

## **CYNGOR CYMUNED LLANGENNECH COMMUNITY COUNCIL**

At a meeting of the Council held on Monday, 7<sup>th</sup> October 2024, at the Llangennech Community Centre.

**PRESENT:**                      **Councillors:**                      I Griffiths (Chair)  
M I Slader, G Thomas, I M Williams,  
N Lloyd, L M Morgan, A J Parry,  
G R Jones, J A Seward (Via Zoom)

**APOLOGIES :**                      **Councillors:**                      H J Davies, L D J Armishaw

**1. Declaration of Interests**

There were none.

**2. Public Participation**

There were no members of the public present.

**3. Minutes of the Meeting held on the 2<sup>nd</sup> September 2024**

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

It was so RESOLVED.

**i) Police Presence at Meetings**

There were no members of the Police present this evening.

Councillor N Lloyd reported that she has not received an update from the Police regarding the assault on her son. The PCSO's have not been in touch to date.

Councillor G R Jones reported a recent broken window incident but there is no further information available to date.

ii) **Councillor Joanna Leeuwerke**

The Clerk reported on an “E” Mail received on the 3<sup>rd</sup> October 2024 from the Electoral Services Officer. In it he states that he has received the statutory request from ten electors that the vacancy be filled by election. He is making the necessary provisional arrangements and the Notice of Election will be published on the 16<sup>th</sup> October 2024. The Election will be held on the 20<sup>th</sup> November 2024. Nominations will open on the 16<sup>th</sup> October and close on the 24<sup>th</sup> October.

The Electoral Services Officer asks whether the Community Council wishes to issue Poll Cards. There is no statutory requirement for Poll Cards to be issued and if the Council is in favour of this then the likely cost is £4335.

Councillor M I Slader proposed that no Poll Cards be issued.

This proposal was seconded by Councillor G R Jones.

After due discussion it was RESOLVED unanimously not to request the issuing of Poll Cards and that Social Media be used to advertise the election.

The Count will take place at the Community Centre after the election.

**4. Surveyor’s Report**

- i) A copy of the Surveyor’s report on the issue of the parking of cars along the Centre Access Road had been provided for discussion at tonight’s Council meeting. A copy of the legal advice had also been provided. The advice received suggests action through the Police is a possible remedy in managing the current problem. The Council claim is that the abuse of the Access Road amounts to “Aggravated Trespass” which is actionable by law. This would be a criminal issue rather than a civil action for “Trespass”.

The legal advice suggests that the Council first discuss these matters with Community Police to try and resolve these issues through the cooperation of offenders rather than resort to prosecution. Legal action through the Police might be unavoidable and there is a duty to deal with this obvious “traffic risk” to visiting public.

The Surveyor suggests that the Police be requested to meet with a Sub Committee of the Council to discuss how best to resolve these problems.

The letter from the Council's solicitors states that the Community Council will have the option to consider both criminal and/or civil action in respect of the ongoing issues on the private access road.

The Council's solicitors do not practice in criminal law and based on the evidence available to date it is likely that the current situation could amount to trespass and possibly aggravated trespass. This is a matter that the local Police should assist with and the Solicitors suggest that the Community Officers be approached to assist with these issues.

The Solicitors advise that evidence is required and suggest that it is collated to include:-

1. Photographs of ongoing issues with dates and times and gathered by whom.
2. Details of witness of the ongoing issues. This could include officers of the Council and the caretaker.
3. Diary entries of dates and times of repeated incidents.

The Solicitors accept the Council instructions that significant costs need to be limited with regard to possible civil action. They advise that Court Action be considered as a last resort and the Court would expect parties to have attempted to resolve matters through discussion and agreement.

The Solicitors also state that if the Police are unable to assist and correspondence sent is simply ignored by management and staff of the Bridge Inn then matters can be reviewed. Advice can then be given as to the necessary legal action which may involve Court action.

Following the legal advice received the Surveyor suggests that the next action by the Council is to write to and discuss the problem with the Police.

Councillor I M Williams referred to the possible criminal and/or civil action by the Council.

The Chair referred to the previous discussion with the owners of the Bridge Inn and the promise that Bridge Staff would be instructed not to park on the access road. Results have been disappointing since that meeting. He also referred to the recent experience of Huw Thomas, Centre Committee Chair and his discussion with a member of the Bridge Inn staff.



Councillor N Lloyd also expressed her disappointment with matters since that meeting and the continuing parking of vehicles on the access road.

The Surveyor referred to the possibility of erecting another barrier towards the entrance of the access road.

Councillor N Lloyd felt that the Council should move ahead with painting yellow lines along the access road.

The Surveyor suggests in the first instance that the Council enter into discussions with the Police.

Councillor L Morgan was of the view that the Police have limited resources at present and this would seriously affect the ability to take action against persistent offending along the access road.

Councillor M I Slader asked as to possible additional signage along the access road.

The Surveyor referred to discussions with Huw Thomas and to terms and conditions of the licence allowing events to take place at the Centre.

Councillor G Thomas was of the view that the Police be approached and await the result of those discussions before the Council takes further action.

Councillor I M Williams agreed with that view.

Councillor N Lloyd stated that the present position results in a precedent for other people to park along the access road. She also asked as to the present position of the Sale of Council land to the Bridge Inn which would increase parking space at that location.

The Surveyor replied that action is awaited from the owners of the Bridge Inn.

After further discussion it was agreed to set up a Sub Committee of the Council to enter into discussions with the Police.

The Sub Committee will be the Chair, Vice Chair, two County Members, Clerk and Surveyor.

It was also agreed that a letter be sent to the Community Police department.

ii) **Recreation Ground Playground**

The Surveyor reported that progress has been slow. Weather and resulting water levels has been a major factor in the delay.

iii) **Warning Notices on the Sheds**

This has now been completed.

iv) **Bryn Park – tree removal**

Work in removing the affected trees is likely to be carried out around Christmas and the invoice will be raised in the new year.

v) **Japanese Knotweed**

This is being dealt with.

vi) **Aber Llŵchwr - Resident Complaints**

The Surveyor reported on several “E” Mails received and response to these “E” Mails. The complainant refers to case law and he states he will arrange for his own investigations/survey.

The Surveyor did offer to meet him but he refused the offer. The Surveyor maintains that there is no liability on the Council.

Councillor I M Williams referred to a visit to the location and confirmed that nothing has changed at the location in the last 30 years or so and there is no liability on the Council

Councillor M I Slader stated that no development can take place at Cae Pownd until this problem is resolved.

The Chair commented that if development takes place at Cae Pownd then there could be liability issues for the Council.

Councillor I M Williams stated that if the LBSA bring in consultants then advice can be given at that time.

**5. County Councillor Report**

County Councillor J A Seward reported:-

- i) There is a scam in existence regarding unpaid parking fines.

- ii) Lee Waters MS took part recently in a ski jump to raise funds for the care home at Maesydderwen.
- iii) Dealt with a complaint from a resident near the recreation ground dealing with the Cylch Meithrin container located near the fence.

County Councillor G R Jones reported:-

- i) Apologies for not being able to attend Council meeting because of the treatment he is undergoing.
- ii) **LDP –**

A virtual hearing session is to take place via Zoom at 10.00am on the 15<sup>th</sup> October 2024.

Joining instructions and individual meeting links are available on the Independent Examination page of the County Council's website.

Councillor G R Jones reported that there are objections for the proposed development at Harddfan and Clos Plas Isaf.

Councillor I M Williams asked as to what effect the new Labour Government Policy has on the County's LDP.

- iii) Councillor G R Jones reported on a query received from a Paul Davies regarding his family grave and subsidence at the Cemetery.

The Surveyor agreed to investigate and probably there is a need to infill following natural subsidence.

## **6. Planning Applications**

The Council does not object to the following application.

PL/08283 - Proposed demolition of existing bungalow/dwelling and construction of a six bedroom detached house at Woodland Manor, Pontarddulais Road,