

# Cyngor Cymuned Llangynfelyn Community Council

Minutes of the meeting held on 17<sup>th</sup> October 2023

**2023/24. Present:** Councillor B Davies (in the chair), D James, Haynes, Pargeter, Evans, Raffan (8.20pm due to meeting date change), & C Davies (7.40pm). The clerk was in attendance.

**45. Apologies.** Councillor Halestrap, M James, & Stacey,

**46. Minutes of the previous meeting.** The minutes of the meeting held on 11<sup>th</sup> September 2023 were accepted and signed. Proposed Councillor Haynes. Seconded Councillor Evans.

**47. Declaration of interest.**

None

**48. Matters arising.**

*i. Footpath clearing/signage* – the Clerk supplied council with a quote from Robert Griffiths dated 13/09/2023. Council noted that the cost of maintaining footpath 3/6, 3/9, and 3/10 is considerable, however employing the services of a professional should keep these paths well maintained going forward. Council queried if Ceredigion County Council provided any grant towards helping with footpath maintenance? Councillor Evans proposed voting on acceptance/rejection of quote by Robert Griffiths. Councillor Haynes seconded. Motion carried 3 for, 1 against, 1 abstention (Councillor B Davies).

**Action Point:** a). Clerk to inform Robert Griffiths asap.  
b). Clerk to query with CCC availability of grants.

*ii. Condition of road surfaces within parish.* The clerk reported an email received from Pandora Technologies Ltd Radar Speed Signs dated 17/10/2023 re: price for ‘flashing’ speed signs:

- Speed sign with additional ‘arafwch/slow down’ message - £2600.00 each + vat
- Speed sign with additional ‘arafwch/slow down’ & ‘diolch/thank you’ message - £2800.00 each + vat
- Solar kit - £475.00 per sign + vat
- 5% discount for order of 4 sets or more

Council noted the cost of these signs as expensive and decided to shelve the idea for now. Maybe reconsider in the future.

Councillor Haynes noted that some deep potholes have formed on Chapel Street, Taliesin. Clerk to contact Highways, CCC.

**Action Point:** a). Clerk to advise Highways, CCC re: potholes Chapel Street.

*iii. Street light Mill Street, Tre’r Ddol.* The clerk reported an email received from Simon Bray, Street Lighting Engineer, Ceredigion County Council (CCC) dated 17/10/2023 advised that the streetlight on Mill Street has been re-installed and was back in working order when the engineer left on 27/09/2023. Council not certain either way. Councillor B Davies volunteered to check and advise council asap.

**Action Point:** a). Councillor B Davies to confirm if streetlight in Mill St, Tre’r Ddol in working order.

*iv. Rubbish collection Tre’r Ddol.* The clerk reported an email received from a concerned Tre’r Ddol resident dated 12/10/2023. Council noted the area in the attached photo, where the rubbish bags are gathered, is private property.

**Action Point:** a). Clerk to email resident and advise.

v. *Bus stop Taliesin.* The clerk reported email correspondence with the office of Elin Jones AM. The clerk has clarified the problems council have encountered with Ceredigion County Council, North and Mid Wales Trunk Roads Agency, and Welsh Government (WG). Department for Climate Change. Elin Jones AM office to take matter forward with Welsh Government minister for Climate Change Lee Waters AM.

vi. *Llangynfelyn Church Wall.* It has been brought to council's attention that the person who bought Llangynfelyn Church leases the garden areas from the Diocese, but the boundary wall is the responsibility of Ceredigion County Council (CCC). Council noted that the area around the noticeboard and defibrillator box are very overgrown.

**Action Point:** a). Clerk to contact CCC to report condition of the wall and request area around noticeboard and defibrillator box to be cut-back.

vii. *Parish common ground.* The Clerk reported an email reply received from Alison Harvey, Rural Advisor (sister company to Agri Advisor Solicitors), dated 26/09/2023. Alison advised that the window for the Welsh Government (WG) Habitat Wales Scheme opens on 29/09/2023 and closes on 11/11/2023. Land needs to be registered with Rural Payments Wales (RPW) to enter the scheme as claims are made through the WG Single Application Form (SAF). Alison will make internal enquiries re: community council registering common ground with RPW, and will contact the clerk with an update in due course. The clerk noted that the parish common ground is not currently registered with RPW. Following consideration, council moved to not investigate the current Habitat Wales Scheme until further clarification re: registering common ground with RPW, has been received.

Councillor C Davies awaiting reply from Nick Fenwick, Head of Policy FUW.

viii. *Clerk job appraisal.* Due to the absence of x3 councillors (one third of council), Councillor Evans proposed moving this item on to meeting 13/11/2023. Councillor D James seconded. Council resolved.

#### **49. Finance.**

i. Gwilym Rippon - invoice for Code of Conduct training - £199.30 – split with Ysgubor y Coed Community Council (£398.60 total invoice)

**Action Point:** a). Clerk to pay. Proposed Councillor D James. Seconded Councillor Evans. BACS 23/10/2023.

ii. Ceredigion County Council – Precept 2024/2025 notification to be submitted by 26/01/2024.

iii. Audit Wales – Completion of Audit ending 31<sup>st</sup> March 2023

**Action Point:** a). Clerk to display on noticeboards.

iv. Clerk's expenses - £164.77

**Action Point:** a). Clerk to pay. Proposed Councillor Haynes. Seconded Councillor Evans. BACS 28/10/2023.

#### **50. Correspondence and Communication.**

i. Ceredigion County Council

→ WESP Consultation - change of language provision

ii. Ceredigion County Council

→ Ceredigion Council Tax Premium

**Action Point:** a). Clerk to display on noticeboards.

iii. One Voice Wales

→ Newsletter No.1

- iv. One Voice Wales  
→ SEPTEMBER & OCTOBER 2023 TRAINING DATES
- v. Welsh Parliament  
→ Consultation: Scrutiny of the Welsh Government Draft Budget 2024-25
- vi. Eco Dyfi  
→ how should ecodyfi develop?
- vii. Ceredigion County Council  
→ Review of Polling Districts, Places and Polling Stations of Ceredigion Council area 2023
- viii. Hywel Dda  
→ Bevan Commission: engagement events
- ix. Ceredigion Public Services Board  
→ Ceredigion Public Service Board Well-being Plan 2023-28
- x. Ceredigion County Council  
→ Support for Play Area Network Ceredigion
- xi. Older People's Commissioner for Wales  
→ Support to capture older people's experiences of GP services.
- xii. Hywel Dda  
→ Second Phase of Wales Air Ambulance Service Engagement to Take Place in October

## **51. Planning.**

None

## **52. Other Items of Interest.**

- i. The clerk presented council with a draft letter to be forwarded to both registered owners of 9 Maes Clettwr, Tre'r Ddol.  
**Action Point:** a) Clerk to forward letter to both registered owners.
- ii. Councillor Haynes reported that residents of Taliesin are concerned about the caravan on Temperance Lane which is in a poor state of repair and appears to have been abandoned.  
**Action Point:** a) Clerk to report to Ceredigion County Council.
- iii. Council noted that a new planning application has been submitted by Mr Michael Rowlands, Talybont, A230664 – Demolition of garage and erection of a two bedroomed dwelling.  
**Action Point:** a) Clerk to query asap.
- iv. Councillor B Davies noted that Councillor Stacey gave birth to her baby daughter, Medi Manaw, in early September. Mother and daughter both doing well. Council extend their warmest congratulations to Councillor Stacey and her partner.
- v. The clerk noted that council do not have a Biodiversity policy.  
**Action Point:** a) Council to put a Biodiversity policy in place asap.

## **53. Date of the Next Meeting.** 13 November 2023

*Meeting opened 7.00pm*

*Meeting closed 9.15pm*

## Planning Consultation

Llangynfelyn Community Council

28/10/2023

Planning Officer: Sam Pugh

Planning application: A230664

### Description of the Proposal:

Demolition of garage and erection of a two bedroomed dwelling – Morurdy/Storfa, Tre-Taliesin, Machynlleth, Ceredigion, SY20 8JH

### Observations/Comments:

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

- council are concerned to note that Ceredigion Planning did not approach the community council for observations/comment.
- council note observations detailed by Ceredigion Highways & Environmental Services, in particular those regarding the Wellbeing of Future Generations (Wales) Act 2015 and Ceredigion Local Development Plan.
- council welcome new housing development in the parish and recognise that Ceredigion needs more affordable housing; but do request that Ceredigion Planning officers be mindful of potential adverse effects on local residents.
- council commented on Refused previous application A220570, noting the lack of parking provision and other outdoor space. Although the two-storey build current application allows for a parking area to the side and green area to the back of the build, these areas are relatively small. The application notes that no provision for Waste Storage and Collection is included.
- council note concerns highlighted by a number of local residents especially the reduced privacy a two-storey build will have on neighbouring properties, if this application is granted.
- council are concerned to note that the applicant/agent has not consulted neighbours or local community about the proposal.
- council re-affirm the narrow access road provides access for other dwellings, who would be adversely affected if vehicles are parked along its edge.
- council note the access roads form part of the Ceredigion Coastal Path and have no pavement. Also, junction onto the A487 by Temperance House is very dangerous, particularly for vehicles/cyclists. The council are concerned about any increase in users.
- council note the absence of a Bat report with this application. NRW have referenced Bat Report, dated 21/07/2022 by Geraint Lewis, has identified that bats were not using the application site.
- council are concerned to note discrepancies within the application –  
Point 22 – Existing Use – Modurdy/Storfa  
Point 17 – All Types of Development : Non-residential floorspace – Does your proposal involve the loss, gain or change of use of non-residential floorspace? – answer by applicant/agent – NO.
- council do not consider that another dwelling at this location would be an asset to the community, however they also note that the current building is in a very poor state of repair.