

## **CYNGOR CYMUNED LLANGENNECH COMMUNITY COUNCIL**

At a meeting of the Council held on Monday, 13<sup>th</sup> July 2022, at the Llangennech Community Centre.

**PRESENT: Councillors:** I M Williams (Chair)  
M I Slader, G Thomas, I Griffiths,  
H J Davies, G R Jones, N Lloyd,  
J Leeuwerke, A J Parry,  
L M Morgan, J A Seward,  
L D J Armishaw

1. **Declaration of Interest**

There were none.

2. **Public Participation**

The Chair asked Emyr Williams, LBSA, to address members.

Mr Williams referred to his "E" Mail of the 7<sup>th</sup> July 2022 which had been copied to members, referring to access problems encountered by Dewi Davies, who maintains the recreation ground field, because of parked cars etc. Mr Williams asked if the Council had any objections to replacing a dilapidated gate at the end of Station Road near the station. This is unusable at present and will have to be replaced with a new double gate so that access can be made available for plant and equipment to maintain the field.

The Surveyor reported that he has been in discussions with Dewi Davies, Contractor, and has obtained a price of £467 to provide a new 12ft. wide gate, two new posts and wire mesh to the bottom of the gate and fixing. The Surveyor prefers that the Council takes control of the provision of a new gate.

It was agreed that the Council accepts the quotation and to proceed with the work.

The gate will be properly locked when not in use and only nominated key holders will be able to have access through this gate.

Mr Emyr Williams thanked members for their attention and he has nothing else to raise at present.

3. **Minutes of the Meeting held on the 13<sup>th</sup> June 2022**

It was proposed by Councillor G Thomas and seconded by Councillor N Lloyd that the Minutes be accepted.

It was so RESOLVED.

i) **MUGA Project**

A confirmation "E" Mail has been received from Mr Emyr Williams by the Surveyor on the 24<sup>th</sup> June 2022 agreeing that the general consensus was that the tennis court project would be too small for proposed users. The LBSA has already begun the process of looking into and bringing forward an alternative plan. Work will continue towards this goal.

ii) **Use of Pavilion by Cricket Club and Others including the Youth Club**

The Cricket Club is now using the pavilion hall and kitchen and ladies toilet as agreed in the meeting of interested bodies at the end of April. Some preliminary discussion has taken place with the Cylch Meithrin with regard to allowing the Youth Club back into the pavilion. There is an issue with availability of supervisors for the Youth Club at present. Two supervisors are required and there is only one available for the Friday night session. Further efforts are ongoing to appoint a second supervisor.

iii) **Survey of Waste Bins**

The Clerk will provide a copy of a list of the location of waste bins in the Llangennech/Bryn Area for County Councillor G R Jones.

iv) **Judith Griffiths – 5 Rhandir Terrace**

The Surveyor met Mrs Griffiths recently and the exact location was agreed. The Surveyor reported that the concrete base for the seat has now been provided.

v) **Bryn WI**

A letter of thanks for the grant of £100 given to the organisation has been received.

4. **Surveyor's Report**

- i) The Surveyor reported that matters are progressing between the client and Council Solicitors regarding the sale of land etc to the landlord of the Bridge Inn.

- ii) Pavilion fire alarm – installation of the new system has commenced today.
- iii) Prioritising Public Rights of Way - the Surveyor has informed the County Council of the Community Council decision on footpaths to be included in Category A and Category C.

The Chair asked as to the latest position on the matter raised by Susan Patterson who is disabled and confined to a wheelchair.

The Surveyor reported that he has no contact details regarding this person and therefore has been unable to progress the matter with her. Councillor G R Jones provided the Surveyor with contact details and it was agreed that the Surveyor will discuss with her the issues raised.

The Chair further asked as to what is likely to happen to the response of the Community Council and to the paths listed in Categories A and C.

The Surveyor commented that the Community Council will carry out limited work on footpaths but it does not have the resources to carry out risk assessments and normal maintenance work. He does not want the Community Council to bear legal responsibilities for these paths.

Councillor G Thomas asked if the County Council could force the Community Council to take on additional work on footpaths.

The Surveyor agreed that footpaths do come with specific problems.

Councillor M I Slader felt that the problem for disabled people is centred around the barriers on footpaths.

The Surveyor replied that footpaths allow people to walk on them and there is a responsibility to the landowner, in particular, where there is a cattle/sheep/animals issue and to ensure that these do not escape from the surrounding fields.

The Chair's view is that there is a need for some action from the County Council.

iv) **Bowling Green**

A letter was received from the Bowls Club pointing out that paving slabs around the green have become loose and secondly that four bench seats around the green are now in a very poor state.



The Surveyor has had discussions with the Bowls Club and it has been agreed that the Community Council provide two new seats which will be one on each side of the green. The seats will cost £631.58 each inclusive of VAT. Repairs to the slabs will be dealt with later in the year.

- v) Cemetery Plinth – this has now been completed at a cost of £2601.10 inclusive of VAT.
- vi) Pavilion grill gate. The Surveyor reported that he has gone out for quotations for a replacement gate.
- vii) Welsh Water Sewers. There is some subsidence on the land between the bowling green and Station Road. Welsh Water have rejected responsibility for this problem. The groundsman will carry out some infilling work at this location.
- viii) **Gypsy Site Development**

The Surveyor had prepared a position Statement for the benefit of members including, in particular, new members.

The Statement set out details of matters raised with Peter Hughes Griffiths when he attended a Council meeting in March of this year. The gypsy site is a private development and the current planning application is in relation to a fourth phase development. Mr Griffiths agreed that matters raised with him were reasonable and he was to take them back to the County Council and raise the issues with the Chief Executive, Chief Planning Officer and Cabinet Member responsible.

There has been no official response to date.

The Surveyor believes that detailed consideration at senior level is required for the purposes of establishing a clear policy for inclusion in the New Local Development Plan.

The Surveyor suggests that the process needs to be restarted and discussion recommence with the new Cabinet Member on the issues raised previously with Peter Hughes Griffiths.

The Chair informed members that the new Cabinet Member with responsibility of linking with Town and Community Councils is a Mr Gareth John.

The Chair suggested that an invite be sent to Mr Gareth John to attend a Community Council meeting to discuss the continuing concerns of the Community Council.

Councillor M I Slader believed that all the residents of Llangennech should be supported. Councillor Slader commented that the developer has promised that he has plans for limited development on the land acquired.

The Surveyor replied that what he is concerned about is loss of control of the whole area. Nobody is denying that gypsies have a right to live. Llangennech has accommodated its share of gypsy development but his fear is that Llangennech will become the Centre for all gypsy accommodation in the County.

The chair had obtained details of private and public gypsy sites in Wales. The map shows that as of the 19<sup>th</sup> January 2019 there were 8 sites in the Llanelli area.

After due discussion it was agreed to invite Mr Gareth John from the County Council to the next meeting of the Council.

Councillor N Lloyd reiterated resident concerns at Maes Ty Gwyn regarding the development of a gypsy site to the rear of their properties.

Councillor G Thomas again referred to her request to the County Council as to the capacity of the site in question which has not been answered.

- ix) Access road to the Community Centre. A lighting column has been damaged and will have to be replaced.
- x) Japanese Knotweed problem. The Surveyor reported that dealing with the problem has been disappointing. The contractor has agreed to treat the area free of charge this year.
- xi) Bulb planting. Arrangements are in hand.
- xii) Cae Pown. Some painting and repair work is in progress.

## **5. County Councillor Report**

County Councillor G R Jones reported:-

- i) There were flooding issues at the rear of the Llangennech School which was put down to work on the development of the gypsy site to the rear of the school. There appears to be issues with no apparent planning permission in existence for the drainage works carried out.

The question is whether this site will be in the new LDP when the exercise is completed.

- ii) There are parking issues near the school and enforcement is likely to be stepped up.

- iii) Abandoned fridges seem to be an issue.
- iv) There is a problem with the state of the land where the urinals were previously located.
- v) Hywel Dda. The location of the new hospital is under discussion. The proposal is for a 500 bed new hospital with a mental health facility. There are 3 locations being considered, Whitland, which is 40 minutes from Llanelli, Narbeth, which is 53 minutes from Llanelli and St Clears, which is 33 minutes from Llanelli. The timescale is completion by 2029 if funds are available. Hywel Dda is to make arrangements for provision of facilities from the Swansea Bay Health Authority. Funding for the new hospital is not yet in position.

Councillor M I Slader commented that the new hospital has to accommodate all residents within its catchment area.

County Councillor J A Seward reported:-

- i) She has been contacted by the owner of Cae Gors Farm asking for the hedging on the access road to his property to be trimmed back. This has now been done.
- ii) Land at Aber Llwhwr is to be acquired by local residents.
- iii) There was an issue with non collection of bins but this has now been resolved.
- iv) She asked if a commemorative plaque could be fixed to the new seats at the Bowling Green in memory of Thomas Gordon Lewis.

It was agreed to approach the Bowls Club.

#### 6. **PCSO Catrin Nelson**

An "E" Mail has been received from the above and copied to members.

The police have not attended a Council meeting for a considerable number of months.

Councillor G Thomas reported that remote meetings are now held on the last Thursday of the month at 2.30p.m.

It was agreed to contact PCSO Nelson so that a link can be provided to members who wish to participate in such meetings.



7. **One Voice Wales Area Committee**

The names of nominated representatives from the Council has been requested by One Voice Wales for this Area Committee.

It was agreed that Councillors I Griffiths and L D J Armishaw be the representatives from the Council.

8. **Non Domestic Rates Relief 2022/23**

The Clerk reported that he had applied to the County Council for a reduction in Non Domestic Rates for the Community Centre and Bryn Hall.

The Council was successful in gaining a 50% reduction which amounts to £2935 for the Community Centre and £922 for the Bryn Hall.

Therefore there will be a total saving on budget for 2022/23 of £3857.

This will finance expenditure on a new gate for the recreation ground, seats for the bowling green and a new security gate for the Pavilion. These items were not budgeted for in 2022/23.

9. **Planning Applications**

It was RESOLVED not to object to the following applications:-

PL/04295 - Two storey side extension and single storey rear extension at 6 Brynhyfryd

PL/04166 - Demolition of a conservatory and replaced with single storey rear Extension at 47 Maes Ty Gwyn.

This application has been passed as a lawful development.