

# JANUARY 2019

## Manordeifi Community Council

Minutes of the meeting held at Abercych Village Hall on Tuesday 8th of January 2019 at 7.45p.m.

### 106. PRESENT

Cllrs - Mr Alan Wilson (Chairman), Mrs Liz Hall, M/s Caroline Davies, Mr Aled Lewis Mrs Margery Sullivan and County Cllr John Davies deputising Clerk.

### 107. APOLOGIES

Cllr Alan Ford

### 108. Minutes of the monthly meeting held on the 13<sup>th</sup> November 2018.

After circulation of the minutes, they were signed by the Chairman as a correct record. It was a unanimous decision proposed by Cllr Aled Lewis and seconded by Cllr Liz Hall.

### **Matters arising from the minutes of the last meeting.**

109. Acknowledgments received from Abercych Village Hall & Senior Citizens;

St Davids Church Carregwen and Newchapel Methodist Chapel for donations made at the November meeting.

110. Relocation of Notice Board Newchapel – New Board erected, awaiting invoice from Emyr Evans. Members were very satisfied with the quality of the Notice Board and its location.

111. Safety of Ramoth Curtilage Wall – Building regs dept to inspect site to ascertain safety concerns. This action was noted.

112. Surface water on to highway from Ffosyficer construction site of Slurry lagoon - An email from Mr Rainsbury a local resident to the site was shared with all members expressing concern to the amount of water entering on to the highway from the construction site. Following on from the last meeting County Cllr John Davies had spoken to Mr Harris and the contractor on site who had agreed to carry out flooding mitigation work on completion of the works on site. Members welcomed the offer to reduce the flow of water on to the road.

### **Correspondence**

113. Vacancy Notice for Community Council School Governor - Cigerran VCP School – It was decided by all present not to nominate anyone and allow Cigerran Community to reappoint.

114. PCC - Consultations on Council Tax increases etc. – Members were very concerned to learn of the excessive increase proposed in Council Tax once again by the current administration. Members felt an increase greater than 5% on top of last year's 12% would bring much hardship to the Council Tax payers of Pembrokeshire. County Cllr Davies promised to do all he could to attempt to reduce the increase to as near as 5% as possible.

115. PCC - Review report of the current LDP – Candidate Sites. Both Cllrs Wilson and Sullivan volunteered to attend a seminar in County Hall on the LDP on the 21<sup>st</sup> of January.

*Cllr Caroline Davies declared a prejudicial and personal interest in this item in relation to site 314 and did not participate in the decision as the landowner was a close relative.*

The proposal maps for candidate sites for the community were considered by all present and the following was agreed as a response –

### **Abercych**

Currently within the existing LDP there is a site known as Maes Iago which is allocated within the LDP for circa 18 units. In the current lifetime of LDP 1 it has not been developed. Members

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considered the two new candidate sites and make the following observations based upon the assumption that Maes Iago will remain in LDP 2 given work on site has commenced—

**a.** Members strongly believe that **candidate site no 314 should NOT** be included as its location has historically been deemed to be a site of natural beauty and provides an enhanced outlook of the rivers Teifi / Cych and their natural meadows. It is also designated as a site of Area of Outstanding Natural Beauty. Further concern relates to local highway capacity to service additional development at this proposed location, as the carriageway through the heart of the village is single file and is overpopulated with parked vehicles. Also, Welsh Water infrastructure is currently at or above capacity. No additional allocation should be considered until the sewer system has been upgraded.

**b.** Members had no specific objection to **candidate site no 088**, but would caution against over development, as the area is serviced by a single narrow carriageway no through road and the tone of the immediate area is of single dwellings of low density development. Its proximity to existing dwellings will need careful consideration given the limitations of the site.

### **Newchapel**

Member's overview on Newchapel suggests there should be modest small development allowed within Newchapel within the lifetime of LDP2. The current policy applied within the existing LDP has been to allow inappropriate back land development which has created social problems and has changed the tone and nature of the built environment of Newchapel. Any future development should be similar to the existing majority of the built environment of Newchapel, which is low density with plenty of space between dwellings. Any future allocations should be either concentrated along the B4332 to the east or along the unclassified road to the North of the Ffynnone Arms. Members considered the new candidate site and made the following observations –

**a.** Members **object to the inclusion of the whole site 121** as it's a site that would not blend or compliment well the existing footprint of the built environment of Newchapel, it would be seen as a sprawled area. The site is seen too spread and would constitute scattered development.

Members would support a more condensed approach to future allocation for the village, but not back land (ie loss of gardens) development. If the southern end of site 121 was promoted along with a similar area to its west, members would consider this more favourable as it would fill and existing gap within the current village development limits.

116. Paul Davies AM – list of surgeries – was noted.

117. Planning Application 18/0918/PA - Glenydd, Abercych - Alterations to front retaining wall to create parking area. Members had no observations to make on the application.

### **Financial Matters**

118. Balance as of 08/01/19 net of all outstanding cheques – Treasures Acc £2,825.05p. inc of last precept payment received for 18/19 of £1,833.00

119. Payment of £40.50 made to Payroll Services (half yearly). Was approved for payment.

120. Precept requirement for 2019/20 notified to PCC for £5,500.00p. Was noted by all present.

### **Any other business**

121. Cllr Sullivan suggested that in due course the stolen seat from the Millennium Garden should be replaced. It was agreed by all present to place it on the project list for the next financial year.

### **Date and venue of next meeting**

122. Date of Next Meeting Tuesday 12th February 2019 at Newchapel at 7.45pm

Meeting closed at 8.50pm.