

CYNGOR CYMUNED LLANGENNECH COMMUNITY COUCIL

At a meeting of the Council held on Monday, 3rd March, 2025, at the Bryn Hall, Bryn.

PRESENT: Councillors: I Griffiths (Chair)
L M Morgan, G Thomas, M I Slader,
J A Seward, I M Williams, E Evans,
A J Parry

APOLOGIES: Councillors: G R Jones, L D J Armishaw, N Lloyd,
H J Davies

1. Declaration of Interests

Councillor M I Slader declared an interest when grants to organisations were to be considered later in the meeting.

2. Public Participation

PCSO Rebecca was in attendance and she reported that matters are OK in the village and nothing of significance to bring to the attention of members.

The Chair gave information on the recent incidence of vandalism in the Recreation Ground. Advertising hoardings had been vandalised last week.

The Clerk reported that the hoardings seem to have been repaired when he visited the Recreation Ground this morning.

Councillor I M Williams also reported that when he visited the Recreation Ground on the weekend he did not notice any significant damage to items in the Recreation Ground and the damage has now been repaired.

Councillor J A Seward also stated that she had reported the incident to the Police.

Councillor I M Williams asked if the Police could make an attendance at Council meetings on a bi monthly basis.

3. Minutes of the Meeting held on the 3rd February 2025

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

It was so RESOLVED.

i) **Aber Llwhwr**

There is no further update on the position.

ii) **Maes y Dderwen Cameras**

A survey was to be undertaken at the location but there is no update on the results of the Survey.

iii) **Parked Vehicle at Community Centre**

Alan Bowen has now carried out repairs to the vehicle and it will be taken for an MOT on the 19th March. It will then be removed from the Centre Car Park.

iv) **Pop up Shop**

There is no further information available.

v) **Damage to Barrier on Access Road on 28/04/2024**

The Clerk had completed form V888, fee paid and sent to the DVLA.

The DVLA requires a number of other items of information before considering supplying the requested information. Information required in specific circumstances surrounding the traffic accident, copies of utility bills and/or bank statements, copy of invoices of the repairs carried out, exact location of accident, confirmation of ownership of the land and signed copy of agreement with landowner.

Councillor J A Seward stated that the information requested is a result of Data Protection Issues.

Following detailed discussion of the request from the DVLA it was agreed not to proceed further with the matter because of the work that would be required to satisfy the request and whether the required information would be forthcoming after the work was carried out and supplied to the DVLA.

vi) **Retirement of the Surveyor**

The Personnel Sub Committee met on the 17th February 2025.

The Surveyor had prepared a document for the Sub Committee to consider. The Surveyor had set out three options for the Council to consider. He was in attendance during the start of the meeting to provide any other information that the members of the Committee might want to receive. The Surveyor then left the meeting prior to detailed consideration of the options put forward.

Option 1 would be for the Surveyor to continue in his present role on reduced hours with limitations because of his hearing problems. He proposed that his hours of work be reduced from eleven point five hours per week to five hours per week. The financial position facing the Council certainly in 2025/26 and probably some more years will result in very few projects being started and therefore less work required for the post of Surveyor.

Option 2 would consider replacing him immediately and possibly on a reduced hours basis of perhaps five hours per week but ultimately back to eleven point five hours per week when financial resources become available.

Option 3 would be for the Council to contract probably with the private sector for technical support. This is likely to include a fixed annual fee (retainer) and agreed additional hourly costs for work undertaken. This could be for a trial period of perhaps one year and maybe later extend to a three year period.

After due discussion the consensus was that Option 1 is rejected and that Option 3 is not ruled out but the Sub Committee's preference is Option 2 which is replacing the Surveyor on his present terms and conditions of employment. The Sub Committee was also in favour of renaming the post "Facilities Manager" as recommended by Paul Egan in his report to Council some two years ago.

The Chair was to draw up a job specification for consideration by members of the Sub Committee and in due course by the Council. The Chair has prepared a draft job specification which will be amended to some extent after tonight's meeting.

The Chair commented that the Council needs to determine how to advertise the vacancy. The Council can use the HWB and One Voice Wales, and the latter would advertise with Councils in Carmarthenshire. He is also unclear how effective using the Job Centre would be.

Councillor L M Morgan suggested that the Carmarthenshire County Website could be used.

Councillor G Thomas was concerned with discriminatory issue if some limits were placed in the advertisement and job description.

It was agreed that the Council move forward in preparing a full job description and advertise the vacancy.

The Surveyor will terminate his employment with the Council on the 31st March 2025. However it is unlikely that his replacement will be in position by this date and the Surveyor has stated in his E Mail of the 27th February 2025 that he is prepared to stay on at his present terms and conditions of employment until his replacement is appointed.

4. Surveyor's Report

The Surveyor reported as follows:

i) Playground

It is the intention to inform the Contractor Wicksteed to arrange for the reinstatement works to be completed inside and outside the playground area. The notice will be forwarded to Wicksteed within the next two weeks.

The car park needs a good clean up to define its boundaries and it is hoped to have the car parking spaces relined.

ii) Bridge Pub

There has been continuing delay since both parties agreed revised Terms for the sale of the land for the extended car park. The lack of communication, not on the part of the Council or its Solicitors, but that of the pub is unfortunate. The Council's Solicitor has managed to ascertain some reasons for this delay and this relates to the change in the new condition which now requires the continuing use of the existing Pub Access and not use the Centre access road. A new planning consent may be required.

The Council's Solicitor has received an "E" Mail from the Solicitor acting for the Bridge Inn Pub stating that the Council has unilaterally changed the position with regards to plan paperwork and that the Bridge Inn Pub owners are to seek Architect's advice with regard to how the unilateral alteration of the position affects matters. The Solicitor also states that there is concern that there is direct contact being made by the Council other than through solicitors acting for both parties.

The Council Solicitor now advises that the Council does not make direct contact with the Bridge Inn Pub owners on the matter. Contact should only be made through Solicitors and that there should be no discussion with the Pub owners on the matter by Council staff and Councillors.

The Surveyor has also stated that “Heads of Terms” is not a binding legal document and that these can be changed by either party prior to completion of the contract.

iii) **Community Centre Access Road**

The Surveyor has received a quotation for the supply of two “Road Signage Warning” notices for the erection along the entrance road to the Community Centre.

The price includes for installation and is £1,596 inclusive of VAT.

The Surveyor also states that for completion an other barrier should be provided at the entrance off Hendre Road. The cost on installing such a barrier has not been established to date but it is estimated at around £5,000.

The Chair then asked for members views on the proposal to erect two signs on the access road at a cost of £1,596.

Councillor L M Morgan asked as to how offenders would be prosecuted and she believes that the Police would not take any action.

Councillor I M Williams stated that the painting of double yellow lines has had some good effect in reducing parking along the access road even though they are not legally enforceable. He was of the view that the signs could have a similar effect.

Councillor A J Parry did not want to generate enmity with the Bridge Inn owners and proceeding with enforcement through the Courts. She was not in favour of going down the criminal approach. Councillor J A Seward felt that taking legal action could be costly and perhaps the provision of another barrier at the entrance of the access road would be a better option.

Councillor G Thomas stated that she was not in favour of generating enmity with the Bridge owners.

The Chair referred to a likely cost of some £5,000 to provide another barrier at the entrance to the access road.

After due discussion it was proposed by Councillor G Thomas that the Council proceed with the provision of two signs at a cost of £1,596.

This proposal was seconded by Councillor I M Williams.

The Chair then put the proposal to the vote and the result of the voting was:

In Favour	3
Against	3
Abstention	2

The chair then decided not to proceed with the proposal to erect two signs along the access road.

5. County Councillor Report

Councillor G R Jones reported:

i) No Right Turn at Maesydderwen and Enforcement Cameras

A survey was to be carried out but an update is not available at present.

ii) Development of Land at Pontarddulais Road

Concerns of the NRW regarding wildlife and other matters have to be addressed before any movement on the development.

iii) 20MPH review

Carmarthenshire County ran an online survey last summer. The submissions are being reviewed and the process is currently ongoing.

iv) LDP

The revised LDP is currently undergoing an examination and the Planning Inspectorate appointed by the Senedd is currently carrying out their deliberations.

v) Pollution Monitor for the School Location

The Road Safety team have been in discussions with the School headmaster about additional drop off solutions to relieve congestion. Monitoring has taken place near the School and Afon Road and Bridge Street and Nitrogen Dioxide levels are significantly below the air quality objective of 40ag/M3 and future developments are unlikely to significantly cause adverse impact on air quality.

vi) **Bin Bags**

The Waste Strategy and Policy Office has stated that the County will not be able to collect any bags other than the standard black bag.

vii) **Section 106 Money**

Councillor Jones has requested involvement when Section 106 moneys arise.

viii) **Aber Lluchwr**

No further information available.

ix) **Attended a Flood Review event at the Community Centre.**

Councillor J A Seward reported:

- i) After the budget review some services are to be cut back.
- ii) Budget has resulted in an increase in Council Tax of 8.9%.
- iii) Reported on the vandalism incident in the Recreation Ground.

6. Risk Assessment Document

The Clerk had prepared a risk assessment document which had previously been circulated to members.

It is a requirement that the Council carries out an assessment of risk and take appropriate measures to manage it.

After due discussion it was RESOLVED to accept the document and its content as presented.

7. Grants to Organisations

It was RESOLVED to make the following grants to the following organisations.

Organisation	£	Comment
Capel Salem	100	
Capel Bryn Seion	100	
Llangennech Church	100	
Capel Bethesda	100	
Llangennech Bowls	100	
Troserch Woodland	200	Subject to receipt of Balance Sheet
WEA	100	Subject to receipt of Balance Sheet
LBSA	200	
Badminton Club	100	Subject to receipt of Balance Sheet

There were a number of organisations normally in receipt of grant aid who have not applied to date.

Should any further applications be received they will be considered in the April meeting of the Council.

8. Electricity Supply Contract Price

Energy Prices Direct consultant for the Council has negotiated a contract for the Council with prices fixed from 1st April 2026 to 31st August 2028. These prices are some 57% higher than the current prices being paid by the Council. They are prices currently being charged by companies in the market. These prices are considerably higher than when the Council signed an agreement a few years ago.

After due discussion it was REOLVED to review the position in some three months time.

The Council is contracted at current rates until 31st March 2026 and therefore will not be paying the higher prices for this period.

9. Planning Applications

It was RESOLVED not to object to the following applications:

PL/08778 - Extension of existing single storey extension at rear of property at 9 Hendre Park

PL/08957 - New garage at Cleddau, 47A Troserch Road

10. Accounts

It was proposed by Councillor I M Williams and seconded by Councillor A J Parry that the following accounts be passed for payment.

It was so RESOLVED.