

**Minutes of the Ordinary meeting of Full Council (FC) held at
Y Gât, Pentre Road, St Clears, SA33 4AA**

on Tuesday, 17th September 2024 at 7.00pm*

Members Present: Cllrs Dr WEVJDavies, GADavies (Mayor), OGrant, JMiller, JRees, BThornton, IThomas-Wigley and RGEDwards (via ZOOM),

In attendance: Press (0), Members of the public (0), Carmarthenshire County Councillors (1)

The mayor welcomed the members to the first Ordinary meeting of full Council following the summer recess. Cllr BThornton was welcomed to the meeting as the newly coopted member of the Council and the members introduced themselves.

2024.54. Apologies. Cllr RDavies.

2024.55. Personal Matters. The mayor informed Council of the resignation of PJRogers, CMDavies, TMcDermott and FLanc from Town Council. Council extends a huge thank you to them for their expertise, commitment, and service to the Council during their tenure. Some have served for several years, and their legacy is evident within the town. Town Council will endeavour to build on this and continue with the work of Town Council.

2024.56. Declarations of Interest.

Item 2024.60a Pre-planning notice at Heol Goi – Cllr WEVJDavies

Item 2024.60b Pre-planning at Bancyfelin – Cllrs GADavies & RGEDwards.

Item 2024.63 Welfare field tender – All members

Item 2024.65 -Schedule of Payments – Cllr JRees

Item 2024.66, Community Woodland - All members

Item 2024.67d - Correspondence – Cllr JRees

Item 2024.68c, Y Gât – Cllr B Thornton (disclosable pecuniary interests) All members.

2024.57. To confirm the minutes of the Ordinary meeting of the Full Town Council (FC) held on 16th July 2024. Cllr IThomas-Wigley proposed, and Cllr JRees seconded the motion that the minutes are a true record of proceedings **with the ADDITION Item 2024.49b, Community Woodland Sub-group – ‘lease 3 queries were discussed’.**

2024.58. Matters arising (exchange of information only).

Cllr OGrant queried Item 2024.49b and if Council's x3 responses to the Community Woodland lease had been submitted to the solicitor. As there were x12 outstanding queries, that Council had not resolved the lease was included on the September 2024 agenda for these matters to be considered prior to responding.

2024.59. To receive the County Councillor's Update.

Cllr CJones informed the members that her role had changed, and she was now the Cabinet member for Rural Affairs, Community Cohesion and Planning Policy.

Public consultation is due to commence in December as budget will be tight moving forward with a potential deficit due to demands and rising costs.

Town Council expressed concerns about the state of the pavements in the town and overgrown hedges that force pedestrians off into the road.

Concerns about the volume of earth being deposited in the area and the speed limit at the lane near Backe. Public website consultation being undertaken about road speed limits in the area.

2024.60. To consider the pre-planning application from

a) Amity Statutory Pre-Application Consultation for land at Heol Goi, St Clears.

Pre-planning includes an additional thirty homes including seven affordable homes. The Council were concerned that the Section 106 funding on this build has been spent and wanted to know how to secure future funding for projects such as improving the local playpark. CCC make the decision on how such funds may be spent, however, funds from one area may not be used in another. **RESOLVED to make representations to CCC on where future monies should be spent and to contact builders (Obsidian) and housing agents (e.g. Pobl / Wales & West) to discuss the Community Benefit element.**

b) Asbri pre-planning notice - PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION TOWN AND COUNTY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 (AS AMENDED) SCHEDULE 1 ARTICLE 4. (4) SCHEDULE 1B ARTICLES 2C & 2D PROPOSED FULL PLANNING PERMISSION FOR THE CONSTRUCTION OF 16 NO. AFFORDABLE RESIDENTIAL DWELLINGS (EXCEPTION SITE) WITH ASSOCIATED INFRASTRUCTURE WORKS LAND TO THE REAR OF CAE FFYNNON, BANCYFELIN, CARMARTHENSIRE. Drainage to be improved as flooding occurred in area previously. Confirmation regarding x2 protected Oak trees in vicinity. Council acknowledges need for affordable housing in area. Cllr IThomas-Wigley proposed, and Cllr JRees seconded the motion to write to Asbri Planning with council's observations and feedback regarding flooding, water run-off, from field, access to site and request for future meeting with Wales & West Housing regarding Community Benefit to park. **RESOLVED to write to Asbri Planning with Council's observations regarding flooding and water run-off from field into neighbouring properties, access to site and request for future meeting with Wales & West Housing regarding Community Benefit to park.**

2024.61. To approve the committee reports

a) Environment committee. Cllr OGrant informed members that the asset register had been reviewed, that the committee was looking at the access to different footpaths and requested a meeting with the Public Rights of Way (PRoWs officer). Noted that the footpath at Backe had been cleared. Cllr JMiller proposed, and Cllr Dr WEVJDavies seconded the motion that the recommendations be approved, and the report adopted as a true record. **RESOLVED to approve report.**

b) Community, Finance and General-Purpose committee. Cllr IThomas-Wigley informed members that works immediate repairs needed to be completed at the playpark. Cllr GREdwards proposed, and Cllr

DrWEVJDavies seconded the motion to approve calling GBSports to undertake the site visit for £300 and a further ceiling of £1000 for the immediate repairs. To agree earmarked reserves in 2025_26 to improve the playpark. To contact Caroline Owen, Community Bureau, Carmarthenshire County Council to arrange a meeting to discuss future S106 funds. **RESOLVED to contact GBSports to undertake the site visit for £300 and approve a further £1000 for the immediate repairs. To agree earmarked reserves in 2025_26 to improve the playpark and contact Community Bureau, Carmarthenshire County Council to arrange a meeting to discuss future S106 funds.** Cllr RGEwards proposed, and Cllr Dr WEVJDavies seconded the motion to approve the Wi-Fi installation by Voneus at Y Gât. **RESOLVED to approve the Wi-Fi installation by Voneus at Y Gât and Council to receive the annual remuneration and address for use with the external digital screen.** Cllr OGrant proposed, and Cllr BThornton seconded the motion to approve St Clears Football Association's requests to locate a shed on the concrete dugout area, paint current store shed, and erect temporary signage (during match days only otherwise must be removed) and purchase replacement junior nets for those damaged during maintenance. Association to be told that signage at entrance is a matter for CCC and that Town Council wish to review with CCC the burning of line markings prior to considering consent. **RESOLVED to approve locating of shed, painting of store shed, and use of temporary signage (during match days only otherwise must be removed) on store shed and purchase replacement junior nets for those damaged during maintenance. Inform association that signage at entrance is a matter for Carmarthenshire County Council (CCC) and that Town Council wish to review with CCC the burning of line markings prior to considering consent.**

2024.62. To receive the Clerk's Report

PL/07550	- Two-storey hospital extension to provide additional operating theatres and recovery rooms, additional outpatient consulting space and supporting facilities; car park reconfiguration; and all associated works.	Werndale Private Hospital, High Street, Bancyfelin, Carmarthen, SA33 5NT	Dyddiad Dechrau Ymgynghori: 26/07/2024	Dyddiad Gorffen Ymgynghori: 16/08/2024
PL/08097	Extension, adaption, and conversion of first floor to form residential accommodation.	Rehab Centre, Pentre Road, St Clears, SA33 4AA	Dyddiad Dechrau Ymgynghori: 05/08/2024	Dyddiad Gorffen Ymgynghori: 26/08/2024



I. Carmarthenshire County Council

(i). Planning/Licensing

2). Community Food and Nutrition Skills Level 2 training, including booking forms, which has been organised for Carmarthenshire. The training is available both online and face to face. The **virtual course** will start on **01.08.24 for 10 weeks** and the **face-to-face course** will start on **10.10.24 for 6 weeks**.

3) NOTICE is hereby given that Carmarthenshire County Council has concluded its review into the polling districts and polling places for the new ward arrangements. **(See Appendix i).**

2. One Voice Wales

a). OVW are providing £10m for smart local energy projects through Ynni Cymru  Eligible groups will receive funding to power their communities with renewable energy and help create a greener future. Applications for smart local energy projects are now open  [Ynni Cymru: capital grant funding programme 2024 to 2025 | GOV.WALES](#)

b). Free Community Orchard Package [Orchard Packages - Keep Wales Tidy](#)
The deadline is 27th October, so make sure to get your applications in soon!
Please do not hesitate to contact before applying:
rcarter@onevoicewales.wales

c). **Carmarthenshire State of Nature Report** The **summary** of the Carmarthenshire State of Nature Report is now available on the CCC biodiversity pages:

The State of Nature in Carmarthenshire (gov.wales)

The **full** report is available on the West Wales Biodiversity Information Centre website:

Carmarthenshire's State of Nature Report 2024 - West Wales Biodiversity Information Centre (wwbic.org.uk)

3. Dyfed-Powys Police

We have launched the public consultation for the **2025-2029** Police and Crime Plan, and I strongly encourage you to participate. The consultation will close at the end of September, so your timely input is crucial.

To facilitate deeper discussions on our policing priorities, I am hosting several community engagement events. These events provide a platform for you to voice your insights and influence key decisions.

Event Details:

- **12th September, 7pm - 9pm - Aberystwyth University**
- **18th September, 7pm - 9pm - Police Headquarters, Carmarthen**
- **19th September, 7pm - 9pm - Pembrokeshire College - Merlin Theatre**
- **25th September, 7pm - 9pm - Hafren Theatre, Newtown**
- **26th September, 7pm - 9pm - Brycheiniog Theatre, Brecon**

To secure your place at one of these events, please register using the following link:
<https://forms.office.com/e/OMvSHjTTD5>

In addition, I encourage you to complete the consultation survey as soon as

possible. Your feedback is essential in ensuring our policing services continue to meet the needs of our communities. You can access the survey

here: <https://forms.office.com/e/JdTZThwawF?origin=lprLink>

Dafydd Llywelyn

Dyfed-Powys Police and Crime Commissioner

4. Other

a). Calon Heart Screening and Defibrillators Wales – Petition

Action: To consider that, under the Public Bodies (admission to Meetings) Act 1960, Sec 1 (2), the public and accredited representatives of newspaper be excluded from the meeting for whenever publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted. Items 2024.63, 64, 65, 66

2024.63. To approve the tender for the Welfare field. Council discussed the tender document and Cllr Dr WEVJDavies proposed and Cllr JRees seconded the motion to withdraw the line marking element undertaken at the beginning of the year but include the biodiversity elements with a photo and include a comment about aerating the field annually. **RESOLVED to withdraw the line marking element undertaken at the beginning of the season but include the biodiversity elements with a photo and include a comment about aerating the field annually.**

PROPOSE STANDING ORDERS

2024.64. To approve the financial report 2023_24. Cllr RGEwards proposed, and Cllr JRees seconded the motion to approve the financial report and updated Annual Return. Council acknowledged that the current excel document used to record Council's financial transactions is not fit for purpose due to several formulae flaws and anomalies. Council to stop using the excel document and all financial transactions to be transferred to Xero.

CYNGOR TREF SANCLER/ST CLEARS TOWN COUNCIL		
Income and Expenditure Account		
Y/E 31/03/23		Y/E 31/03/24
INCOME		
100960	Precept	108532.22
273	Interest	1240.08
1740	Welfare Field	560.78
482	Gate	25000.00
10082	Grants	0.00
	Misc Income	32.50
562	Other	13,575.47
114099.33		148941.05
EXPENDITURE		
37095	General Admin (Personnel)	37177.20
3232	General Admin (Fees, Insurance & Subscriptions)	3038.42
323	Election Expenses	0.00
2314	Civic, Allowances & Donations	1550.00
7358	General Admin (Office) & Premises	3,981.03
11310	Christmas lights	12507.60
8351	Community Events Chest / Supporting Activities / Other Even	3682.30
0	Local Plan/Planning & LDP	0.00
2828	CCTV/Storage & Equipment	1469.20
10778	Public Lighting	6303.91
1952	General Maint/ War Memorial /Delittering / Bus shelters	2579.86
9945	Ground Maintenance / Floral Displays / Best Garden	8952.83
1107	Notice Boards & Benches (Capital)	3530.00
1128	Play & Skate Parks Maintenance and Inspections	892.27
5053	Welfare Field	6580.00
0	Town Wifi	105.19
	Y Gât	23866.24
	Youth club	3712.45
	Prior year adjustment / In year reversals 2023/24	2054.29
102774		121982.79

Cumulative Fund Account		
106742	<Balances B/Fwd 31/03/23>	118067.96
114099	Add Total Income	148941.05
220842		267009.01
102774	Deduct Total Expenditure	121982.79
118068	Balance C/fwd	145026.22
Balance Sheet		
Current Assets		
19328	Debtors	15190.47
109728	Cash at Bank	142795.29
75	Cash in Hand	47.19
0	Investment Bonds	0.00
129131	Total Assets	158032.95
Current Liabilities		
11063	Creditors	13006.73
118068	Net Assets	145026.22

Cllr IThomas-Wigley proposed, and Cllr JRees seconded the motion to accept the amendment/omissions information for payees.

	Amount per	Amount paid (£)	Difference
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	minutes (£)		
NEST	0.00	412.76	412.76
Welshcakes – June 2023	0.00	75.00	75.00
ICO – June 2023	0.00	35.00	35.00
Bus shelter cleaning – June 2023	0.00	78.00	78.00
Monies transferred – July 2023	0.00	5,000	5,000
Electricity for WIFI – October 2023	0.00	105.19	105.19
Members allowance – November 2023	306.00	0.00	(306.00)
Dyfed alarms – November 2023	232.00	0.00	(232.00)
Waste collection – March 2024	0.00	80.57	80.57

RESOLVED to approve the financial report 2023_24, and the discrepancies/omissions as noted and the updated Annual Return. Council has resolved to pay the costs for the clerk to attend Xero training and due to anomalies in the current excel financial document and will transfer the financial cashbook to the XERO platform as soon as the 2023_24 accounts is complete.

2024.65. To approve the schedule of payments. Cllr OGrant proposed and Cllr IThomas-Wigley seconded the motion to approve the schedule of payments for August and September 2024. **RESOLVED** to approve the schedule of payments for August and September 2024.

SCHEDULE OF PAYMENTS		18 August 2024			
Cheque/BACS/DD	Payee	Details	Cost (inc VAT) £	Gate	VAT £
BACS 69	Jenks Art (10 Towns)	Materials for street Art	1233.20		
BACS 70	JMEntertainment	Ten Towns Event	1032.00		172.00
BACS 71	Skate Rats	Ten Towns Event	1068.47		130.00
BACS 72	JN Williams	Rubbish Collection at Welfare Field	963.00		160.50
BACS 73	JN Williams	Grounds Maintenance and delittering @Welfare field	882.00		147.00
BACS 74	SCTC staff	Reimbursement /Salary etc. Aug	3319.92		2.60
BACS 75	Castle Scaffolding (Wales) Ltd	Scaffolding for Ten Towns Art project	1332.00		222.00
BACS 76	Wrenvale Nursery	Summer baskets	1794.60		299.10
BACS 77	Wrenvale Nursery	Additional compost	156.00		26.00
BACS 78	Wrenvale Nursery	Put up hanging baskets	120.00		20.00
BACS 79	One Voice Wales	Module 10 - Chairing skills	40.00		
BACS 80	One Voice Wales	Module 24 Finance & Governance Toolkit	40.00		
BACS 81	Wembley Storage	Storage Container .	110.00		
BACS 84	Roy Watkins Photography	Officail prints of Council officials	100.00		
BACS 85	Jenkins Signs	Names to Honours board	96.00		
BACS 86	Oolong Pitch Consultancy	PQS survey for 2 football pitches	1373.00		
BACS 87	Total Energies	Gas usage		121.80	4.39
DD	Xero	Digital Accounting	36.00		6.00
DD	Three	Mobile phone	9.46		
DD	CCC	Gate Rates £9413.50 01/04/24_31/03/25 monthly fee April		941.00	
DD	Welsh Water	Water Rates Oct		60.00	
DD	Three	Mobile phone Y Gât			
BACS 88	EDF	Electricity usage		1,400.30	233.38
			13705.65	2523.10	1189.59

SCHEDULE OF PAYMENTS

16 Septemeber 2024					
Cheque/B	Payee	Details	Cost (inc VAT) £	Gate	VAT £
BACS 89	JN Williams	Rubbish Collection at Welfare Field	963.00		160.50
BACS 90	JN Williams	Grounds Maintenance and delittering @welfare field	1116.00		186.00
BACS	SCTC staff	Reimbursement/Salary etc Sept	3185.11		
BACS 92	Wembley Storage	Storage Container (Sept).	110.00		
BACS 95	Jones & Maher Ltd	Redevelopments at Y Gât	29218.50		4869.75
BACS 96	We Care Cleaning Services	Cleaning at Y Gât July_Aug		160.00	
BACS 97	We Care Cleaning Services	Cleaning at Y Gât Aug_Sept		220.00	
BACS 98	W3Designs	Members email accounts	130.00		
BACS 99	Audit Wales	Audit Fees 2021/22	1680.15		
BACS 100	Daniel's Doors & Locks Ltd	Keys for Y Gât units		81.72	13.62
Cheque	Evac+Chair	Maintneance Contract		204.00	34.00
Cheque	St Clears Young Farmers	85th Anniversary donation	100.00		
BACS 101	EDF	Energy Usage		1065.59	50.75
DD	CWM Environment	General Waste	62.28		
DD	CWM Environment	Y Gât waste		41.40	
BACS 102	Oven Wizard	Commercial Gât Oven Clean		185.00	
DD	Total Energies	Gas usage		91.47	4.36
DD	Xero	Digital Accounting	36.00		6.00
DD	Three	Mobile phone	6.00		
DD	CCC	Gate Rates £9413.50 01/04/24_31/03/25 monthly fee April		941.00	
DD	Welsh Water	Water Rates Oct		60.00	
DD	Three	Mobile phone Y Gât			
BACS 103	Primrose	Corner wooden seating	1,307.98		218.00
BACS 104	Towy Works	Wood stain	291.31		48.55
			38206.33	3050.18	5164.48

NOTES

Receipts since last meeting date :

Payee	Details	TOTAL AMOUNT	GATE AMOUNT		
CCC	Precept	37986.28			
St Clears	Ground rent 2022/23			Outstanding	25
St Clears	Ground rent 2023/24			Outstanding	25
St Clears	Ground rent 2024/25				
CCC HWB	Room rental (Dewi)		660.00		
CCC	Library subsidy Q3 & Q4		3000.00		
	Total	£37,986.28	£3,660.00		
	Monies transferred since last meeting	13,000			

2024.66. To approve responses to the lease for the Community Woodland. The Council discussed the full list of queries/questions as raised by the solicitor regarding the community woodland lease. Cllr JMiller proposed, and Cllr Dr WEVJDavies seconded the motion that the Council's full list of answers be submitted to the solicitor. **RESOLVED that the Council's answers to the full list of queries regarding the community Woodland be submitted to the solicitor.**

2024.67. To consider arrangements for the Open Doors Event. RESOLVED to cancel the Council's participation this year, due to time constraints.

2024.68. Correspondence.

- a) G Baxter (CCC) – Land at Bancyfelin. Confirming that Council wishes for a meeting to be arranged. **NOTED**, awaiting date.
- b) Multiply – Legacy project and planting trees for orchard. **ACTION** to consider at Environment Committee meeting.
- c) Community Cohesion Grant confirmation letter of activities. **NOTED**.

- d) St Clears Royal British Legion Poppy Appeal, wreath for service.
- e) Expression of concerns from resident that he does not know who the Councillors are and the lack of representation for Station Road. Reported that the Bus Shelter opposite Lon Hafren has been vandalised. **NOTED.** Vandalism a Police matter. Cllr BThornton informed Council that someone from CCC were looking at the bus shelter earlier today.
- f) Request for meeting with two specific Councillors and refusal to provide indication of what is to be discussed. **RESOLVED** that Council will arrange a meeting with two members but will not be told as to which members should attend. Meeting will only proceed if an indication of what is to be discussed is given.
- g) Notice period for correspondence and to speak at a meeting. **NOTED.**
- h) St Clears Scouts Group letter – **NOTED.** Mayor to respond accordingly.

2024.69. To receive reports from the following sub-groups:

- a). **Welfare field sub-group.** Successful meeting held with St Clears Football Association members and items for approval as recommended in the CFGP report. Due to the resignation of Council members new representatives to be agreed.
- b). **Community Woodland sub-group.** No meeting held since last report. Due to the resignation of Council members new representatives to be agreed.

Cllr BThornton left the meeting – declaration of interest.

c). Y Gât Management sub-group. Only two creative units remaining. Electrician has been to review the kilns and report drafted to send to CCC. Meeting with CCC officers arranged for October 8th. Terry Thomas lettings to invoice all tenants accordingly and issue updated notice to unit 6 tenant as now not taking unit 5. Members received an update in respect of the café. Cllr OGrant proposed, and Cllr JMiller seconded the motion that due to delays an additional month's free rent be offered. If the lease is not signed by the end of September 2024, then the lease is to be readvertised. **RESOLVED to approve the request for reimbursement of fees as unit 5 is not being taken as per previous arrangement. To offer one additional month's free rent to the café tenant if all documentation is signed and complete before the 30th September 2024.**

Cllr B Thornton rejoined the meeting.

2024.70. To consider the vacant seats on the Council. NOTICES published in accordance with Section 87 of the Local Government Act 1972 stating that 3 vacancies exist in the office of Councillor for the St Clears Ward and 1 vacancy exists in the office of Llanfihangel Abercowin for Councillor for the St Clears Ward.

2024.71. To receive reports from representatives on meeting of outside bodies, seminars etc. NONE.

2024.72. To receive the Town Mayor's Report on civic events, engagements etc. The mayor has attended the colourful and vibrant flower festival at Mary Magdalene Church and St Clears Young Farmers 85th Annual dinner at the Ivy Bush.

The mayor and deputy attended Wales & West Housing Limited's launch of the homes at Maes yr Hufenfa.

2024.73. Matters for the next agenda (exchange of information only).

- Sub-committee membership
- Community Woodland lease
- Welfare field lease

There being no other business the chairman closed the meeting at 22:04hours.

Appendices

Appendix i

NOTICE IS HEREBY GIVEN that Carmarthenshire County Council has concluded its review into our polling districts and polling places for the new ward arrangements.

The new ward arrangements were finalised following a review of Carmarthenshire ward arrangements Full details of Carmarthenshire's new ward arrangements can be found by visiting the Carmarthenshire's website at: www.carmarthenshire.gov.wales.

The consultation period for the review of polling districts and polling places for the new ward arrangements took place between 12 October 2023 to 22 February 2024.

At a meeting of Full Council held on the 11 September 2024, the Council resolved to approve the new polling districts and polling places.

The new polling districts and polling place designations have been published by the (Acting) Returning Officer, the details of which can be viewed in detail by visiting: <https://www.Carmarthenshire.gov.uk/elections> or by visiting the offices of Electoral Services at Block 4, Parc Myrddin, Richmond Terrace, Carmarthen, SA31 1HQ between 9am and 5pm on any working day.

Following the conclusion of this review, certain persons have a right to appeal by making representations to the Electoral Commission. The Commission will only consider representations where this review has failed to meet the reasonable requirements of the electors in the county or take sufficient account of the accessibility for disabled persons of a polling station within a designated polling place. Any representations must be made in writing either by post, e-mail, or fax to: Legal Counsel, The Electoral Commission, 3 Bunhill Row, London EC1Y. Or telephone 02072710500 Email: appeals@electoralcommission.org.uk.