**KILGETTY, BEGELLY COMMUNITY COUNCIL (KBCC)**

Full Council Meeting held at Kilgetty-Begelly Community Centre, Kilgetty commencing at 7.23pm.

Thursday 13 December 2018

MINUTES

**Present:**

Cllr Diane Lockley (Chair)

Cllr Jayne Ebrey (Vice-chair)

Cllr Peter Adams

Cllr David Anderson

Cllr Christopher Ebrey

Cllr Brenda Jones

Cllr Sandra Smith

Cllr Gavin Thomas

Cllr Janet Ward

Cllr John Whitby

Cllr Paul Wyatt

Ian Morris (Clerk and Responsible Finance Officer)

County Cllr David Pugh was also present.

A Public Participation session took place immediately ahead of the meeting. Planning and flooding issues in Kilgetty and in Reynalton were discussed.

1. **Apologies.**

Cllr Josephine Woodgate.

**2. Declarations of Interest.**

None at this point.

**3. To consider and approve as a true and correct record the draft Minutes of the Full Council Meeting held on 8 November 2018.**

Cllr Smith proposed that the draft Minutes of the Full Council Meeting held on 8 November 2018 be approved as a true and correct record. Seconded by Cllr Ward. Vote taken – 9 in favour, 2 abstentions.

**4. Matters Arising from the Minutes of the Full Council Meeting held on 8 November 2018.**

1165 (13) – Clerk reported that he had now received the licence from PCC approving the installation of the festive lighting in Kilgetty.

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**5. Action Tracking.**

The Clerk handed out a copy of the latest Action Tracking note and a copy is

attached to these Minutes of the meeting.

* **Footpath widening in Begelly (Fir Grove area); footpath maintenance in Begelly and replacement and re-siting of Begelly Bus Shelter (currently outside Begelly Stores) –** Members asked the Clerk to seek an update from PCC on any inspection of the footpath in Begelly. A letter to Folly Farm (FF) requesting an update on their development (and release of S106 funding) was not requested at this stage. Review in **January 2019**.
* **Location of footpath between Mill Bay Homes development and Kilgetty village centre/new sign/natural shielding –** Members noted that the additional natural shielding had not yet been planted. Full Council agreed not to purchase a new sign for the entrance to the car park and asked Cllr C Ebrey to dispose of the old sign. Review in **January 2019**.

**6. Correspondence.**

All correspondence had been made available ahead of the meeting and could be viewed after the meeting by contacting the Clerk. Cllr Lockley highlighted some key items of correspondence;

* Sian O’Doherty Open Studio on 15 December 2018.
* Letters/emails from local residents about the Kilvelgy Park development (from Mr Davies/Mrs Clynes/Ms Roden).
* Email from Will and Dawn French thanking KBCC for its role in the installation of the new footpath in Miners’ Field.
* Email from Alun Thompson concerning level of water in the stream in New Road, Begelly.
* OVW training schedules. Clerk was asked to contact the Monitoring Officer to enquire if PCC was providing any Code of Conduct training. KBCC to revisit OVW training opportunities in January 2019.
* PCC bus survey.
* PCC notice about road closures in Kilgetty in January 2019.
* Email from PATCH thanking KBCC for its charitable donation.

**7. Planning.**

Cllr Lockley brought forward the following planning applications and other planning notices. After discussion, Full Council made the following comments and recommendations;

**18/0748/PA – Creation of a temporary loading bay and access tracks at Mature Conifer and Sycamore Woodland, adj., compartment 53 – Hean Castle Estate Woodlands, Kilgetty.** Cllr Thomas proposed that this

application be recommended for approval. Seconded by Cllr Jayne Ebrey. Vote taken – 10 in favour, 1 abstention.

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**18/0836/PA – Residential development of 20 units including estate road and associated works at land to the south of Kilvelgy Park, Kilgetty.** KBCC had received a number of observations and concerns from local residents about this application during the public participation session which took place immediately ahead of the Full Council meeting. Members took their comments into account when discussing this planning application. Cllr Thomas had also visited the site location ahead of the meeting and highlighted issues raised by a local resident in a letter and at the public participation session. After a lengthy discussion, Cllr Adams recommended refusal of this application for the following reasons. Seconded by Cllr Smith. Vote taken – all in favour;

* **Access** – the access point onto the development field itself was narrow and not suitable for heavy industrial vehicles engaged in construction. Access through Kilvelgy Park itself would also raise health and safety issues in view of the narrow and windy estate road. Members also expressed concern about large vehicle access into Sardis Road and Kilvelgy Park (from the direction of the A477 Stepaside/Kilgetty junction), as this was a sharp left turn, as well as through Kilgetty village itself.
* **Density/Closeness of proposed properties to existing estate properties** – some of the proposed housing is to be built very close to existing properties and these would look straight into the bedrooms of the existing bungalow properties.
* **Drainage –** Members expressed concern about possible drainage issues and ability of the existing water and sewerage system to cope with the new development, including water run-off from the site.

**18/0844/PA – Two storey side extension and new hardstanding driveway at 1 Parsonage Green, Parsonage Lane, Begelly.** Cllr Thomas proposed that this application be recommended for approval. Seconded by Cllr Wyatt. Vote taken – all in favour.

**18/0860/PA – Conversion and extension of farmhouse to three flats at Barley Park, New Road, Begelly.** Cllr C Ebrey proposed that this application be recommended for approval. Seconded by Cllr Thomas. Vote taken – all in favour.

At this point, Cllr Lockley declared a **Personal** Interest in the following item.

**18/0907/PA – Vintage tractor/machinery/implement storage shed. Hard standing area ancillary use to the existing dwellings. Rivendell and two Gates (In retrospect) at Rivendell, Reynalton, Kilgetty SA68 0PE.** Cllr Thomas proposed that this application be recommended for approval. Seconded by Cllr C Ebrey. Vote taken – 10 in favour, 1 abstention.

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Other planning notices were noted. Cllr Anderson expressed concern that new, large housing developments in Kilgetty and Begelly had now reached saturation point.

**8. County Councillor’s Report.**

County Cllr Pugh provided the following report;

* The new Local Development Plan 2 will replace the existing plan and would extend to 2033. PCC had now approved the consultation process on the candidate sites for LDP2. This part of the consultation will run until 4 February 2019 and would be part of a consultation process that would last around 2 years. Kilgetty and Begelly was recognised as one of the top 4 or 5 service villages in the county.
* The draft 2019/20 Budget for PCC had been presented to Full Council and was based on the expected settlement from the Welsh Government. A final decision on the rise in Council Tax for 2019/20 would be made in February 2019.
* Following the Welsh Government’s announcement that the tolls on the Cleddau Bridge would be scrapped, PCC would be negotiating with the Welsh Government on cost subsidies for the on-going maintenance of the bridge. There had been no Welsh Government commitment on index linking or trunking.
* Work on new pitches at Kingsmoor Gypsy and Traveller site would commence in January 2019 and should be completed by September/October 2019. Work would be funded by the Welsh Government and all new pitches would be allocated to those already living on the site.

**9. Accounts for Payment.**

The following invoices were presented for approval and payment;

Ian Morris – salary and office costs £ 444.04

HMRC – (PAYE) £ 100.00

LITE Ltd (festive lights including installation) £2,952.00

AC – DC (PEMBS) Ltd (new heaters in community centre) £3,577.20

**Total £7,073.24**

Cllr C Ebrey proposed that all these invoices be approved for payment. Seconded by Cllr Thomas. Vote taken – all in favour.

**10. To review KBCC’s Standing Orders: Duration of Full Council meetings/finishing times.**

Cllr Lockley said that, in view of some councillors leaving early from Full

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Council meetings, she considered that a discussion on amending Standing

Order 3 (w) was warranted. After discussion, Cllr Lockley proposed that Standing Order 3 (w) be amended to read ‘A meeting shall not exceed a period of 2.5 hours.’ Seconded by Cllr Thomas. Vote taken – all in favour.

**11. To agree action in respect of recent flooding in Reynalton.**

Cllr Lockley and Cllr Thomas highlighted the issues in respect of recent flooding at Maes Elwyn John in Reynalton. Members noted the discussions held in public participation session concerning alleged breaches of planning controls in the field above Maes Elwyn John. Cllr Lockley had visited the location (a private road) and noted that conditions had improved. County Cllr Pugh said that PCC were aware of an on-going dispute between the owner of the field and residents of Maes Elwyn John and that the PCC Enforcement Officer had visited the location and had spoken with the developer. Clerk was asked to write to David Popplewell and Julian Wood at PCC to highlight to them that these issues had been raised at KBCC Full Council.

**12. To receive an update from Cllr Thomas on the Rural Futures Initiative.**

Cllr Thomas updated Members on this initiative following a meeting held on 4 December 2018 at The Begelly Arms and said that a further meeting was planned for 4 January 2019, to discuss plans for the 17-19 January 2019 Story Studio launch. Stepaside CP School and 1st Kilgetty Scout Group would be involved in the activities. Cllr Thomas was thanked for his update.

**13. To receive an update from Cllr Thomas on registration of the land at Begelly Play Area.**

Cllr Thomas reported that the cost of processing the SIM for HM Land Registry was now £7. This would start the HM Land Registry check on land ownership. This process would take around 3 weeks to process. Members were content.

**14.** **To receive an update from KBCC’s Play Areas sub-committee.**

Cllr C Ebrey reported that he had met with HAGS SMP and was now awaiting a quote from them for new play equipment at Kilgetty Play Area and for a set of swings and slides at Begelly Play Area. Cllr C Ebrey also said that he had attended the Funding Fair at Narberth recently but had been disappointed about the availability of relevant funding. Cllr C Ebrey also confirmed that due to health and safety concerns, chains could not replace the frayed ropes on the multiplay at Kilgetty Play Area. Cllr Thomas and Cllr C Ebrey agreed to liaise about taking alternative repairs forward.

**15. To consider and approve the purchase of ID badges for KBCC Councillors.**

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After a brief discussion, Cllr Thomas offered to print out ID badges for councillors. Members were content.

**16. To discuss the setting up of monthly surgeries by some KBCC Councillors.**

Cllr Thomas and Cllr C Ebrey said they would welcome open surgeries with local residents. Cllr Lockley referred to the ‘Meet Your Local Community Councillors Coffee Morning’ held on 17 March 2018 and wondered if this could be repeated as a first stage to holding surgeries. Members agreed and decided to discuss at the January 2019 meeting of KBCC.

**17. To consider an update from Cllr Lockley on items from One Voice Wales (OVW).**

Cllr Lockley said that the next area meeting of OVW would be held in January 2019.

**18. Begelly-Kilgetty Community Association (BKCA) report.**

Councillor Anderson confirmed there was no report this month.

**19. Emergency items and other outstanding issues before Full Council.**

None.

**20. Any Other Business (For information only).**

Cllr Anderson mentioned the condition of the road between Cross Roads garage and the Castle Homes development in Begelly. Cllr Thomas said he had spoken with PCC and it would be undertaking work to solve flooding at this location and that re-tarmacing of the road surface would take place shortly afterwards.

Cllr Wyatt confirmed that Stepaside School had been in discussion with PCC about the shared access to the proposed development at St Mary’s Place, Kilgetty.

Cllr Smith reported recent flooding in Kilgetty due to blocked drains, notably in Oakfield Road. Clerk was asked to write to PCC (Area Maintenance Team South) to report the problem and request drain flushing.

Cllr Ward asked about the repairs to potholes in Carmarthen Road between Sardis Road and the A477 junction. Clerk to enquire with PCC about this issue and to mention potholes in the road between the two Begelly roundabouts.

There being no further business, the meeting closed at 9.27pm.

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