CYNGOR CYMUNED LLANGENNECH
COMMUNITY COUNCIL

At a meeting of the Council held on Monday, 8th July 2024, at the Llangennech Community Centre.

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

APOLOGIES: **Councillors**: I Griffiths, G R Jones,
H J Davies, I M Williams

1. The Chair, Councillor I Griffiths, was unable to attend tonight's meeting because of another engagement and therefore the Vice Chair, Councillor N Lloyd, took over the duties.

2. Declaration of Interests

There were none.

3. Public Participation

There were several members of the public present. S and A Giannini, owners of the Bridge Inn, G Rees, H Thomas and B Holding.

i) Mr H Thomas began by addressing members and referred to the "E" Mail he had sent to the Clerk regarding last month's decision of the Council to complete the sale of the land to the Bridge Inn. This "E" Mail had previously been circulated to members with the correspondence papers for tonight's meeting.

Mr Thomas had expressed his shock and disappointment with the decision of the Council and in his view the decision was "rushed" through prior to having a full and proper meeting with the owner of the Bridge Inn.

He summarised the content of his "E" Mail and stated that there were two reasons in particular that he wished to put forward against the proposal.

Firstly, having a shared access with the Bridge Inn would destroy the impact of the Community Centre as it is now.

Secondly, it would be impossible to have a proper access to the Community Centre. There would be a considerable effect on the customers of the Centre.

Parking on the access road has been a problem for many years. If the shared access proposal goes ahead then there will be a loss of control on the access road. Bridge Inn staff currently use the access road for parking and cause considerable problems for customers of the Centre when coming in and exiting the Centre.

Mr H Thomas hopes that Councillors will understand his reasoning in objecting to the proposal.

The Chair asked the Surveyor to comment on his report recommending that the Council cancel the proposed transaction and consider his alternative proposal prior to asking Mr S and Mrs A Giannini to speak on the proposal.

The Surveyor's report had previously been circulated to members and in it he proposes that his alternative proposal would increase the Bridge Inn parking provision through the sale of the land which could increase parking spaces by some 14. His proposal is for the current access to the Bridge Inn car park to be retained and that there would be no right of way over the Centre access road. This would also be financially beneficial to the owners of the Bridge in that the cost of the new arrangement would amount to a saving of some £10,000 to them.

Mr S Giannini then began by asking the Council why it was considering changing the proposal which has been under consideration and discussion for nearly 20 years. Mr Giannini stated that the business serves the Community as well as providing a living for him, his wife and staff of the Bridge Inn.

He referred to costs that the business incurs including £40,000 business rates per year, £42,000 per month wages bill for some 30 members of staff and makes considerable donations to charities and local sporting bodies.

The Surveyor replied by stating that he believes circumstances have changed since the original proposal was drafted and he is concerned with the likely increase in traffic flow over the access road if the original proposal went through. He was also concerned with the likely detrimental effect on the road through the use by delivery vehicles etc.

The Surveyor does not object to the sale of the land for increased car parking spaces purposes but that the Bridge Inn access road be retained. He does not believe that retention of the present access to the Bridge Inn would be objected to at this point in time by the County Council. The original proposal required the closure of the access road to the Bridge Inn.

Mr Giannini referred to the fact that traffic has increased in the village over the years because of housing development.

The Chair stated that the concern is the need to maintain proper free flow of traffic along the access road to the Centre. She referred to election day last week and the the fact that there were considerable problems arising from vehicles parked on the access road and preventing the necessary access for residents to come to the Centre to vote.

Mr G Rees asked as to the number of car parking spaces at the Centre and to when the Centre is open and how often used.

Mr H Thomas replied that it can be open at times for 7 days a week from 9.00a.m. to 11.00p.m.

Councillor J A Seward also stated that Centre car parking spaces are for the use of customers of the Centre.

The Surveyor stated that his proposal was to sell the land to the Bridge Inn but not allow access over the private road to the Centre.

Councillor M I Slader proposed that a meeting be arranged with the owners of the Bridge Inn to fully discuss matters.

The Chair agreed with this proposal and after due discussion it was agreed to attempt to hold this meeting on the 29th July 2024.

It was agreed that the Council be represented by the Chair and Vice Chair, Clerk and Surveyor and also Mr H Thomas from the Centre Committee.

It is hoped that the meeting can be arranged some time between 6.00p.m. to 7.00p.m. This will be confirmed.

ii) The Chair asked Mr B Holding to address members. Mr Holding began by asking as to the latest position with the CCTV installation. The Clerk replied that a revised quotation has been received and will be discussed later. Installation of the system will be carried out after the Cylch Meithrin term ends in the third week of July.

He also stated that the Cricket Club is prepared to contribute to any additional costs for additional cameras etc.

Mr Holding referred to further anti social behaviour last weekend.

The Chair replied that the message is to call the police and that the Community Council has no remedy to offer. It is hoped that once installed CCTV might have a beneficial effect.

Mr Holding asked as to when the new playground will be installed. The Surveyor replied that there has been a delay but work will commence at the end of this month and will be finished by the end of August. The Surveyor commented that it is unfortunate that the playground will be out of action in the peak summer month.

Mr Holding asked if repairs are planned for the pavilion guttering.

The Surveyor gave reasons as to why repairs have not taken place and the main problem is continuing vandalism. Once repaired it is hoped that the position can be reviewed once the CCTV system in installed. The Surveyor also commented that the CCTV system needs to monitor the new playground as well.

Finally Mr Holding asked for permission for a new container to be purchased by the Cricket Club and to be located to the rear of the new building in the recreation ground. This was agreed.

He also asked if the pavilion would be pressure washed.

4. Minutes of the Meeting held on the 10th June 2024

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

It was so RESOLVED.

i) CCTV System

A revised quotation has been received providing an upgrade to the original quotation.

The new quotation will provide an 8 way with 4 TB hard drive and install two additional IP cameras to cover the longer side of the premises.

There will also be provision to provide cages around the cameras.

The location for the recorder and monitor will be in the boiler room cupboard and a wall bracket will be provided.

The cost of all the above will be £1882.00 with VAT of £376.40 making a total cost of £2258.40.

It was agreed to accept the revised quotation.

ii) Entrance Gates to Recreation Ground

Mr Martin Williams has now commenced his duties in providing security monitoring at the recreation ground.

iii) Karate Club Debtor

Councillor M I Slader reported that a payment of £900 has been made today but there is a request that invoices are provided.

The Clark replied that there has been no request for invoices in the last 17 years but these will be provided monthly in future.

Councillor A J Parry felt there has been some bad faith on the part of the Karate Club.

Councillor L D J Armishaw expressed the need for goodwill to be exercised.

9. Surveyor's Report

i) A tree and woodland area survey has been carried out by the ARB Team at a cost of £480 plus VAT of £96.

It has identified some Japanese Knotweed problem and ash dieback on some of the trees. The Surveyor will come back with a statement of cost to deal with these issues in the September meeting of the Council.

ii) Work on the new playground in the recreation ground will commence at the end of July and will be completed by the end of August.

iii) The Chair referred to problems at the grassed area in Maes Ty Gwyn including Japanese Knotweed issues. The Chair also remarked that ownership of the land is unclear and the Surveyor replied that normally the Community Council deals with issues on land that it owns. The Surveyor has agreed to investigate and report back.

Councillor G Thomas stated that the land is not owned by the Community Council and therefore is not responsible for its maintenance.

The Surveyor also commented that treating Japanese Knotweed has to be carried out over several years to be effective.

10. Sale of Land to Bridge Inn

Progress on this and any further decisions by Council will be dependent on the outcome of the meeting scheduled with the Bridge Inn on the 29th July 2024.

The Chair asked if the possibility of painting yellow lines on the access road could be investigated and costed.

The Surveyor agreed to look into this and he also stated that the advice of the Council Solicitor is that the parking problem on the access road could be dealt with through the police or private prosecution.

11. County Councillor Report

Councillor J A Seward reported:

i) Heol Goffa School Issues

Following the protest at County Hall further discussions will take place this Wednesday in the County Council meeting.

ii) **Children's homes, Mwrwg Road**

Further discussions will take place and further development awaited.

iii) Parking Issues opposite Bryn Breakfast

Parking of vehicles on the road results in problems for carers attending to the needs of local residents. Could disabled parking be arranged.

12. Planning Applications

It was RESOLVED not to object to the following applications:

PL/07894 - Proposed side first floor bedroom extension and rear single storey kitchen extension at 52 Afon Road

PL/07754 - Conversion of existing public house and first floor flat to 6 no. flats at Farmers Arms, 62 Bridge Street

PL/07942 - Proposed demolition of old changing rooms and gym and replacement with two seated Spectator Stands at Llangennech RFC

PL/07469 - Building detached garage at 27 Hendre Road

PL/07945 - Proposed extension and other works to form manager's accommodation to serve existing kennels at Penprys Boarding Kennels

13. Standing Order No. 2

This standing order sets out that the second Monday of the month will be the normal date of the monthly Council meeting.

The current Chair of the Council, Councillor I Griffiths, is unable to attend normal monthly meetings of the Council on this date and requests that for the next 12 months another date be arranged.

It was proposed by Councillor M I Slader that for a period of 12 months from September 2024 the normal monthly meetings of the Council be held on the first Monday of the month.

This was seconded by Councillor J A Seward and it was so RESOLVED.

14. Accounts

Councillor G Thomas asked as to further information regarding the rates demand for the Llangennech Community Centre.

The Clerk replied that the full charge for NNDR for the Community Centre for 2024/25 would have been £11942.50. The Community Council was in receipt of £1273.30 Transitional Relief and Retail Leisure and Hospitality Relief of £4267.68 for 2024/25 leaving a net charge of £6401.52. Both the Transitional Relief and Retail Discount are in the last year and therefore not available for 2025/26.

The Bryn Hall was also in receipt of £163.71 Transitional Relief and £912.40 Retail Discount for 2024/25 and will not receive these discounts next year.

It was proposed by the Chair and seconded by Councillor M I Slader that the following accounts be passed for payment.

It was so RESOLVED.