

## CYNGOR CYMUNED LLANGENNECH COMMUNITY COUNCIL

At a meeting of the Council held on the 14<sup>th</sup> March 2022 at the Bryn Hall, Bryn.

**PRESENT:**                      **Councillors:**                      N Lloyd (Chair)  
G Thomas, J C Lee, G F Davies,  
W D Griffiths, L M Morgan,  
S Hughes, I M Williams, M I Slader,  
G R Jones

**APOLOGIES:**                      **Councillors:**                      R Willock, J A Seward

1. The Chair welcomed County Councillor Peter Hughes Griffiths to the meeting.

Councillor Peter Hughes Griffiths began his address by stating that he is a Cabinet Member with specific responsibility for Culture, Sport and Tourism. He is also the ambassador link between Town and Community Councils and the County Council and he regularly attends Community and Town Council Meetings throughout the County. He will take back concerns and views on issues raised to the Cabinet and specifically to the Cabinet member that has responsibility for the issues raised and also to officers of the Council.

The Community Council had invited Councillor Peter Hughes Griffiths to discuss, in particular, the future use of land adjacent to the Llangennech School which has currently a planning application for the creation of 10 additional traveller pitches to the west of PL/00775 (Plots 5-14) with alternative layout etc. Planning Application had been granted previously for 4 family traveller pitches with one residential static unit, Touring Caravan, Utility/Day Room and parking for each pitch.

The Surveyor had prepared a position Statement with regard to the continuing gypsy site development at Llangennech, a copy of which had been supplied to Councillor P Hughes Griffiths previously.

Councillor P Hughes Griffiths stated that he has had discussions with Ian Llywellyn and the Head of Planning, Rhodri Griffiths, regarding the Surveyor's document and Community Council concerns and they were aware of his attendance at tonight's Council meeting.

He referred to these discussions with Ian Llewellyn who had stated that the Welsh Government had placed a duty on the County to carry out an assessment of traveller needs in the County and the location of such requirements.

This was a statutory requirement and would be included in the Local Development Plan. In January 2020 the plan went out to consultation and two sites were identified in the Llanelli area which were the rear of Trostre Depot and at Penybryn. The Carmarthenshire LDP process has been on stop since February 2020. It is hoped to recommence the process in the next few weeks. There will be an updated assessment and until the new LDP is adopted there are no identified Council traveller sites.

The County Council is not proposing any new sites for travellers and the current planning application at Llangennech is a private development and is subject to the normal planning process.

The Head of Planning is aware of the situation in Llangennech and County Councillor David Jenkins is the Cabinet Member responsible for Planning.

The Surveyor referred to his document and to the fact that it is only the developer that knows what he wants to achieve but he asks as to what is the strategy of the County Planning Department in dealing with possible piecemeal development of the site.

Councillor L M Morgan asked as to the possibility of a sub-letting process taking place on the site.

Councillor G R Jones gave details of opposition letters to the current planning application. He also asked if the Enforcement Department could look at the site and raised concerns that pitches are already being prepared ahead of the planning application decision.

Councillor I M Williams stated that he is aware of levelling off work to date.

Councillor P Hughes Griffiths referred to the needs assessment required for the LDP.

The Chair raised issues regarding effect on the ability of residents to sell their properties and to one property in particular where the sale fell through and to the possibility that the house is unsellable. She also referred to flooding issues that have arisen recently and whether properties could become uninsurable.



Councillor P Hughes Griffiths agreed to take back these issues to the Cabinet member for enforcement.

Councillor S Hughes raised concerns whether applications are considered case by case or whether total numbers should be the real answer.

Councillor P Hughes Griffiths agreed to go back to Ian Llywellyn to clarify statutory requirement and ask as to what is the difference between County requirement to provide sites for travellers and private development to provide the same. Councillor P Hughes Griffiths is not clear in his mind of what is this difference.

Councillor G Thomas felt that the County is dragging its feet somewhat with regard to this development. The area in question is massive and could accommodate a considerable number of plots. She asked as to what should be the maximum number allowed for this location.

The Chair referred to highway issues at this location and could be a high risk location.

Councillor P Hughes Griffiths agreed that issues raised would involve several Council departments in dealing with flooding, highway matters and enforcement.

Councillor G Thomas felt that allowing traveller sites in Llangennech would suit the rest of the County and other County members.

Councillor P Hughes Griffiths agreed to prepare a paper following tonight's meeting and will present it to the Council leader and the County Chief Executive and he will include suggestions in this paper.

Councillor W D Griffiths felt that private site development for travellers will dictate County policy. The original site was on the other side and the current planning application and allowing it through would affect the present housing site adjacent in many ways.

Councillor G F Davies referred to the Surveyor's position statement regarding the location and felt that all the issues had been identified in the document. He felt that other County members had a vested interest in allowing traveller sites to be in Llangennech.

Councillor P Hughes Griffiths felt that it was a complex situation but will take back the issues and concerns raised at tonight's meeting. He agreed that what the Council is asking is quite fair. He does not know how active he can be under the present purdah agreement.

Councillor M I Slader asked for the County decision on this planning application be deferred until the LDP is adopted.

The Chair thanked County Councillor P Hughes Griffiths for attending tonight's council meeting.

## **2. Declaration of Interests**

There were none other than Councillor S Hughes who declared an interest when planning application PL/03535 – first floor extension at Felindawel is considered (parents house) and Councillors G F Davies, J C Lee, W D Griffiths and M I Slader when grants to organisations are considered.

## **3. Public Participation**

Mr Emyr Williams came to the meeting to update members on the latest position on the tennis court project and grant application to fund the proposal.

A tarmac surface costing approximately £76,000 would be suitable for tennis and football but other sporting bodies would require artificial grass which would result in a cost of £140,000 approximately.

In his dealings with Sports Wales it was established the maximum grant would be 50%. Issues regarding maintenance booking system and management would have to be clarified and agreed.

There has been further enquiries to the Tennis Association and further information is awaited. It is unlikely that the Association would invest in a single court improvement.

Mr Williams asked if other options would be considered by the Council. These would perhaps be company sponsorships, private labour etc.

The Surveyor suggested that he and Mr Williams would come together to produce a report for Council consideration. The Surveyor mentioned other possible sources for grant support such as the Coalfields Regeneration Fund. The Surveyor also commented that in his previous discussions with Sport Wales they declined to give him a grant application form and accompanying terms and conditions requirement.

Mr E Williams agreed to download the document and sent it onto the Surveyor.

Mr Williams asked as to the procedure for repayment of expenditure incurred by the LBSA on the rugby/soccer pitch during the last year. The Clerk replied that the agreed procedure with the LBSA was to produce an annual financial statement together with copies of invoices paid. The LBSA would then be reimbursed up to the maximum expenditure limit agreed last year.

Mr Williams asked if there was any Section 106 money available. The reply was that at present there is some £6000 available and any further amount would be dependent on the development near the Morlais public house and any other major development which would generate Section 106 money.

The Surveyor commented that to receive Section 106 money there would have to be defined procedure to follow. Tenders for work would have to be received as well.

#### **4. Minutes of the Meeting held on the 14<sup>th</sup> February 2022**

It was proposed by Councillor G Thomas and seconded by Councillor I M Williams that the Minutes be accepted.

It was so RESOLVED.

##### **i) Bridge Inn**

The Surveyor reported that he has been in contact with the Council Solicitors over the last few days regarding the completion of dealings with the Land Registry on the Bridge Inn issue and other issues that are still outstanding. He is awaiting the response of the Solicitors following the latest "E" Mail sent by him.

##### **ii) Fly Tipping at Aber Llwchwr**

The Surveyor will contact the landowner regarding this issue.

##### **iii) Centre Tree Removal**

This has been completed.

Councillor I M Williams was of the view that an excellent job has been done.



The Surveyor reported that the groundsman has carried out some scraping work on the land adjacent to where the trees were. There have been no complaints from residents regarding the state of the road serving the back entrance to properties nearby. However the Surveyor will monitor the situation and it may be necessary to bring in a load of scalping to spread on the roadway.

Councillor M I Slader asked as to the plan for planting shrubs etc. as a replacement for the trees taken down.

The Surveyor replied that he will wait for ground settlement and then decide on planting.

**iv) Hendy link to Motorway**

Councillor W D Griffiths asked if there was any further information on the continuing problem of exiting the motorway at Hendy. He reported that last week there was a traffic jam back virtually to Grovesend.

Councillor G Thomas asked if approaches could be made to the AM, Lee Waters.

**5. Minutes of the Meeting held on the 28<sup>th</sup> February 2022**

It was proposed by Councillor G Thomas and seconded by Councillor G F Davis that the Minutes be accepted.

It was so RESOLVED.

- i) It was agreed to establish a Personnel Committee as recommended in the Paul Egan report. This Committee would establish its own “terms of reference” and initially would include all matters relating to Contracts of Employment, Health and Safety and Welfare of Staff, Staff Training, Performance Review and Appeals. The Committee would also decide on frequency of meetings and there would be Minutes prepared for each meeting and circulated to full Council in due course.

After due discussion it was RESOLVED that the composition of the Committee would be the Chair, Vice Chair, two County Members and Councillor W D Griffiths.

It was also agreed that this Committee would hold its first meeting before the next meeting of the Council in April.

**ii) Assistant Caretaker for Llangennech Community Centre**

It was agreed that the days and times of work and additional hours clauses be reviewed and reworded. This would be presented to the Personnel Committee for consideration and acceptance.

**6. Surveyor's Report**

**i) Cemetery Plinth**

This will be constructed in due course.

**ii) Recreation Ground Sheds**

A Report will be prepared and presented to Council for consideration after the election in May.

**iii) Draft Heads of Terms for Lease for Tennis Court in favour of the LBSA**

The Surveyor had prepared a document for consideration by the Council. The content was similar to the revised lease granted to the Llangennech and Bryn Bowls Club and signed on the 1<sup>st</sup> March 2017.

It was RESOLVED to accept the draft document.

A copy of the draft lease had been provided to the LBSA.

**7. County Councillor Report**

Councillor G Thomas reported as follows:

**i) Council Tax increase will be 2.5%.**

The Band D equivalent for properties in Llangennech will be a total charge of £1816 for the year 2022/23. This covers the County, Community Council, Fire and Police Authority charges.

**ii) The County is encouraging the public to take part in County Consultation exercises and also elections.**

**iii) Remote meetings of the Council. These have been successful. Joint face to face and hybrid meetings is to be encouraged in the future.**

**iv) Welsh Classes. More classes are planned for the future.**

- v) LDP - the updated Plan is likely to be adopted in July or August of this year.
- vi) Gambling is an issue. Greater protection for children and young people is planned for the future.
- vii) Democratic Committee. There will be a recommendation on a new method of working. This will deal with preferences for days and what time in the days meetings should take place.
- viii) Election Period. There will be no meetings during this period other than Licensing and Planning.
- ix) Police. They do not come to Council meetings at present but remote meetings are encouraged. These have taken place from time to time.

Councillor G R Jones reported as follows:

- i) Electioneering. Purdah rules will operate from the 16<sup>th</sup> March 2022.
- ii) LDP. Councillor Jones did try to stop the development at Ty Plas Isaf but was ruled out of order.
- iii) Community Speed Watch. Councillor Jones took part in a training course recently. Ten areas with problems were identified but there are no legal powers granted.

## **8. National Pay/Salary Award 2021/22**

The National Association of Local Councils has been informed that the National Joint Council for Local Government Services (NJC) has agreed the new rates of pay applicable from 1<sup>st</sup> April 2021.

The increase ranges from 1.75% for Grade 36 to 2.75% for Grade 1.

After due discussion it was RESOLVED to accept the agreement.

## **9. County Council Public Rights of Way Hierarchy**

A document has been received from the County Council which had recently been approved at Cabinet.



This document sets out a risk based approach to the management and maintenance of the Public Rights of Way Network across Carmarthenshire.

The Surveyor has agreed to prepare a report for Council consideration after the election in May.

The Community Council has limited resources for footpath maintenance/improvements and he will recommend that the Council carry out minimum maintenance work on footpaths.

Councillor G F Davies is concerned that there is a danger that some footpaths will be lost.

#### **10. Grants to Organisations**

It was RESOLVED that the following grants be paid.

<b>Organisation</b>	<b>£</b>
Capel Salem	100
Capel Bryn Seion	100
Llangennech Parish Church	100
Capel Bethesda	100
Llangennech & Bryn Bowls	100
Cymdeithas Llan ar Bryn	100
Merched y Wawr	100
Troserch Woodland	200
Clwb Bowlio Mat Byr	100
WEA	100
Wales Air Ambulance	100
Llangennech AFC	200
Urdd Eisteddfod	500

#### **11. Planning Applications**

It was RESOLVED not to object to the following:

PL/03535 - Proposed first floor extension over existing garage and enlargement of roof space at Felindawel, Troserch Road

PL/03551 - Proposed storage building and patio area at Llangennech Recreation Ground

## 12. Accounts

It was proposed by Councillor G F Davies and seconded by Councillor I M Williams that the following accounts be passed for payment.

It was so RESOLVED.

Cheque	Payee	£.00	Details
205519	R Davies	612.13	Wages February
520	R Roberts	522.40	Wages February
521	HMRC	1568.34	Tax/NI January
522	Prudential	168.75	AVC payments
523	Viking	131.16	Envelopes, stamps etc.
524	Xylem	657.60	Centre pumps servicing
525	Llanelli Rural Council	14.00	Charity night
526	DAS Bowen	517.87	Wages February
527	A J Williams	946.31	Sal/Exps. February
528	E W Evans	1796.79	Sal/Exps. February
529	A James	1479.91	Wages February
530	B A Gould	1419.77	Wages February
531	One Voice Wales	838.00	Annual subscription
532	Aquatreat	48.00	Water testing February
533	Viking	180.18	Stamp, refuse sacks for Pavilion etc.
534	Veolia	269.90	Trade waste February
535	Llangennech Cricket Club	1950.00	Wicket reimbursement
536	British Telecom	327.12	Telephone charges Feb/March
537	AWS Tree Surgery	4000.00	Centre tree removal
538	Stewart Moore & Son	307.00	Centre roof and gutter repair