

Pembrey and Burry Port Town Council

Ordinary Meeting

Wednesday 17th July 2019

**Present: Councillor Peter Freeman (Mayor)
Councillors Richard Adler, Linda Edwards, Pam Every, Amanda Fox, John James,
Stephen James, Robert John, John Hedley Jones, Lisa Mitchell, Karen Francis-Morris,
David Owens, Hugh Shepardson, Michael Theodoulou, Moira Thomas, Bob Walpole and
Mary Wenman.**

**In attendance: Huw Thomas (Acting Clerk and Responsible Finance Officer), Shan
Loudon (Temporary Assistant Town Clerk) and Kevin Williams (Technical Services
Officer)**

Minute taker: Ed Davies (Administrative Assistant)

(Memorial Hall 7.05pm – 8.25pm)

33. Opening prayer

A prayer was read out by the Rev. Nicholas Jones.

34. To receive apologies for absence

Apologies had been received from Cllr Shirley Matthews.

35. To receive members' declarations of interest in respect of the business to be transacted

Cllr Hugh Shepardson declared an interest in relation to planning application number S/39013.

Cllr Robert John declared an interest in relation to planning application numbers S/39014, S/39015, S/39023 and S/39078.

36. To consider Police Business if any

No representatives were in attendance but a written report had been received and would be given out following the end of the meeting.

37. To confirm the minutes of the meeting held on Wednesday 19th June and the Special meeting held on Thursday 27th June 2019

A few spelling corrections had been submitted in advance of the meeting and provided these corrections were made, Cllr Linda Edwards **PROPOSED** that they be accepted as an accurate record of the meeting, seconded by Cllr Michael Theodoulou.

In the ensuing vote 12 members voted in favour, with 5 abstentions due to not being present at the meeting. It was therefore **RESOLVED** that the minutes were an accurate account of the meeting.

Mayor/Maer
18/09/2019

Action: Admin Assist

A request for a correction with regards the recorded apologies for the meeting was made and provided this correction was made, Cllr David Owens **PROPOSED** that the minutes were an accurate record of the meeting, seconded by Cllr Moira Thomas.

In the ensuing vote 6 members voted in favour with 11 abstentions due to not being present at the meeting. It was therefore **RESOLVED** that the minutes were an accurate record of the meeting.

Action: Admin Assist

38. To receive a verbal update from the Chairs Committee

Members heard that the Committee had met on the 9th July where they had discussed the following matters:

- Met with the head of Ysgol Parc y Tywyn to discuss the application for Safe Routes to School funding, which would be filled in by the school.
- Set the agenda for the Town Council Ordinary Meeting.
- Updated on the community engagement process via the Organisations Meeting held on July 16th.
- Updated on the Town wi-fi – The Chairs had decided that it was not fair to exclude Pembrey from the plans and so had taken the decision to move one of the hubs from Burry Port and to purchase an additional hub for £1700 to provide Pembrey with plenty of coverage. The Chairs were asking for the Town Council to ratify the decision which would provide both Pembrey and Burry Port with a free public wi-fi. The matter had also been referred to the Finance, Governance and Personnel Committee who had given their endorsement to the decision.

Cllr Michael Theodoulou **PROPOSED** that the decision to purchase an additional wi-fi hub and to move one of the Burry Port hubs to provide for wi-fi coverage for Pembrey be ratified by the Council, seconded by Cllr David Owens.

In the ensuing vote 17 members voted in favour. It was therefore **RESOLVED** to ratify the decision.

ACTION: Acting Clerk/RFO

- Received advice from the Auditor general that grants the Council awarded could not be used to pay for arrears and debts, but that they could be awarded for use to pay rent. There was more information to follow in camera.
- Discussions following the Town wi-fi system training about the potential uses and benefits of the data it gathered for understanding and delivering on wellbeing issues in the community and to benefit the business community. A meeting aimed at communicating this to businesses would be arranged and to suggest to local businesses that they organised a business council/forum.

39. To consider the budget monitoring report

The Acting Clerk and RFO distributed three documents to all members, clarifying that in future the report would accompany their information packs.

The first document was a report that covered to the end of March 2019. Members were asked to note where virements and adjustments had been made as instructed by Committees throughout the year.

The second document was a summary of the variances and the third was a report from 1st April 2019 to 31st May 2019.

Members were asked to note the key figure from the third document which showed that the operational expenditure was at 14.34% while the target percentage would be around 16% by the end of May.

Members gave a formal vote of thanks for the work of the Acting Clerk and RFO in preparing the reports.

Cllr David Owens **PROPOSED** that they be accepted, seconded by Cllr Michael Theodoulou.

In the ensuing vote 17 members voted in favour. It was therefore **RESOLVED** that the reports be accepted.

40. To consider the following planning applications.

Members heard that the Planning Sub-Committee had met on 16th July and had discussed the following applications.

<u>Application No.</u>	<u>Name and Address of Applicant</u>	<u>Description of Application</u>
S/39014	Jehu group, Number One, Waterton Park, Bridgend, CF31 3PH	Discharge of Condition 24 (ecological management plan) of S/36993
S/39015	Jehu group, Number One, Waterton Park, Bridgend, CF31 3PH	Discharge of Condition 25 of S/36993 (travel plan)
S/39013	Ashburnham Golf Club - Anderson, Ashburnham Golf Club, Cliff Terrace, Burry Port, SA16 0HN	New teaching and practice bays
S/39023	K. Green, Cenrhos Farm, The Graig, Burry Port, SA16 0DF	Retention of conversion of former agricultural barn to residential annexe and holiday-let accommodation, with alterations to roof to form first floor accommodation.
S/39030	Mr. David Danskin, Garth y Grug, Heol y Foel, Foelgastell, Llanelli, SA14 7ER	Cutting back overhanging branches on several trees, (on TPO/S14) to prevent obstruction along council-maintained roadway (shown A-B on attached plan). At Coed Rhyal, Pembrey, Burry Port, Llanelli, SA16 0JS
S/39060	Darrel Littlewood Ty'r Eithin Farm, Trimsaran, Kidwelly, SA17 4LA.	Construction of a two-storey detached dwelling at land rear of 7 Gwelfor, Burry Port, Llanelli, SA16 0AH
S/39078	Jehu group, Number One, Waterton Park, Bridgend, CF31 3PH	Discharge of condition 27 on S/36993 (a detailed lighting and landscaping plan, focusing on minimising lighting impacts near to bat roosts and maintaining flight lines and

		dark corridors) at land part of former Goodig Hotel, Pwll Road, Burry Port.
--	--	---

The Sub-Committee made the following recommendations:

S/39014 – The Sub-Committee had serious concerns regarding the attempt to discharge this condition and recommended **refusal**.

S/39015 – The Sub-Committee had serious concerns regarding the attempt to discharge this condition and recommended **refusal**.

S/39013 – The Sub-Committee had no objections and recommended **approval**.

S/39023 – The Sub-Committee had concerns that this was a retrospective application but had not discovered any complaints by neighbours and recommended **approval**.

S/39030 – The Sub-Committee had no objections and recommended **approval**.

S/39060 – The Sub-Committee had no objections and recommended **approval**.

S/39078 – The Sub-Committee had serious concerns regarding the attempt to discharge this condition and recommended **refusal**.

Members echoed the concerns of the Planning Sub-Committee regarding applications S/39014, S/39015 and S/39078 to discharge the imposed planning conditions and discussed at length the problems and issues involved.

Members were reminded that the 21 day limit, within which an observation could be lodged had passed for applications S/39014, S/39015, S/39013, S/39023 and S/39030.

Cllr Michael Theodoulou **PROPOSED** that a letter be prepared and sent to the Planning Department at Carmarthenshire County Council, the Chief Executive and Executive Board of Carmarthenshire County Council, Nia Griffiths MP, and Lee Waters AM to express in the strongest possible terms the concerns at a social landlord in giving freedom to its contractor to submit a discharge request on so many of its planning conditions.

In the ensuing vote 15 members voted in favour with 2 abstentions, due to previously declared interests, it was therefore **RESOLVED** for the letter to be prepared and sent to the listed recipients.

ACTION: Acting Clerk and RFO

Members discussed the issue of the missed 21 day limit, noting their previous resolution to allow the Planning Sub-Committee to meet as required and to submit its decisions on behalf of the Council in cases of emergency. It was noted that a request to extend the period by 7 days could be made within the 21 day limit.

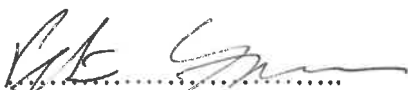
Cllr Michael Theodoulou **PROPOSED** that an urgent meeting of the Planning Sub-Committee be arranged with the Acting Clerk and RFO to design a flexible solution to their meeting schedule, seconded by Cllr Stephen James.

In the ensuing vote 15 members voted in favour with 2 abstentions, due to previously declared interests, it was therefore **RESOLVED** for the meeting to be arranged.

ACTION: Acting Clerk and RFO

Members voted in the following manner for each application:

Mayor/Maer
18/09/2019



S/39014 – The Council agreed with the recommendation of the Planning Sub Committee and recommended **REFUSAL**, with 15 voting in favour of the position with 2 abstention due to declared interest.

S/39015 – The Council agreed with the recommendation of the Planning Sub Committee and recommended **REFUSAL**, with 15 voting in favour of the position with 2 abstention due to declared interest.

S/39013 – The Council agreed with the recommendation of the Planning Sub Committee and recommended **APPROVAL**, with 15 voting in favour of the position with 2 abstentions due to a declared interest.

S/39023 – Cllr Stephen James made a **COUNTER-PROPOSAL** for a recommendation of refusal to be made due to concerns at the nature of the development and that it was a retrospective application, seconded by Cllr Michael Theodoulou. The Council agreed with the counter-proposal, with 15 voting in favour and 2 abstentions due to declared interests and recommended **REFUSAL**.

S/39030 – The Council had no objections and recommended **APPROVAL**, with 16 voting in favour of the position with 1 abstention due to a declared interest.

S/39060 – The Council had no objections and recommended **APPROVAL** with 14 voting in favour, 2 against and 1 abstention due to a declared interest.

S/39078 – The Council had serious concerns regarding the attempt to discharge this condition and recommended **REFUSAL**, with 15 voting in favour of the position with 2 abstention due to declared interest.

The following re-application had also been considered after being received after the distribution of the agenda:

<u>Application No.</u>	<u>Name and Address of Applicant</u>	<u>Description of Application</u>
S/21597	Persimmon Homes	Construction of 100 dwellings and associated works

Members noted that new information had been submitted but did not feel it addressed the concerns raised when the application was first considered. The Council decided to maintain its position to recommend **REFUSAL** with 16 voting in favour of the position and 1 abstention due to declared interests.

The TSO was instructed to communicate the decisions to the Planning Consultations Department at Carmarthenshire County Council.

ACTION: TSO

41. To receive any County Councillors' reports

Cllr Amanda Fox stated that she had followed up on concerns regarding a lack of CCTV in Burry Port and had approached the County Council and the Police Commissioner. They had confirmed that new cameras would be put in place around Burry Port, initially covering a small area but that these would be added to over time.

Cllr John James stated that they had also been working on pressuring the County Council to provide suitable toilet facilities at the Harbour, having presented the petition and informed them that the public would next be looking at means of peaceful protest. A meeting had been agreed to but the date had yet to be set.

Cllr Hugh Shepardson stated that the official opening of the restaurant in Pembrey Country Park had taken place.

42. To receive the Mayor's report.

The Mayor reported that he had attended the following events:

- Cheque presentation to Burry Port Bowls Club
- Charity event for the Chair of Llanelli Rural Council's charity fund.
- Pembrey and Burry Port Carnival
- Introduction of a hymn at the Songs of Praise event
- Cydweli Carnival
- Civic Service of the Chair of Llanelli Rural Council

Members were reminded that the Mayor's Civic Service would take place on Sunday July 21st in St Iltyd's Church.

43. To receive reports by elected members as Council Representatives on outside bodies.

Cllr David Owens handed out copies of his report following on from the Innovative Developments Conference hosted by One Voice Wales. He stated that it had highlighted that the Council needed to produce a Sustainability plan by the end of 2019, but that it could be embedded in an existing plan.

Members were advised on the available resources and that the Regeneration and Wellbeing Committee would be leading on this plan, with important contributions to be made from the Resilient Community Forum.

ACTION: Ref to Regen Cmte

Cllr Michael Theodoulou reported that the Community Forums had undertaken a public workshop event with community organisations.

He also reported that the Council had hosted the most recent meeting of the Carmarthenshire Committee of One Voice Wales in the Bowls Club. It had been reported in that meeting that when toilet facilities had been transferred from the County Council to Town and Community Councils without charge, the Town and Community Councils had also been given large rates bills. From January it had been agreed that Town and Community Councils would be exempt from those rates on toilet facilities. During the same meeting he had been elected as Vice Chair of that Committee.

43. Consideration of a recommendation on the future use of the Chapel of Rest

Cllr David Owens as Vice Chair of the Burials Sub-Committee stated that a meeting had been arranged and held, including a site visit as was agreed during the last Ordinary Meeting. The Sub-Committee had made a recommendation which had be referred to the Facilities and Assets Committee, received its endorsement and was now being presented to the Town Council.

The recommendation was for the building to maintain its use as a Chapel of Rest with space for up to 45 people during a service, but for a section to be partitioned off for the creation of a new office.

Cllr Stephen James **PROPOSED** that the recommendation be accepted, seconded by Cllr Moira Thomas.

In the ensuing vote 17 members voted in favour and so the Council **RESOLVED** to follow the recommendation of the Burials Sub-Committee.

ACTION: TSO

44. To note the following minutes for information:

Date	Meeting
Wednesday 5 th June 2019	DRAFT Facilities and Assets Committee
Monday 10 th June 2019	Finance, Governance and Personnel Committee
Monday 10 th June 2019	Community Engagement Sub Committee
Tuesday 11 th June 2019	Chairs Committee
Wednesday 12 th June 2019	Regeneration and Wellbeing Committee
Monday 24 th June 2019	Community Engagement Sub Committee

Noted.

45. To consider communications received

Noted.

46. In camera discussions

Cllr David Owens **PROPOSED** that the meeting move to in camera, seconded by Cllr Lisa Mitchell.

In the ensuing vote 17 members voted in favour. It was therefore **AGREED** to move the meeting to in camera.

Ed Davies and Kevin Williams left the meeting 8.25pm

In camera - That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press be excluded from the meeting during consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

a) **To confirm the confidential minutes of the Town Council meeting held on Wednesday 19th June 2019**

The minutes of the above meeting were approved.

b) **Update on staffing issues**

Staffing issues were discussed.

Mayor/Maer



c) To note the following confidential minutes

Date	Meeting
Wednesday 5 th June 2019	DRAFT Facilities and Assets Committee
Thursday 6 th June 2019	Chairs Committee
Monday 10 th June 2019	Finance, Governance and Personnel Committee
Tuesday 11 th June 2019	Chairs Committee
Wednesday 12 th June 2019	Regeneration and Wellbeing Committee

Noted.