

St Clears Town Council
The Gate, Pentre Road, St Clears, Carmarthenshire, SA33 4AA

Minutes of the **Community, Finance and General-Purpose Committee**
meeting held at the Gate on **Tuesday 5th December 2023 at 8.00pm.**

Members of the Community, Finance and General-Purpose Committee summoned and present: Councillors RGEwards FLanc, TMcDermott, JRees, PJRogers, IThomas-Wigley. All other members of Council for information.

In attendance: Cllr WEVJDavies (observing) Press (0), Members of the public (0), Carmarthenshire County Councillor (0).

596. Apologies for absence. Cllrs GADavies, JMiller.

597. Declarations of interest. Item 556b, PL/03374 Priory fields - Cllr FLanc.

Item 603e, Town Hall Lights – Cllrs DrWEVJDavies and IThomas-Wigley

598. To consider any matters arising from the minutes of the Community, Finance and General-Purpose meeting held on the 7th November 2023 (exchange of information only). Congratulations to the Community Association and everyone involved in making the Christmas Fayre held at St Clears a great success. It was pleasing to see different businesses and associations involved and so many residents enjoying the Festive season and community spirit together. Congratulations to all involved at Bancyfelin on their successful Christmas event.

599. To receive an update regarding the contract for the maintenance to the Welfare field. NOTED. A Carmarthenshire County Council officer has visited the Welfare field to discuss the Council's maintenance requirements and is preparing an SLA quote for Council.

600. To draft the committee's budget for 2024/25. The council discussed the possibility of additional responsibility depending on what the Local Authority's budget outcome will be. As such, the Council **RECOMMENDED** that the budget be discussed and finalized during the January 2024 committee meeting considering different funding model increases, future projects, and potential additional responsibility depending on the Local Authority's budget model.

601. To consider the dates for the January meetings 2024. RECOMMENDED to continue with the approved dates as displayed on the calendar of meetings.

602. To consider planning applications as notified by Carmarthenshire County Council. It was **RECOMMENDED** that there be no observations in respect of PL/06865 but in respect of PL/06893 the following observations be

made; the fence height is out of character compared to the other properties in the vicinity and there are concerns that the fence height may impair visibility for access.

PL/06865	Proposed alterations and extensions to existing Farmhouse.	Wern Farm, High Street, Bancyfelin, Carmarthen, SA33 5NE	Dyddiad Dechrau Ymgynghoriad: 23/11/2023	Dyddiad Gorffen Ymgynghoriad: 14/12/2023
PL/06893 30/11/23	Construct 1.8m high timber fence around the front lawn of property to create safe play area	1 Lon Y Prior, St Clears, Carmarthen, SA33 4EF	Dyddiad Dechrau Ymgynghori: 30 /11/2023	Dyddiad Gorffen Ymgynghori: 21/12/2023

603. Correspondence.

- a) Damage to fence at Welfare field. Two quotes sought for works to rectify the damage. Two quotes sought to rectify the damage caused to the fence and one quote for a full replacement. **RECOMMENDED** to seek the professional opinion of Cllr CMDavies (the contractor who first erected the fence) prior to proceeding as to whether it is cost effective to just repair the damage or should the fence be completely replaced. To proceed with the cheapest option.
- b) Damage to Welfare field with youngsters driving over the site. **RECOMMENDED** to ask the Leisure Centre if CCTV has coverage of this area?
- c) Query regarding Application no: PL/03374 Location: Land to the west of High Street, St Clears, Carmarthen. Concerns expressed that trees had been cut down prior to approval. Carmarthenshire County Council (CCC) noted that *“whilst the removal of any trees should not have been carried out prior to the approval of condition 22, the application had been submitted and has now been discharged given that acceptable details were provided. As such, there is no longer a breach of the relevant conditions.”*
RECOMMENDED to contact CCC to get the name of the Arborist commissioned to complete the report on the site.
It has also been brought to Council’s attention that the contractors have cut a pipe and attached this drainage to the water drain outside the site location, thus causing water to flood along the pavement as the drain is unable to cope with the volume of water. There should be a holding tank built at the bottom of the field. Concerns raised as this could cause flooding problems in future, and to seek clarification if this has been approved by CCC.
- d) CCC Toybox appeal. **RECOMMENDED to donate £50 towards the appeal.**
- e) Electricity charge for Christmas Lights at Town Hall. There has never been a charge made for electricity supply costs as the Town Council provides the Christmas tree and LED lights. **RECOMMENDED** that the Town Trust to make an official request for reimbursement and the clerk to write to City Illuminations to find out an indicative cost for the 45-day electricity supply.
- f) Youth provision. As the Town Council are paying the salary of the youth workers an update is requested as to how the provision is going, the numbers

attending weekly, and the activities offered. Funds from grant applications are still pending. **RECOMMENDED** to request an update from the Youth provision staff.

604. To receive an update on the Gate facility.

Deep clean effective and noticeable. Weekly cleaning undertaken usually on a Friday.

First CCC Hub event successful. Next date is Tuesday, 12th November 2023.

Terry Thomas lettings has advertised the café and units for rent. Café tender closing date, 8th December 2023, and Council subcommittee to review applications after the closing date with the successful tenant hopefully, commencing as of January 2024. Similarly, the lettings agent has proceeded with arranging the underleases for the potential unit tenants.

Greater interest shown from different groups/community/organisations in hiring gallery and Gate facility for different events.

Subsidy claimed not yet received from Carmarthenshire. **RECOMMENDED** that the Clerk chase up payment and issue library subsidy invoice.

605. Exclusion of Public and Press. To resolve to exclude the public and press from the remainder of this agenda on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted. None present.

606. To consider applications for the Community Events Chest.

Ysgol Griffith Jones Christmas event Community Events Chest application. The Town Council are already purchasing a Christmas gift for each child within the school and contributed and supported the Christmas Fayre. Therefore, it is **RECOMMENDED** to contribute £100 towards the Craft Stall activity.

St Clears Brownies Christmas Event Community Events Chest application. **RECOMMENDED** to contribute £100 towards purchasing Craft activities.

607. To review staff job descriptions, approve contracts and amend if necessary. **DEFERRED** until subcommittee have finalized the documents.

608. To officially adopt the national pay award for Town Clerks.

RECOMMENDED to officially adopt the national pay award for Town Clerks.

609. To approve the annual appraisal and salary increment. Following a successful appraisal and setting agreed objectives it is **RECOMMENDED** to approve the annual appraisal outcome and a salary increment from December 2023.

610. Matters for the next agenda (exchange of information only).

Budget and future projects.

How to encourage pride and entice visitors to the heart of the community.

The Chairman closed the meeting at 21:40hrs.