

# **CYNGOR CYMUNED LLANGENNECH**

## **COMMUNITY COUNCIL**

At a meeting of the Council held on Monday, 2<sup>nd</sup> September 2024, at the Bryn Hall, Bryn.

**PRESENT: Councillors:**

I Griffiths, (Chair)  
N Lloyd, L M Morgan,  
L D J Armishaw, I M Williams,  
G Thomas

**APOLOGIES: Councillors:**

G R Jones, J A Seward, A J Parry,  
H J Davies, J Leeuwerke, M I Slader

1. **Condolences**

The Chair informed the meeting that it is with great sadness he has to announce that Councillor H J Davies's mother passed away last week. The Council and members expressed their deepest sympathy to Councillor H J Davies and his family.

2. **Declaration of Interests**

There were none.

3. **Public Participation**

There were no members of the public present but two PCSO's were in attendance.

The reported that there were lots of issues with bad behaviour from various groups.

They reported that after the recent public meeting in the village matters have improved. They also reported that matters in the park have improved.

Councillor N Lloyd reported the incident of an assault on her son in July. She wants to progress the assault charge. PCSO's informed her that they will report the progress on the charge to her.

Councillor I M Williams stated that any similar incidents should be reported to the police.

The Chair also stated that the message is to report incidents to the police.

PCSO's referred to another incident that occurred last week. They also stated that they will attempt to attend future meetings of the Council.

4. **Minutes of the Meeting held on the 8<sup>th</sup> July 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 at the Pavilion**

This is now operational.

There were two issues raised by the Police. One being the access code to be provided to them and secondly that the monitor and equipment be enclosed for Data Protection reasons and with regard to the latter, a steel cabinet has been purchased and will be installed in the near future to prevent access other than authorised personnel. The access code issue appears to have been resolved.

ii) **Meeting with Bridge Inn**

The meeting took place with the owners of the Bridge Inn on the 29<sup>th</sup> July 2024 with the Chair, Vice Chair, Clerk, Surveyor, H Thomas, Centre Committee and A and S Giannini present.

The proposed amended terms and conditions of the sale of the land to the Bridge Inn were discussed and it was agreed by all parties that the amended terms be accepted.

This would result in the withdrawal of the right of way over the Community Centre Access Road to the Bridge Inn. The purchase price of the land would be reduced to £30,000.

It was agreed that both parties solicitors be contacted and that the matter can be progressed after the September meeting of the Council once confirmation of the agreement is made.

There will be a saving of some £10,000 to the owners of the Bridge Inn and the Community Council will receive approximately £7,000 from the sale with the majority of the money going to the County Council.

iii) **Karate Club Debtor**

The April-June 2024 was paid in July and therefore currently outstanding is July and August. The Caretaker, Alan James, has been on holiday and therefore invoicing for the two months is outstanding.

5. **Notice of Meeting to Rescind the Minute on Page 4 of the Minutes of the Meeting held on the 10<sup>th</sup> June 2024**

A notice of motion to rescind the Minute of the 10<sup>th</sup> June 2024 which stated “the sale of the land to the Bridge Inn go ahead” was received by the Clerk with the proposer being Councillor L M Morgan and seconded by eight named Councillors.

After due discussion it was unanimously agreed to rescind the Minute.

6. **Notice of Motion to sell the land to the Bridge Inn on amended Terms**

A notice of motion to sell the land to the Bridge Inn was received by the Clerk with the proposer being Councillor L M Morgan and seconded by eight named Councillors.

The amended terms relates to the fact that the Bridge Inn car park including the additional purchased land be accessed solely from the existing road access off Bridge Street. The purchase price will be £30,000 which accounts for the omission of the “commuted sum” of £5,000 in respect of the withdrawn Right of Way and also the purchase of a narrow strip of former MOD lands in the sum of £1000.

7. **Surveyor’s Report**

- i) The Surveyor gave a background statement regarding the Sale of Land to the Bridge Inn and the new proposal which has been confirmed tonight by Council.

Discussion is ongoing with the Council’s Solicitor regarding the offence of “aggravated trespass” and will now continue to finalise matters.

Ideally another barrier at the entrance of the access road to the Community Centre should be considered.

Prosecution of offenders would be the eventual end of the process.

The Surveyor also commented on parking by visitors to the Tirgof Estate house adjacent to the entrance roadway to the Centre. The Surveyor has spoken to the owner and the resident has not erected a fence on his land to date to prevent access to his land from the Centre access roadway.

The Surveyor also referred to the fact that the entrance barrier has been hit again.



The CCTV camera on the Community Centre did not record the incident because it was out of action. However details of the person involved has been provided to the Clerk.

ii) **Recreation Ground – contract for upgrading play area**

This has commenced but work has had to be suspended recently because of ground conditions being too wet.

iii) **Warning Notices for sheds**

These have now been received and will be erected shortly.

iv) **Bryn Park – tree report**

Quotations have been received to remove the 9 trees affected with “Ash-die back” and 2 pine trees and some other work on trees in the park.

The quotations are £1920 inc. VAT, £2100 and no VAT and £4000 plus VAT.

The Surveyor has had discussions with the Clerk regarding the fact that there is no budget sum for this work. It is proposed to delay the work until January/February 2025 when the financial position of the Council will be clearer.

It was Resolved to accept the lowest price quotation.

v) **Japanese Knotweed**

There is a small area affected at the Bryn Park which will be dealt with by the groundsman.

The Tirgof area will be dealt with on an ongoing basis by the contractor and will be subject to annual inspection.

vi) **Aber Llwchwr**

There is a water runoff issue from Cae Pownd with regard to No 1. The Surveyor reported that the owner has taken away the boundary bank which in the view of the Surveyor is contributing to the water issue. The Surveyor has informed the owner that there is no liability issue on the Council. There is now developing a more serious issue from a complaint from the neighbour.

The Surveyor has agreed to follow up the issue with this person.

vii) **Cae Pownd**

The Surveyor has sent an "E" Mail to Emyr Williams, LBSA regarding his proposal for Cae Pownd. Mr Emyr Williams wants to employ consultants regarding possible development of the area.

The Surveyor is concerned with possible liability issues with any development that could take place at Cae Pownd.

Councillor L M Morgan expressed concerns with possible development at Car Pownd and raised the matter of where finance for such work would come from.

Councillor N Lloyd stated there are 3 pitches already in the village when the School pitch is considered and asked as to why another pitch is required.

There were also concerns raised by Councillor L M Morgan regarding the present condition of the School pitch and why this is in a poor state.

The Chair referred back to the possible legal action by the owner of No. 2 Aber Llwhwr but believes that the Council is not liable for remedial work .

Councillor I M Williams believes that the County Council has allocated an area adjacent to Pontarddulais Road for a view playing pitch.

Councillor D J Armishaw suggested a Sub Committee be created to look at options.

The Chair stated that provision of another pitch is not for the Council at present but if there is any development then discussions will have to take place.

8. **County Councillor Report**

There was no report.

9. **Llangennech and Bryn Bowls Club**

A letter has been received from Idris Jones setting out the latest position with regard to various matters at the Club.

There has been a new Treasurer appointed and a replacement for the Secretary will take place shortly.

A recruitment initiative began in 2021/22 and this has been reasonably successful and membership has increased.

There is a request from the Club for permission to erect advertising boards around the perimeter fence as is the case around the cricket outfield.

After due discussion it was agreed to grant permission for this request.

10. **One Voice Wales National Conference on the 16<sup>th</sup> October 2024**

The charge for Llangennech Community Council would be £95 per delegate.

The Chair understood that attendance could be done remotely as in the recent previous years. This is not the case this year.

At the present time it was agreed that the Council will not be in attendance this year.

11. **Councillor Joanna Leeuwerke**

The Clerk has received an “E” Mail from Joanna Leeuwerke stating that “after careful consideration I have decided to stand down from the Community Council with immediate effect”.

Her resignation is noted and grateful thanks is given to her for her work during her period on the Council.

The Clerk informed members that he has been in touch with the County Council and will officially notify the appropriate department that proceedings need to commence to fill the vacancy.

12. **Planning Applications**

After due discussion it was RESOLVED to object to the following application on highway safety grounds.

PL/08033 - Corporate Boards to host third party sponsored panels –  
Roundabout on A4188, Llangennech

It was RESOLVED not to object to the following applications.

PL/08128 - Roof alteration to dwelling at 1 Penlan

LL/04920 - Non material Amendment at Woodlands Manor,  
Llangennech.

PL/08017 - Installation of ground mounted solar photo voltaic renewable energy generation system at Land North of Glyngwernen Uchaf Fawr

PL/08169 - Demolition of existing steel framed bungalow and construction of a new 2 storey 4 bedroom detached house at 55C Maes Road

13. **Clerk**

The Clerk informed members that he had an outbreak of fire at his garage last Thursday which has resulted in archived files for Llangennech Community Council being destroyed. .