

# Cyngor Cymuned Llangynfelyn Community Council

## Minutes of the meeting held on 11<sup>th</sup> September 2023

**2023/24. Present:** Councillor M James (in the chair), D James, B Davies, Haynes, Pargeter, Stacey, Raffan, Evans & C Davies. The clerk was in attendance.

**36. Apologies.** Councillor Halestrap.

**37. Minutes of the previous meeting.** The minutes of the meeting held on 03<sup>rd</sup> July 2023 were accepted and signed. Proposed Councillor Stacey. Seconded Councillor D James.

**38. Declaration of interest.**

None

**39. Matters arising.**

*i. Footpath clearing/signage* – the Clerk reported no formal tenders have yet been received following direct contact with local contractors, however further queries have been made by Robert Griffiths and Thomas Chapman during July and August. Councillor Haynes queried duration of contract council might consider once a contractor is secured – 2 year? Councillor Raffan noted that part of footpath 3/9 has been cut back by local residents.

**Action Point:** a). Clerk to contact local contractors again for formal tender.

*ii. Condition of road surface Mill Street, Tre'r Ddol.* Councillor C Davies reported an email received from Highways Department, Ceredigion County Council (CCC), noting that road C1094 (Taliesin to Llangynfelyn by Romans) has sunk. Nothing else noted re: North Road and Mill Street, Tre'r Ddol.

Councillor D James noted that CCC has filled some potholes in Tre'r Ddol village early September 2023.

Council noted that speeding through Taliesin is on-going. Councillor M James noted that council could purchase and install speed noting signs. Council noted that if planning application A230597 is granted, there will be an increase in vehicle usage of the junction by Temperance House. Councillor Haynes noted that it is difficult for pedestrians crossing C1094 by Temperance House to see vehicles turning from south side of A487.

**Action Point:** a). Councillor C Davies to query with Highways Department, CCC again.  
b). Clerk to email CCC through Clic again.  
c). Clerk to query cost of speed noting signs.

*iii. Bus stop Taliesin.* The Clerk reported that North and Mid Wales Trunk Roads Agency (NMWTRA) have been approached 08/08/2023 re: moving bus stop. Spencer Alan Lloyd, Route Manager, NMWTRA advised 08/08/2023 that this is not within their remit and he forwarded clerk's query to Welsh Government (WG). Department for Climate Change, WG advised 09/08/2023 that this is a matter for local authority CCC and NMWTRA. Following consideration, council resolved to approach Ben Lake MP, Elin Jones AM, and Cefin Campbell AM for help to move this matter forward.

**Action Point:** a). Clerk to contact Ben Lake MP, Elin Jones AM, and Cefin Campbell AM.

*iv. Registration of parish common ground with Rural Payments Wales (RPW).* The Clerk reported an email reply from Christopher Bates, Morris & Bates solicitors 07/09/2023 advising that this query would be better dealt with by NFU, FUW, or Agri Advisor Solicitors.

- Action Point:** a). Clerk to query with solicitor group Agri Advisor.  
b). Councillor C Davies to query with Nick Fenwick.

#### 40. Finance.

- i. NRW – Borth Bog Internal Drainage District  
**Action Point:** a). Clerk to pay. Proposed Councillor B Davies. Seconded Councillor Stacey. BACS 12/09/2023.
- ii. Ceredigion County Council – Precept instalment 2 2023/24 received 28/07/2023 - £2333.33
- iii. HSBC – Change of Community Council bank account name – completed August 2023
- iv. HSBC – Safeguard review  
**Action Point:** a). Clerk to complete asap.

#### 41. Correspondence and Communication.

- i. One Voice Wales  
→ Climate Change and Nature Action Guide for Community and Town Councils in Wales
- ii. One Voice Wales  
→ Forward Development Plan 2023-27' for Pontypridd Town Council
- iii. One Voice Wales  
→ Training dates August and September 2023 – council noted there isn't a responding to planning training course provided by OVW. Councillor Stacey reported that Planning Aid Wales provide online training courses at a cost of ~£38 per person per session <https://planningaidwales.org.uk/events/planning-online/>  
**Action point :** a). Clerk to book Councillor Raffan for Code of Conduct training 27/09/2023.
- iv. One Voice Wales  
→ Conference and AGM
- v. Audit Wales  
→ Consultation on Fee Scales 2024-25  
**Action point :** a). Clerk to complete.

#### 42. Planning.

- i. A230597 - Erection of 4no. dwellings and associated works - Opposite Terrace Row, Taliesin, Machynlleth, SY20 8JL  
**Action Point:** a). Clerk to submit Council observations – see attached.

#### 43. Other Items of Interest.

- i. Councillor Pargeter noted it would be beneficial for council to include a report of local news in the Cambrian News, as well as Papur Pawb and Llangynfelyn community support group Facebook page.
- ii. Councillor Haynes reported that the light in Mill Street, Tre'r Ddol still hasn't been fixed. With shorter daylight hours fast approaching residents are concerned. Councillor M James has also been approached by concerned residents.  
**Action point:** a). Councillor C Davies to query with Highways Department, CCC.
- iii. Councillor Haynes reported vehicle registration KK57 0VU – SORN and MOT expire 30/09/2023, parked opposite the bus stop in Taliesin. Local residents have reported seeing rats leaving the vehicle.
- iv. Councillor C Davies reported she has queried ownership of ramp into Llanfach with CCC – still awaiting confirmation.
- v. Councillor D James noted Llangynfelyn Church yard, the area by the defibrillator box, and the area by the community council noticeboard are very overgrown. Councillor Pargeter noted the wall by Llangynfelyn Church is falling into disrepair. Council noted these areas belong to the Diocese.  
**Action Point:** a). Clerk to contact the Diocese in Llanbadarn Church to advise.

- vi. Councillor Haynes reported the Pwyllgor y Henoed Llancynfelin committee have secured a 'small grant' from CAVO which will be utilised to run a series of coffee mornings in Llanfach for parishioners and friends starting 20/09/2023.
- vii. The Clerk noted that it would be beneficial for council to own a copy of Arnold-Baker on Local Council Administration, 13<sup>th</sup> Edition 2023. Purchase cost from SLCC £141.00.  
**Action Point:** a). Clerk to purchase.
- viii. The Clerk noted the annual review of Clerk's salary.  
**Action point:** a). Clerk to forward a copy of NALC payscales to Chair for council to discuss by email. Chair to report back at October meeting.

**44. Date of the Next Meeting.** 09 October 2023

*Meeting opened 7.00pm*

*Meeting closed 9.05pm*

## Planning Consultation

Llangynfelyn Community Council

19/09/2023

Planning Officer: Sam Pugh

Planning application: A230597

### Description of the Proposal:

Erection of 4no. dwellings and associated works - Opposite Terrace Row, Taliesin, Machynlleth, SY20 8JL

### Observations/Comments

The council have discussed this application and have the following comments to make:

Llangynfelyn Community Council welcomes new housing developments, and recognise that Ceredigion needs more affordable housing and family homes; and is happy to see new developments within the parish of Llangynfelyn. Given this we do request that Ceredigion Planning officers be mindful of any potential adverse effect on local residents, with particular consideration to all road users. We feel that insufficient consideration has been given to the needs of present local residents particularly with regard to parking and accessing the A487, and that there are serious implications for the extra usage of the junction by Temperance House. On that basis, Llangynfelyn Community Council request a site meeting to include representation from Ceredigion Planning Department, the applicants, NMWTRA, and Llangynfelyn Community Council prior to any final decision on this application. We feel that our fears regarding road safety justify our call for a site meeting.

Further:

1. Llangynfelyn Community Council notes conditions detailed by Highways & Environmental Services points 1 to 9 and is disappointed to note that Ceredigion Highways & Environmental services have not given due consideration to road safety at junction from C1094 onto A487 by Temperance House.
2. Llangynfelyn Community Council note conditions detailed by Dŵr Cymru.
3. Llangynfelyn Community Council is concerned regarding the increased use of the junction by Temperance House from C1094 onto A487. This matter has been raised previously by council with associated application A200727 and is in direct contravention of the Wellbeing of Future Generations (Wales) Act 2015, wellbeing goal – A healthier Wales, National Well-being Indicators 24, 25, 26, & 27 to mention just a few. Llangynfelyn Community Council would like to repeat their concerns to Ceredigion Planning that this junction is very dangerous for all road users - cars and bikes particularly struggle when turning right (south) onto the A487 from C1094 due to the blind corner. Users have no advance warning of vehicles approaching the junction from the south on the A487 where there are regular near misses. It is also a very difficult junction for pedestrians to navigate. High school children need to cross the A487 in order to reach the (school) bus stop in the mornings. Extra traffic turning south at this junction, where there is already poor/no visibility when crossing, will only serve to add to local frustrations.
4. Llangynfelyn Community Council is concerned regarding the reduced availability of parking in Tre-Taliesin if this development is granted. There is currently parking for approximately 6 to 8 vehicles along C1094 verge (site frontage), which is in constant use – council have previously upgraded this area with hardcore chippings to assist users with off-road parking following permission from Ceredigion Highways & Environmental Services. Again, losing these parking spaces, would contravene the Wellbeing of Future Generations (Wales) Act 2015, wellbeing goal – A healthier Wales, National Well-being Indicators 26 & 27.
5. Llangynfelyn Community Council are pleased to note that Ceredigion Planning have added the retaining/replacement of the existing hedgerow along the C1094 as a Reserved Matter. This hedgerow is/will be highly beneficial to the Community Councils future Biodiversity Plan by providing connectivity for a range of species - including Bats, Swallows, House Martins and Swifts, to benefit from the invertebrates in the hedgerow. This hedgerow provides a route between the woodland above the A487 and the hedgerow which leads onto Cors Fochno - an important and extensive area of the UNESCO Dyfi Biosphere, Dyfi National Nature Reserve, and SSSI. Keeping this hedgerow on plan highlights Ceredigion Planning Department's continued commitment to Wellbeing of Future Generations (Wales) Act 2015, wellbeing goal – A Resilient and Globally Responsible Wales, National Well-being Indicators 43 & 44. However, Llangynfelyn Community Council fear that this hedgerow could be removed accidentally by contractors during the construction phase, despite remaining on the plans and although Ceredigion Planning have been very clear in the Informatives on this matter, Llangynfelyn Community Council are concerned that these instructions may be forgotten going forward.
6. Llangynfelyn Community Council formally request access to the response supplied by NMWTRA – not currently available on Ceredigion planning portal, prior to the closing date for representation and with sufficient time for consideration.