

Cyngor Tref Sanclêr – St Clears Town Council
Minutes of the monthly meeting held at the Gate on
Tuesday, 20th September 2022 at 7.00pm

Present: Cllrs WEVJ Davies, CM Davies, RG Edwards, O Grant and PJRogers.

77. **Apologies** – Cllr KA Major and Cllr C Jones (County Councillor)
78. **Declarations of Interest** –
Cllr WEVJDavies, Item 80 Planning at BrynHeulog as member lives at Gothic Corner.
Cllr CMDavies, Item 89 – Christmas lights and event due to being a member of the Community Association.
79. **To confirm the minutes of the meetings of the Town Council held on 21st June 2022, 5th July, 19th July and 6th September 2022.**
Cllr PJRogers proposed, and Cllr CMDavies seconded that the minutes are a true record of the meeting held on 21st June 2022.
Cllr PJRogers proposed, and Cllr RGEwards seconded that the minutes are a true record of the meeting held on 5th July 2022.
Cllr RGEwards proposed, and Cllr CMDavies seconded that the minutes are a true record of the meeting held on 19th July 2022.
Cllr PJRogers proposed, and Cllr RGEwards seconded that the minutes are a true record of the meeting held on 6th September 2022.
RESOLVED to adopt the minutes as a true record of the meetings held on 21st June 2022, 5th July, 19th July and 6th September 2022.
80. **Matters arising (exchange of information only)**
21st June meeting, Item 34 communication with Steve Pilliner regarding traffic concerns and safety measures needed at Gothic Corner. Cllr P Hughes (County Councillor) is to arrange a meeting regarding this matter. Letters sent to Carmarthenshire’s planning department and Asbys requesting a site meeting and expressing the Council’s concerns.
Concerns include speed of vehicles travelling along the slip road into the town up to the Forge and back again (circular route) and issues at Heol Goi, where the refuse lorry failed to empty bins due to vehicular restrictions.
81. **To receive the County Councillors’ Update** – No report received as members absent,
82. **To receive the Clerk’s Report**
I. **Carmarthenshire County Council**
(i). **Planning/Licensing.**

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| PL/04099 26/07/22 | Approval of reserved matters on PL/01474 (appearance, landscaping, layout & scale) | Pencoed Farm, St Clears, Carmarthen, SA33 4JR | Dyddiad Dechrau Ymgynghori: 25/07/2022 | Dyddiad Gorffen Ymgynghori: 15/08/2022 |
| PL/04262 26/07/22 | Prior notification: Road (agricultural/forestry) - Concrete agricultural track through field | Parc Yr Abbot, St Clears, Carmarthen, SA33 4NB | Closed | Decision Made |
| PL/04099 25/07/2022 | Approval of reserved matters on PL/01474 (appearance, landscaping, layout & scale) - Rural Enterprise Dwelling | Pencoed Farm, St Clears, Carmarthen, SA33 4JR | Under Consultation | Consultation Period |
| PL/04489 11/08/22 | Wooden Pergola constructed into beer garden to allow covered seating for diners / drinkers. Aluminium Pergola constructed to cover pool table and table tennis table | Corvus Inn, Station Road, St Clears, Carmarthen, SA33 4BG | Dyddiad Dechrau Ymgynghori: 10/08/2022 | Dyddiad Gorffen Ymgynghori: 31/08/2022 |
| PL/03374 11/08/22 | Residential development of 66 dwellings together with access, landscaping, drainage, and associated works This is to inform you that the above planning application is open for RE-CONSULTATION. | Land to the west of High Street, St Clears, Carmarthen | RE-CONSULTATION: AMENDED PLANS ADDITIONAL INFORMATION RECEIVED | Re-consultation End Date: 25/08/2022 |
| PL/04463 15/08/22 | Replacement agricultural building | Ashbrook, St Clears, Carmarthen, SA33 4AR | Dyddiad Dechrau Ymgynghori: 16/08/2022 | Dyddiad Gorffen Ymgynghori: 06/09/2022 |
| PL/04474 15/08/22 | Conversion of existing barn into two holiday lets | Bryn Heulog, St Clears, Carmarthen, SA33 4LX | Dyddiad Dechrau Ymgynghori: 16/08/2022 | Dyddiad Gorffen Ymgynghori: 06/09/2022 |

PL/03374 - Residential development of 66 dwellings together with access, landscaping, drainage, and associated works at Land to the west of High Street, St Clears, Carmarthen. This is to inform you that the above planning application is open for RE-CONSULTATION. 11/08/22 – **RESOLVED to submit letter of objection**

based on concerns appertaining to infrastructure, traffic, access, water, and sewage issues.

Consideration of 106 monies to improve the park area with a rolling replacement programme to be considered at next meeting of council.

ii) Hedd Harries Community Engagement Officer www.planed.org.uk
hedd.harries@planed.org.uk

PLANED has been commissioned by 4CG in Cardigan to complete the work independently as it is no secret that the current housing situation is desperate, especially for young people. In order to act, the needs of those within the locality needs to be sought, so please complete the 10-minute questionnaire: <https://forms.office.com/r/GxutYUnC75> In the case you would like to hard copies of the questionnaire, please contact hedd.harries@planed.org.uk

2. Keep Wales Tidy

[Resilient Communities Programme Grant](#),

3. Welsh & UK Government

Nominate someone for the Welsh Government **St David Awards**, which are the national awards for Wales and reflect and celebrate the aspirations of Wales and its citizens as a modern, vibrant country that values innovation, community spirit and its people.

4. Training & Conferences

- a) One Voice Wales, INNOVATIVE PRACTICE CONFERENCE – WEDNESDAY 14 SEPTEMBER 2022. The theme this year is ‘Gearing Ourselves Up to Provide for Successful and Vibrant Towns and Communities.

83. To receive the financial report.

| 31-May-22 | | | | | | | |
|--|------------------|------------------------------------|------------------|------------------|---------------------|---------------------|-----------------|
| BALANCES | | | | | | | |
| Current | Premium 828 | Invest.506 | | | | | |
| = | 55,436.35 | 57,550.56 | | | | | |
| Receipts to date | | | | | | | |
| PRECEPT | Event Income | Welfare Field Hire | INTEREST | SLA | Grants | Other | |
| 33,635.40 | 0.00 | 515.00 | 17.49 | 0.00 | 0.00 | 0 | |
| Budget | 100,960.20 | 2,500.00 | 0.00 | 40.00 | 0.00 | 0.00 | |
| Payments to date | | | | | | | |
| Current v. Budget | | Current sub-category totals | | | | | |
| F & R Com - General Admin (Personnel) | Total | Salary | Nl ee | Nl ers | Tax | Staff Review | Other |
| | 13,769.30 | 8,701.05 | 965.93 | 1,071.17 | 1,063.00 | 0.00 | 130.00 |
| | Budget | Pension | | | | | |
| | 34,814.08 | 1,838.15 | | | | | |
| <i>Var. + (under) - (over)</i> | <i>21,044.78</i> | | | | | | |
| F & R Com - General Admin (Fees, Ins. & Subs) | Total | Subscriptions | Prof fees | Insurance | Bank charges | Conf/Fees | Conf/Exp |
| | 1,824.83 | 35.00 | 0.00 | 1,789.83 | 0.00 | 0.00 | 0.00 |
| | Budget | | | | | | |
| | 5,270.00 | | | | | | |

85. **To receive an update about the external audit.** The clerk informed Council that she has tried to contact the accountant for an update and the report but has received no correspondence to date. **RESOLVED to continue to pursue the accountant for the report and inform Audit Wales of the delay.**
86. **To approve the Clerk's salary following appraisal.** Cllr RGEwards proposed, and Cllr PJRogers seconded the salary increment following appraisal. **RESOLVED to approve the Clerk's salary following appraisal.** The council congratulated Catherine Lloyd-Jenkins, Town Clerk on her successful completion of CiLCA. (Certificate in Local Council Administration).
87. **To consider the vacant seats on Council.** The clerk presented two letters of interest to the council. Following deliberation Cllr CMDavies proposed and Cllr OGrant seconded the motion to co-opt Annalyn Davies and Tristy McDermott to council. **RESOLVED to co-opt Annalyn Davies and Tristy McDermott to Council.**
88. **To adopt induction documents for new Council members.** The clerk presented the induction documents to council for consideration. The document outlines the expectation of office, Code of Conduct etc. for new councillors. Council thanked and congratulated the clerk on the detail and presentation of the documents. **RESOLVED to adopt induction documents for new Council members**
89. **To discuss the Christmas lights and celebrations.** The Christmas lights and event for 2022 discussed. Consideration given for a joint venture with the Community Association. Cllr PJRogers proposed, and Cllr OGrant seconded the motion. **RESOLVED** that the Christmas lights and event for 2022 would be a joint venture between Council and St Clears' Community Association. Lights illuminated on Monday, 21st November. A meeting to be held on Tuesday, 18th October 2022 @ 6 pm to discuss and plan for the occasion.
90. **To consider the Revised Carmarthenshire Local Development Plan (LDP) 2018-2033 and planning within St Clears and surrounding area - Deferred**
91. **To receive updates in relation to**
i) the Gate and ii) Ten Towns grant -
 Cllr PJRogers led the discussion and informed members that the subgroup had met with Ben Reynolds (Urban Foundry) and Mared Pemberton (CCC) to discuss key issues and next steps in relation to the Gate and the Ten Towns grant. The discussion included uses for the various rooms within the Gate, promoting the units and reopening the café as soon as possible. Day to day management of the building needed consideration. Cllr PJRogers agreed to map out a plan for the next six months during the hand over stage. A meeting with Jane Davies and Ian Rees (CCC) arranged for Monday, 3rd October 2022, followed by the community open day on Tuesday, 4th October. **RESOLVED** to distribute hard copies of the poster created by the clerk around the town (businesses, local school, shops, pubs etc.) as well as e-mail to different contacts and advertise on the Council's website and other social media platforms.

Wider consultation during the day is to gather the expectation and views of the community. Revenue funding up to £10,000 applied for by end of November and a further £100,000 capital fund by end of fiscal year, March 2023. Potential to use a consultant to undertake the data analyses etc. Cllr RGEwards proposed, and Cllr OGrant seconded the motion. **RESOLVED** to pursue this and set up a steering group and advertise for the support of a consultant to undertake some of the workload.

iii) Fence at Welfare field – meeting arranged for Monday, 3rd October.

92. **Correspondence**

- a) CCC - playground inspection reports - Noted
- b) Phil Snaith - National Transport Delivery Plan 2022-2027- Noted
- c) Consultation on views and comments on Audit Wales's proposals for fee rates and other aspects of the statutory fee regime for audit work
- d) Tenovus Cancer Care contribution request – Not currently
- e) Vicky Mitchell - Friends of Whitland Abbey thank you letter for donation to event - Noted
- f) Mari Arthur, Afallen – Invitation to join a fully funded circular economy programme with CCC run by Swansea University, [CEIC](#). **RESOLVED to join programme and Clerk to attend introduction meeting**
- g) Carla Dockway – Issues on Tenby Road – Noted
- h) St Clears AFC request for meeting, long term lease and grant funding application support - Deferred
- i) John Mycroft – request for trees around War memorial to be pruned.
RESOLVED to ask contractor to review the situation and tidy the area.

93. **To discuss the Guide Hut lease** – Deferred

94. **Business for the next agenda (exchange of information only)**

- Planning application at Bryn Heulog, St Clears
- Consideration of 106 monies to improve the park area with a rolling replacement programme.

The chairman closed the meeting at 21.09hrs