

CYNGOED CYMUNED LLANGENNECH COMMUNITY COUNCIL

At a meeting of the Council held on Monday, 14th January 2019, at the Bryn Hall, Bryn.

PRESENT: Councillors: J A Seward (Chair)
W D Griffiths, G F Davies, J C Lee,
I M Williams, N Lloyd, M I Slader, R Willock,
G R Jones, G Thomas

APOLOGIES: Councillors: L M Morgan, S Hughes

1. The Chair welcomed everyone to the meeting and wished everyone a happy new year.

2. **Declaration of Interests**

Councillor M I Slader declared an interest when Local Development Plan matters are discussed later in the meeting.

3. **Public Participation**

The Chair stated that there were three groups who wished to speak under Public Participation.

- i) She asked firstly Yvonne Jones, a resident of Maes Ty Gwyn, to address members.

Her property suffered a flood from a water flow from the play area a few years ago. She asked that when the legal issues regarding land ownership of the Maes Ty Gwyn play area are resolved that she be informed.

The Surveyor referred to the fact that the County Council does not own the land that is currently the playground. The County has offered the playground to the Community Council under their transfer of assets programme but this cannot be legally passed on at present because of the ownership issue. The Community Council is cutting the grass at the playground and has again asked for movement on the ownership issue.

Councillor M I Slader asked that legal issues be resolved before the Community Council takes it over.

The Surveyor suggested that a letter again be sent to the County Council.

Councillor G R Jones also referred to issues such as footballs being kicked over fences from the playground with resultant property damage.

Councillor W D Griffiths asked as to whether the developer who still owns the land is liable for possible claims.

- ii) Mr Martin Williams, Llangennech AFC, has written to the Council asking for permission to erect a ball stopping system on the area beyond the cricket outfield. A grant application has been successful to fund the project but permission is requested from the Council to proceed with the project. The cost of the project is £2000.

After due discussion it was RESOLVED to grant permission to the football club.

- iii) Christine and Stephanie from the WI to address members.

They asked that the white lines in the Bryn Hall car park be re-painted. The lines are currently fading in colour.

They also referred to the planned rope system for the Bryn Hall car park and asked regarding how it would operate. The Clerk replied that the Caretaker will unlock the ropes some 15 minutes before the hire commences and reinstate approximately 15 minutes after the end of the hire period.

4. **Minutes of the Meeting held on the 10th December 2018**

It was proposed by Councillor W D Griffiths and seconded by Councillor G Thomas that the Minutes be accepted subject to the following amendments.

Minute 7 iv) – the typing error be corrected so that it now reads – “Task and Finish Group – loneliness”.

Minutes 7 ii) G R Jones – corrected to read “Housing Options Seminar”.

It was so RESOLVED.

- i) **Cae Pownd - Sub Group to consider its greater use**

The Chair asked for names for representatives from the Community Council for the Sub Group.

Councillor I M Williams is prepared to be a representative on this Sub Group.

Councillor R Willock asked if the project needs to progress if there is to be greater use of the area beyond the Cricket Outfield.

The Surveyor stated that there is a need for greater detail from the Sports Association for the project. There is a need for details on engineering works proposed, cost of the work, consultation with the local residents and who is to finance the work. Is the Sports Association looking for a licence from the Council.

The Surveyor suggests that a letter be drafted and sent to the Association asking for clarification of the above issues. A meeting with the Association to clarify matters could be an option.

It was agreed to send a letter to the Association.

ii) **Heol y Parc Trees**

The Clerk referred to discussions with the Council's insurers.

The insurers stated that it is likely that if the Council did work on land it did not own a precedent will be set and the Council would be expected to carry on maintenance and/or other work on such land.

The same comment applies to the Bank Road land.

The Insurer suggests that the County's legal department be approached for further guidance.

Councillor G R Jones referred to discussions with Western Power as to whether they own any land in the location and he has also had discussions with Nia Griffith, MP, for assistance to establish whether the MOD owns land in the vicinity.

Councillor Jones has also met Nicky French from the County Council to discuss the issue of the trees and awaits further information from the County.

iii) **Footpath Accident – Path 35/16**

The Clerk informed members that a claim has been made against the County Council and Community Council in respect of a claimed injury on the above footpath by an individual.

The claim has been referred to the Council Insurers who have appointed solicitors to deal with the matter.

Councillor W D Griffiths was of the view that individuals walking on footpaths must take responsibility for their own actions.

iv) **Bryn Hall Car Parking -Ropes**

The Surveyor reported that a quotation has been requested for the work.

v) **Pavilion**

The Clerk reported on his discussions with the Council's Insurers.

They state that they accept that keys are given out to users for cost and operational reasons. However they do request that such an arrangement is properly controlled and issue of such keys be limited.

If a claim is made for damage or loss of property the insurer will ask if the building was locked.

After due discussion it was agreed that the draft letter considered at the last Council meeting be sent out to Pavilion/Recreation Ground users and to await their response.

vi) **Section 106 Bryn Park (Balance of Moneys)**

There has been no response to the request for access to the balance of £7400 remaining in the account.

vii) **Bryn Park – Section 106 Fund (Genwen Development)**

Councillor G R Jones gave details of an "E" Mail received from County Councillor D Cundy (Bynea Ward).

Councillor Cundy states that he is prepared to offer £25000 towards the Bryn Park project. Match funding could be sought for the balance required. The Surveyor stated that a sum of £25000 is insufficient to finance the complete project. He asks for information as to the method of allocation of the Section 106 Fund. He believes that the Community Council needs to write again to the County Council for answers to the questions posed in the original letter sent to Sarah Morris.

Sarah Morris has been on leave for some two months and Councillor W D Griffiths states that it is unacceptable that the County does not respond if an officer is away on extended leave.

Councillor G Thomas reaffirms the need for an official response to matters raised in the letter to Sarah Morris.

The Chair suggests that a meeting be requested with Sarah Morris County officers to discuss the matter.

The Clerk informed members that Mr I R Llewellyn, Forward Planning, is the officer to be contacted if there are urgent issues to resolve.

Councillor G R Jones asks for clarification as to whether the Section 106 Money generated by the Genwen Development can be allocated to Llagennech and Bryn area.

It was agreed that the Chair's proposal be accepted and that a letter be sent and a meeting be arranged to deal with the outstanding issues.

viii) **Planning Application – S/38056 Gwern y Cwm**

The Clerk reported that Lindsey Rendle, Planning Ecologist at the County Council, has put in a holding objection to the application for a number of reasons.

The application is still under consideration.

ix) **Station Road – Back Lane**

Councillor G R Jones reported on his meeting with Gary Baxter, County Council. The issue now is to raise the finance to carry out the work.

x) **Talyclun Pot Holes**

Councillor G R Jones will chase up the issue.

5. **Surveyors Report**

- i) Use of pavilion/recreation ground – the draft letter needs to be sent out to the users for their comments.
- ii) Maes Ty Gwyn – ownership issue. Statutory Declaration is likely to be the next step and development is awaited.
- iii) Cemetery work – the work will commence in the new financial year.
- iv) Pavilion Water Tank. The Surveyor has had initial discussions with Aquatreat and the advice is that such a system could be expensive. Aquatreat is aware of the Council concerns and the issue is stagnant water in the tank and shower heads. The company is prepared to offer advice to the Council and test for bacteria.

The Surveyor suggests that this is the way forward initially.

Councillor R Willock suggests making enquiries on an ultraviolet system with another company.

Councillor I M Williams is in favour of the Surveyor's suggestion and to investigate again next summer if there is a problem.

It was so agreed.

v) **Cemetery/Cae Pownd Deeds.** This is progressing.

vi) **Bryn Play Area – tree report.** A tree report is imminent.

vii) **Playground (Recreation Ground) – interactive panels**

A grant application for £5000 has been successful and the money has been received. An order for the panels will be made shortly.

viii) **Cemetery and Centre Tree Reports**

A quotation has been received from AWS Tree Surgery for tree removal and is as follows:

Cemetery (12 trees)	£1400
Centre (8-9 trees)	£1400

A comparable quotation from Stephen Edwards is as follows:

Cemetery	£2700
Centre	£2250

The work will be done in March but invoiced in the next financial year. It was agreed to accept the quotes from AWS Tree Surgery.

The Surveyor also referred to the matter of the fir trees at the entrance to the Community Centre. These might have to be taken down and the cost is likely to be £1600. The Surveyor suggests that the matter be considered in the Autumn. It was so agreed.

ix) **Capital Projects/Other Projects**

The Surveyor has prepared a list for members' consideration. This will be considered in the precept meeting to be held in February. Total expenditure for all projects listed is estimated at £79500.

The Clerk stated that this is a project list for completion over a number of years.

x) **Tree Removal – General**

Councillor W D Griffiths referred to the tree clearance work carried out by the County Council at Clos Maes Isaf. Councillor Griffiths stated that the officer in charge of the group that did the work is Gary Baxter. He suggests that they be requested to carry out further work on tree removal in the village.

The Chair believes that perhaps the Community Council make enquiries regarding using this group in the future.

Councillor W D Griffiths informed members that the County Council does not plan to replace the trees at Clos Maes Isaf with shrubs etc.

Councillor G R Jones suggests encouraging residents to plant shrubs etc.

6. **County Councillor Report**

G Thomas reported:-

- i) Peter Hughes – Griffiths will attend the next meeting of the Council. The meeting will commence at 6.30p.m.
- ii) Litter is a major problem in the village. She referred to the problem on Troserch Road. Dealing with this and other areas is an expensive issue for the County Council.
- iii) The Chief Executive of the County Council will retire in June.
- iv) She referred to the Candidate Sites list with regard to the LDP for 2018-2033. She met Owain Enoch recently and raised concerns with regard to traffic and general infrastructure problems.

She advises that the Council makes a general objection in the first instance..

- v) There is a duty for every County Council to draw up a strategy to deal with homelessness. This will be a regional strategy and Carmarthenshire will combine with Pembroke and Ceredigion to set out a homeless strategy.

- vi) The Welsh Government issued a Community and Town Council update statement in December. This follows the outline findings and recommendations of the Independent Review Panel on community and Town Councils in Wales which took 18 months to complete. This followed a written statement by the former Cabinet Secretary, Alun Davies, who has now been replaced.

This latest statement by the Welsh Government states that it will not be issuing a detailed response to the Review. The Government has identified a set of actions that the Welsh Government intends to take over the remainder of the Assembly term. It has tabled a number of actions it plans to take.

This resolves around undertaking a campaign to confirm the important role of the sector, encourage community councils to reflect on what is required locally in terms of the kinds of services they could deliver and raise awareness of the benefits of establishing new community and town councils.

G R Jones reported:-

- i) Attended an Environment and Public Protection Scrutiny Committee Meeting today.

Grass verges will be cut 3 times this year and only 2 times next year.

The hedgerows are mainly owned by landowners and therefore their responsibility.

Air quality is an increasing issue.

- ii) Made requests for possible funding sources for example, Welsh Church Fund. Further information will be forthcoming.

- iii) Reported regarding rubbish on the roadside opposite 51 Bridge Street.

- iv) There are two litter bins near the Bridge Inn. One will be relocated.

- v) Candidate Sites under LDP. Increasingly Llangennech is being looked at as a dormitory location for the Swansea area.

7. **Swansea City Council – Hanging Baskets**

A quotation has been received from Swansea City Council to supply and maintain flower baskets and troughs for the 2019 season.

The sum is £2192 inc. VAT for 20 lampposts, 1 trough and 1 base unit.

It was agreed to accept the quotation.

8. **Gypsy Lane – Samson Lee Development**

Councillor N Lloyd asked if other members were concerned with the way the site is being developed. There were no other comments offered.

9. **Burglaries in the village**

Councillor G R Jones reported that there appeared to be an increase of burglaries in the village.

Councillor G Thomas asked if the police could be invited to a Council meeting to discuss the matter.

The Clerk replied that the agenda is sent out every month to the police and they were specifically invited some three months ago but did not attend.

10. **Planning Applications**

There were no objections to the following applications:

S/38146 - Detached garage at 19 Aber Llchwyr

S/38162 - Single storey rear extension at 3 Brynhyfryd

S/38234 - Agricultural storage shed at Pantyclyn, Waunllech

S/38253 - Rear extension at 26 Nant y Gro

S/38252 - External lift installation at 5 Brynmead