the applicant. SEPTEMBER 2023: Grant was awarded to CCC. CCC officers began to develop the project, including initial draft ground plan for improvements to the North Car park. OCTOBER 2023: Initial draft ground plan for improvements to the North Car park was forwarded to	

Community Council for input. VG committee recommended amendments and full council returned these suggestions.

MARCH 2024: LLCC invited to attend a meeting with County officers to input, amend and improve the first draft plan. Village Green members and both County Councillors attended this meeting on 21st March and amendments were discussed.

JULY 2024: On 15th July the Community Council was provided with the modified draft plan. It was agreed that the Village Green Committee would meet to draft a response after consultation with the community council legal advisor. Local residents were given the opportunity to comment on the plan at this ordinary meeting alongside having the opportunity to attend the Village Green Committee meetings. Local residents were invited to view the plan in a drop-in Tourism Roadshow on July 18th, the plan was published on social media and displayed on noticeboards.

The plan details potential access from private land onto Community Council land. Will the community council be debating whether the landowner will be allowed to cut a hole in the hedge onto Community Council land to enable access for the cocklers from private land to the beach.

No proposal of this nature has been made by LLCC.

If a project to replace the toilets or to demolish the toilet block is developed, there will be an opportunity to provide access to cocklers in a lane running along the hedge to the rear of the toilets. This will remove all cockling access from the public car park. The cockling lane running along the front of the football pitch is in anticipation of such an accommodation being made.

Should such a plan not be forthcoming, there is capacity for the adjacent landowner to offer an alternative lane on the other side of the hedge.

Cocklers can currently access the beach via this car park as the lanes will be wide enough to accommodate the vehicles.

Cocklers: where are they going to park?

Cocklers are permitted to park overnight on the beach on Wednesday nights in season and have done so in previous seasons. They may not access the beach at the weekend but reach the open beds from alternative launch points.

Will the community council be negotiating with the private landowner a price for such access for the good and benefit of the community.

If this access route is applied for via a planning application, LLCC will look at the proposal at that point.

The toilets at the Northern end of the Green will not be refurbished. If this is the case should the Community Council consider getting CCC to demolish them as part of the carpark construction to avoid them becoming derelict and a H&S hazard in the near future.

LLCC do not own the toilet block but would wish to explore all potential funding opportunities to raise the £60k required to refurbish this toilet block prior to demolishing the existing building.

As it is anticipated that there will be a daily charge to park in both carparks, will the Community Council be fighting for residential permits for those who live on the Green. In 2016 work was carried out on behalf of Carmarthen County Council on The Green i.e. the building of a sump and drainage pipe towards the beach. Residents of The Green who parked their cars on the middle section and had done so for decades previously (and have claimed a prescriptive right to do so) were asked if they would comply with the reinstatement plan and park vehicles on the North car park. CCC stated they were going to improve the surface for that purpose. At that time residents were required to vacate the middle section for two growing seasons. After the two growing seasons elapsed CCC changed their mind and decided not to allow cars back on to the middle section. It appears now that the residents will be required to pay to park in North car park. Is CCC now reneging on their agreement with local residents?

The charges for both car parks will likely be in line with CCCs Country Parks charging policy. Llansteffan car parks are likely to be in line with the Millenium Coastal Park charges (after increase):

1 hour - £1.30

Up to 2 hours - £2.00

Up to 4 hours - £3.30

Over 4hrs (long stay) - £5.00

Annual - £50.00

Vehicles must not exceed 3.5 tonnes gross weight;

Vehicles must be less than 2 metres (6 feet 8 inches) high;

Vehicles constructed solely for carriage of not more than 8 passengers exclusive of the driver;
A permit can be registered to 2 vehicles of the same address - only one to be used at any one time;
A permit can be used in all the County/Coastal Car Parks;
Payment will be cash, cashless, or through the MiPermit application. An annual CCC car parking pass may be purchased with no reduction anticipated.
We were informed that CCC could not re-open the reinstated section for legal reasons but LLCC are not party to CCC advice.
All properties on the Green have permitted rear access to off-street parking.
Tariff: why is the tariff on par with other coastal beaches that have more facilities?
Likely to be in line with the Millennium Coastal Park charges with similar facilities.
Security: why is there no CCTV? This may also aid the business owners that had a police incident of antisocial behaviour a year ago.
This is a question that LLCC will raise
If both car parks require payment, the strip of Green in between will be the first place people will attempt to park. This strip of Green will inevitably get damaged and ultimately destroyed. What plans does CCC and our Community Council have to mitigate this unfortunate consequence. Having argued for cars to park on part of the Village Green can we prevent parking here?
As parking on the Village Green has been proved for the entirety it will not be possible to prevent parking on this strip of land. This area was temporarily closed by CCC for regrowth of grass with resident consent. CCC will manage this section of the Village Green.
Will the car park hard standing and cockling access add further surface water runoff into Nant Jac that may exacerbate flooding in the village.
Drainage of the hard standing areas has been designed to fall towards the existing storm drainpipe not Nant Jac. Much of the surface is grasscrete to allow infiltration. A SUDS report details that water will drain to the sump on the Village Green.
Is there a possibility of reduced parking permits these local residents of the area of Llansteffan and Llanybri? It may also mitigate against people parking on the road.
It is not anticipated that there will be a local resident reduction. An annual CCC car parking pass may be purchased with no reduction anticipated. See charges above.
What powers will county gain with formalising parking to manage campers?
CCC Highways will be responsible for enforcement. All parking is subject to the CCC (OFF-STREET PARKING PLACES) CONSOLIDATION ORDER 2014. Vehicles within the specified schedule for this car park would be permitted to park. Vehicles outside the specification would be subject to Civil Enforcement. Overnight parking is generally not permitted.
Enforcement: over the past 12 months - how many parking enforcement penalties/fines were issued within Llansteffan. How will we be able to evidence that enforcement is going to happen? Why hasn't this been done until now?
We do not currently have the answer to this question.
Lighting- as well as the other impacts of hard standing on ecology and flood risks- can we request county turns lighting off into the night, can we view their green infrastructure application?
Lighting will be installed but only utilised when the car park is open. There will be no overnight parking so lighting will be managed only during operational hours. The costs for maintaining lighting will be paid from pay and display car park.
Why are there no solar panels for lighting/bicycle parking/ bus stop/electric vehicle charging?
The bus stop will remain on B4312, a central route through the village. Electric charging points will remain in South Car Park where the infrastructure is in place.
Is overnight parking still prohibited? who is going to enforce pay and display?
A parking order will be put in place in order to allow any overnight parking to become a criminal offence. It is anticipated that Carmarthenshire County Council will be enforcing pay and display 3 times per week for two hours at a time. Overnight parking can be penalised by Civil Enforcement Officers who can issue Penalty Charge Notices.
Why is the barrier not situated on the entrance?
To allow horse boxes, Cocklers vehicles, tractors for maintenance work to access the space.
When did the parking restrictions lift to allow parking on this land as though it had village green status?

	CCC have taken the legal opinion that it is legal to park on the Village Green as this activity predates the conferment of Village Green status. Both Village Green and parking are legal activities. Legal status: when did the legal status of the village green alter to allow parking? See above. Will 'blue badge' holders be exempt from parking charges? Blue badge holders will buy tickets (at the prices above) but will receive an extra hour FOC Do we still have access to park horse trailers and lorries? It is too dangerous for children to ride down narrow roads to the beach. We do not currently have the answer to this question. Why are the bays so small - why not create larger bays for motorhomes? We do not currently have the answer to this question. How much they charging to park there? Please see charges above. Will the other carpark also become a pay car park? Both South and North car parks will require payment and will be enforced. If South Car Park becomes a paid for car park will it impact upon the businesses there? Have they been consulted about the changes? All businesses directly affected were consulted for the Llansteffan Action Plan during the development phase. Employability/sustainability: why is this proposal not creating jobs nor safeguarding businesses? We do not currently have the answer to this question. Where will the double yellow lines be in the village? A parking order will be put in place in order to allow any overnight parking to become a criminal offence. It is anticipated that double yellow lines will be utilised along Water Lane. Will the toilets be refurbished in due course? The toilet block is owned and managed by CCC. It would have to be subject to a separate bid.
5.	Cyfranogiad y Cyhoedd (45 munud) - eitemau agenda yn unig. Yng ngolau'r atebion sydd eisoes wedi dod i law, bydd yr eitem hon yn caniatáu esboniadau pellach gyda chynrychiolydd cyfreithiol y Cyngor ac aelodau'r cyhoedd / <i>Public Participation (45 mins) - agenda items only. In light of the answers already supplied, this section will allow further clarification with LLCC legal representative and committee members.</i> Standing Orders suspended: 19:21pm Members of the public raised the following questions and made the following comments based on answers already given during this meeting: • Why can't the toilets be reinstated instead of using the grant money to install pay and display machines? • Ferryside achieve £25 per day per vehicle from cocklers. Can we get the same amount? • Lots of people not thought about use this area: School buses, coaches, probation team, delivery van drivers on lunchbreak etc. All these vehicles will be pushed out onto the roads in the village. Will it create a parking issue elsewhere? Residents in the high street think it will make a further problem in both the centre of the village and adjacent roads. • People will want to park and will use the strip in between. Can anyone stop them? • If there is already an overnight ban for camping, why isn't it enforced at the moment? • Can the lights be dimmed or baffled at night to help residents sleep? • What hours will it operate as a paid-for car park? • Lots of people think a carpark will improve this area but no-one wants a paid for car park. • £50 annual pass is good value to walk dogs at any time and make multiple stops per day. • Much of the year the car park is not that busy so LLCC may not make any money if there is no profit. Will the local community benefit at all? • All the spaces are for cars, how will other vehicles park? • How many spaces are provided in this space? • Many people speed into this car park. How will that be managed to keep children safe? • How will anti-social behaviour at night be managed? • Other car parks have been subject to pay and display machine vandalism. What will happen

	when the machines are broken? Many residents are waiting to hear from the multi-agency flood response after last year's flooding. Will extra water into this sump, that failed last winter, cause further backup flooding on The Morfa? Standing Orders reinstated: 8:10pm
6.	I ystyried cynnig i eithrio'r cyfryngau ac aelodau'r cyhoedd o eitemau busnes nesaf y Cyngor gan eu bod yn ymdrin â materion cyfrinachol ble byddai'n niweidiol i les y cyhoedd i barhau heb yr eithriad hwn [Deddf Cyrff Cyhoeddus (Mynediad i Gyfarfodydd) 1960] / <i>To consider a motion to exclude the press and the public from the next items of business as they relate to confidential matters where it would be prejudicial to the public interest to hold the meeting without this exclusion [The Public Bodies (Admission to Meetings) Act 1960.]</i> It was resolved to exclude the press and public from the next items of business as the committee receive privileged legal opinion. Proposed: Cllr L Stacey Seconded: A. Evans For: All
7.	I ystyried elfennau ariannol y gwelliannau i ardal Maes parcio'r gogledd / <i>To consider financial elements for improvements to the North Car Park area</i>
8.	I ystyried argymhellion ar gyfer gwelliannau i ardal Maes Parcio'r Gogledd yn dilyn gwobr grant Brilliant Basics Cyngor Sir Caerfyrddin, a gyflwynir yng Nghyfarfod Anghyffredin y Cyngor llawn ar nos Lun, Awst 5ed yn neuadd Goffa Llansteffan / <i>To consider recommendations for improvements to the North Car Park area following Carmarthenshire County Council's Brilliant Basics grant award that will presented to an Extraordinary Meeting of the full Council on Monday August 5th in Llansteffan Memorial Hall</i>

Tina Roberts: Clerc/Clerk : 30/07/2024