

CYNGOR CYMUNED LLANGENNECH COMMUNITY COUNCIL

At a meeting of the Council held on Monday, 6th January, 2025, at the Bryn Hall, Bryn.

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

APOLOGIES: Councillor: J A Seward

1. **Declaration of Interests**

There were none.

2. **Public Participation**

A number of residents were in attendance and they wished to comment on a Planning Application recently received by the County Planning Department. This was Planning Application PL/08587 – Creation of two family gypsy/traveller pitches to include one static caravan, tourer and ancillary day/utility room per pitch together with access improvements, ecological enhancements and installation of private treatment plant on land to the north of Gypsy Lane, Llangennech.

One resident adjacent to the proposed development commented that he had not received any consultation from the County Council and that he had been made aware of the proposal from “facebook”. There has been no other communication. He stated that there are practicality issues with the site including access to the field, drainage and flooding issues. There is also the issue of access to water supply. The estimated cost of this proposal is in excess of the requirement of two pitches and static caravan and private treatment works. If this application is allowed then the site will be further developed. Access onto the A4138 is very difficult and there is a 40mph limit on this road which is not adhered to.

County Councillor G R Jones asked that residents pass on their comments to him by letter or E-Mail. He will pass on the comments to the Clerk who will reply to the County Planning Department on behalf of the Council and will incorporate the comments in his reply.

Another resident questioned the need for this site since there are vacant pitches available on the gypsy sites currently provided in the local area.

Councillor I M Williams stated that objections to the proposal need to be specific in the reasoning for their objections such as traffic, road access and services provision.

One resident commented that the road in question is a private road and therefore there is the permission to use issue.

Councillor N Lloyd stated that she only found out about the planning application in the last few days and raised the issue of insufficient notice being provided by the County Council.

Councillor G R Jones gave an explanation of the process that will be followed at the County when dealing with the application including the right to speak.

Another resident raised the issue of whether legal advice needs to be obtained with regard to the application. There is also an issue with regard to right of way access and that the land in question has been specifically earmarked for agricultural use.

Councillor G Thomas asked with regard to who owns the land in question. The application has been made by a Dean Lee and family and the agent is Andrew Vaughan-Harries, Hayston Developments and Planning, Haverfordwest. She also raised the issue of access permission.

Another resident raised issues regarding accidents near the junction with the A4138 and the non reporting of these accidents.

The Surveyor commented as follows:-

- i) The road access in question is very narrow and dangerous and unsuitable.
- ii) He has no idea of what the County Planning attitude to this application is likely to be and this follows his previous reports relating to the two nearby Gypsy sites that have already been developed.
- iii) This Application site is not allocated for development by the County Council and it is considered that adequate provision has already been provided for Gypsy Accommodation in this area. Consequently there are no additional "special needs" that justifies extending this land use or for any other form of development at this particular location.

The needs for providing this form of development have already been met and there is no specific justification for the development of this site.

- iv) The Community Council considers that there might be more of a speculative interest as a basis for proceeding with such a scheme with a view of creating demand from further afield that would not normally exist.
- v) He believes that County Highways is likely to object to this development.

Councillor N Lloyd believed that some of the members of the public present tonight did not live within the boundary of Llangennech Community Council.

After due discussion it was RESOLVED to object to the application and the grounds for objection would include the above reasons and also those that will come from the public in due course.

The Consultation period ends on the 23rd January 2025.

3. **Minutes of the Meeting held on 2nd December 2024**

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

It was so RESOLVED.

i) **Aber Llchwyr**

County Enforcement team has responded to Councillor G R Jones request for an investigation.

The Enforcement Team will investigate the matter to ascertain whether a breach of planning control has occurred.

Councillor I M Williams reported that an Enforcement Officer has visited the site and a response is awaited following the visit. Work has stopped on the site.

The Surveyor commented that something has been happening on the site.

Councillor N Lloyd asked as to how many of the residents have made a planning application for work on their properties. The answer was one resident to date. That was PL/08424 regarding 35 Aber Llwehwr. That application was refused.

ii) **LDP**

There is no further information available on the locations queried in the LDP.

iii) **Ysgol Feithrin**

The Surveyor reported that the Council has limited financial resources to make significant improvements at the Pavilion. The matter can be discussed at budget setting time in February.

iv) **Damage to Barrier on Access Road on 28/4/2024**

The incident happened on the 28th April, 2024 and repairs cost the Council £384.

The Clerk reported that he made online enquiries yesterday and he established that the vehicle involved was taxed and had a valid MOT. He also established yesterday that a DVLA enquiry can be made to trace the registered keeper and form V888 would have to be completed and a fee paid. The Clerk does not have details of the cost and furthermore it is unclear whether the DVLA would provide the requested information.

After due discussion it was agreed that the Clerk complete the form and post to the DVLA together with the required fee.

v) **Recent By Election for a Councillor Vacancy**

The Clerk has now been informed by the County Council that the cost of the by-election will be £6571.31 and will be payable next financial year.

4. **Surveyor's Report**

The Surveyor reported as follows:

i) **Play Area**

The invoice for the project has been received for the sum of £84,403.20 but a sum of £1,000 plus VAT will be retained until outstanding work is completed in the Spring.

A sum of £83,203.20 will be paid shortly and the due Section 106 money will be claimed from the County Council to the sum of £17,027.

The Chair commented that there are still concerns being raised with him regarding the condition of the play area.

The Surveyor replied that the only solution is to await for better weather in the next few months.

Councillor I M Williams asked whether James Bayliss could be asked to carry out improvements.

The Surveyor replied that the Contractor is responsible for completing the works.

Councillor L M Morgan asked whether the Contractor could be approached to enquire whether agreement could be reached to carry out turfing instead of seeding as compensation for the delays in the project.

Councillor N Lloyd suggested that this would be a gesture of goodwill on the part of the Contractor.

The Surveyor replied that the contract terms are quite specific in that seeding will be carried out rather than turfing. He agreed to approach the Contractor regarding this particular point.

ii) **Three Year Contract for the Grounds Maintenance of Three Adopted Parks and the Cemetery**

Proposed terms of the new three year contract had previously been circulated to members.

These were:

Bryn Park

12 No. cuts @ £85 = £1020

Hendre Park

12 No. cuts @ £52 = £624

Maes Ty Gwyn

12 No. cuts @ £85 = £1020

Fortnightly emptying of Litter Bins at the three Parks

26 No. @ £45 = £1170

Weed Killing

Bryn Park £210 p.a.
Hendre Park £ 35 p.a.
Maes Ty Gwyn £ 45 p.a.

Japanese Knotweed

Small outbreaks at three locations within Bryn Park only: two applications @ £100 = £200 p.a.

Llangennech Cemetery

12 no. cuts @ £105 = £1260

Weed Control and any other Works

The Contractor will inform the Surveyor when such treatment is recommended and a joint inspection made to decide this matter.

The Surveyor commented that the increase proposed is very reasonable and these prices will be in being for three years.

After due discussion it was RESOLVED to accept the proposed terms.

iii) **Control of unauthorised parking at the access road to the Community Centre for joint consideration by the Police at a Sub Committee of the Council**

Copies of letters (E Mail Message) dated 20th November 2024 from Council Solicitors, details of road signage etc. were previously circulated to Members.

The Surveyor also stated that there will be a need to keep records of offending vehicles with registration numbers, photographic evidence and duration of parking. This needs to be discussed further with the Police before setting up a practical arrangement with staff at the Centre.

The contents of the Surveyor's report were duly discussed and it was agreed that the Sub Committee will be the Chair, Vice Chair, Huw Thomas, County Members and the Clerk and Surveyor.

5. **County Councillor Report**

Councillor G R Jones reported:

- i) There have been many problems with refuse collection over the Christmas period. The reasons put forward for the problems include increased volume of refuse placed out for collection, issues with pay rates for the workmen, issues with electric vehicles. There is a proposal to move the recycling sites to Nant Y Caws.
- ii) Budget consultation is underway and runs to the 26th January 2025.
- iii) Christmas event went very well and thanks to everyone who helped out.

Traffic Cameras at Maesydderwen. Councillor G Thomas asked as to when these are going to be installed and the answer given is that there is no date yet.

Councillor Thomas also asked if a written report could be given by Councillor J A Seward when she is unable to attend meetings.

6. **Law Commission Consultation on Burial and Cremation Law**

Councillor G Thomas raised the matter of the proposal that the Church in Wales should have the power to transfer the responsibility for maintaining its closed churchyards to local Councils as the Church of England does in England. She is against such a proposal.

After due discussion it was agreed to oppose this proposal and send in the Council's comments by the closing date of the 9th January 2025.

If this proposal was passed and implemented there could be a substantial cost burden on local Councils.

7. **Bridge Inn**

A copy of the E-Mail from the Surveyor to Alex Giannini, joint owner of the Bridge Inn had previously been circulated to members.

The Surveyor points out that the delay in proceedings on the sale of the land to the Bridge Inn is due to the Bridge Inn owners and Solicitors acting for them.

8. **Budgetary Control**

The Clerk reported that the financial outcomes for this financial year are likely to be more or less on budget.

However, next financial year finances are going to be very difficult since there will be a charge of £6,571 for this year's by election and transitional rate relief and retail discount will not be available for the Community Centre and Bryn Hall resulting in the rates bill being approximately £6,000 greater. There will also be a need to replenish general reserves following the investment of approximately £68,000 on a new playground this year.

9. **Planning Applications**

It was RESOLVED not to object to the following applications:

PL/08674 - Replacement of single storey dwelling and detached garage with new dormer dwelling and detached garage at 9 Mwrwg Road, Llangennech

PL/08519 - Proposed front porch extension and garden storage out building at 1 Clos Maes Isaf, Llangennech

It was RESOLVED to object to the following application:

PL/08587 - Creation of two family gypsy/traveller pitches to include one static caravan, tourer and ancillary day/utility room per pitch at land to the north of Gypsy Lane, Llangennech

The response and reasoning will be based on the Council view and response from residents.

10. **Community Centre**

Councillor G Thomas raised the issue of the need for additional volunteer help at the Community Centre.

Councillor L M Morgan suggested that a meeting be arranged to discuss the matter.

The Chair suggested that Huw Thomas, Chair, send out a circular asking for volunteers to come and assist.

Councillor N Lloyd felt that it is a difficult matter on how to make progress on the issue of provision of assistance for Huw Thomas.