

**MINUTES UZMASTON, BOULSTON AND SLEBECH COMMUNITY COUNCIL  
held in Uzmaston Church Hall**

On Thursday 10TH September, 2015

**1. Present:**

Councillors Mrs M Williams, Mrs S Evans, Mrs S Green, Mr R Hancock, Mrs T Morgan. Miss B Thomas, Mrs G Campbell (6.30pm), Cllr Rob Lewis

**Also in attendance:**

PCC Officers: Gavin Pritchard (Head of Works), Lynne Curcio (Common Land Officer)

Mrs Janet Lloyd - Clerk, Ms Linda Screen - New Clerk

**2. Apologies for Absence:**

None received. Mrs Campbell to arrive after her previous meeting.

**3. Chairperson's Opening Remarks:**

Mrs Williams opened and welcomed all to the meeting. PCC officers had kindly agreed to attend the meeting so matters arising from the extraordinary meeting on 17th August were addressed first.

**4. The Minutes** of the meetings on 16th July and 17th August were noted and checked for accuracy at the conclusion of item 4a.

**4a) Matters arising - PCC works at Uzmaston Village Green**

Members expressed concern that an extraordinary meeting was required as a result of Pembrokeshire County Council's Asset Management works commencing at The Village Green (which the Community Council is custodian of) without prior notification to the Community Council, some local residents and other interested parties. Cllr R Lewis asked Mr Pritchard to outline the process leading to this. Members raised objections to the new roadway because of a) potential danger to children and b) possible damage to cars when children play ball games on the Green.

Mr Pritchard reported that works at Uzmaston form part of an Asset Management improvement programme required to bring housing stock and linked facilities (such as Highways) up to Welsh Housing Standard. This was the 65th project under the scheme since 2006 and was funded through the Housing Revenue Account. Works were instigated as a result of a survey by PCC and were obligatory under the Welsh Government Standard for housing provided by the Council.

It was noted that although the houses at Uzmaston have not been Council-owned for many years, the liability for the highways element still lies with the original housing provider (PCC) until the Welsh Government Standard is met at which point Highways will take on future maintenance and budget responsibilities. The works proposed are to widen the highway and put in new pavement.

Whilst there was no statutory requirement to notify all residents of the works or the Community Council, PCC had informed those residents it considered were directly affected via letters alerting them to the imminent works.

It was proposed that a better course of action would have been to inform the Community Council, landowners and all others with interests at the time of planning the works particularly as the Community Council is entrusted to safeguard the Village Green status but also due to potential for works to adversely affect amenities on site including the Memorial Bench sited on the Green by the Community.

Cllr Lewis agreed this was a problem of a process not working and suggested that PCC officers might update their systems to ensure Town & Community Councils are notified in advance of future works. Councillors suggested that council workers beginning activity on private land need also to alert landowners in advance and that Community Councils are often best placed to advise the (county) council on who landowners are or draw attention to other issues that would help PCC in future.

#### Village Green Status

Councillors and officers looked in detail at the plans and discussed the issues arising. These included that the Women's Institute registered Village Green status in 1968 (following the new Act in 1965) but the legal map recording the Green was from 1906 (prior to houses being there). A scale was not included. Discussion focussed on a number of discrepancies in mapping noting that the Green as it stands today came into effect when the first council houses were built in 1949 with later houses added in the 1950's. The Common Land Officer noted that the site was last recorded as Village Green in 1972 but the digital maps currently used do not align with the OS (legal) maps and whilst most areas of 'use' as Village Green are included in the footprint shown, other areas lie outside of the designated boundary.

It was noted that the Road cutting through the Village Green is not shown on the 1906 map. It appeared that part of the designated Village Green was historically taken out to form the access road to the houses built later.

#### Village Green Designation - Going forward

Members noted that stewardship and control of the Village Green lies with the Community Council and the remaining area is owned by PCC. Members of the Community Council asked what the way forward might be considering there are outstanding issues on ownership, rights of access, the mandatory requirements of Welsh Government, the areas covered by legal designations, the Community Council's obligations to protect the Village Green and an uncertain boundary?

Mrs Curcio (The Common Lands Officer) outlined three options, which were discussed in more detail:

- a) An application might be made from the Community Council requesting all of the appropriate green spaces that are not currently included be designated as Village Green (ie a new Village Green Application)
- b) The PCC as owner of the land not currently registered as Village Green could dedicate the land as Village Green
- c) The Community Council and PCC could submit an exchange of land application to the Welsh Government that removed the area of road from the Village Green whilst also adding-in the grassed area currently outside the boundary (but used as Village Green). This was the preferred option agreed.

### Car Parking

Councillors raised concerns that the changes might affect the enjoyment and amenity of the Village Green particularly if it encouraged cars parking on the Village Green side of the widened highway and whether anything might be done as part of the works to inhibit parking on the Village Green more generally?

It was noted that once the road is designated as Highway then the parking of unauthorised vehicles can be brought under PCC control if these are causing a problem. The continuation of normal residential parking is expected to continue but there will not be designated parking bays. It was suggested that speaking directly with residents might help to achieve parking on the pavement side of the highway. The benefits of higher kerbs to discourage parking on the Green was also highlighted. Additional measures might be introduced by the Community Council itself at a later point if needed.

Councillors noted that some rights of Access for farm vehicles may be difficult during the works but PCC reported that this should improve after the road areas are adopted as highways. PCC reported that BT and electricity poles also being removed.

### Conclusion and Actions arising

The Chairman concluded that the message must go back to PCC that in future, notification on forthcoming works in the area must be given to Community Councils in advance of works beginning. It was agreed the Chairman would write to Darren Thomas (Head of Highways and Construction) to raise the importance of this and encourage more proactive communications. **Action UBSCC**

It was agreed that the works to widen the road are endorsed but appropriate kerbs are also included to discourage parking on the Green side. **Action PCC**

Residents would be asked to kindly park on the pavement side. **Action UBSCC**

The road would be designated by PCC at the conclusion of works and once adopted as a highway enforcement actions on unauthorised or non-road-worthy vehicles might be taken if parked illegally **Action PCC & UBSCC**

A joint application would be made by PCC and the Community Council to the Welsh Government in an Exchange of Land Application recognising the effective Village Green boundary, changes and current use. **Action PCC & UBSCC**

PCC will liaise with Mrs Green about the repositioning of the memorial bench and it was agreed that workers must take care to treat the bench respectfully.

**Action PCC & UBSCC**

### **4b) Matters Arising - Fortunes Frolic**

Mrs Campbell highlighted that the gate and fencing works are still not complete and wheelchair users are struggling. Dog waste is being left adjacent to bins which are full. A letter from the Chairman will to be sent to Sean Tilling about the outstanding commitments that have not been fulfilled (cc to Cllr R Lewis) **Action UBSCC**

#### **4c) Matters Arising - Maintenance of Ditches and Roads**

Patching works on the road from The Rhos to Picton Ferry are planned and Members requested that PCC ensure the Community is treated in parity to other areas of the county. Cllr Lewis explained the process for scheduling road maintenance but confirmed that he had also been alerted to problems and continues to bring pressure. Ditch works have been completed but have led to a significant drop on one side which a local farmer had brought to Cllr Lewis's attention.

#### **4d) Matters Arising - New Clerk**

The Community Council welcomed the new clerk Ms Linda Screen who is replacing Mrs Janet Lloyd who has been clerk with Uzmaston/Boulston from 2007 and with the merged Community Council since 2012. The Members thanked Mrs Lloyd for all of her hard work as clerk over the years and Mrs Williams presented her with flowers.

#### **4e) Matters Arising - Skate Park**

Arrangements were made to liaise with organisers to present the cheque. An email would be sent out to Councillors to enable them to attend the presentation. Cheque raised.

**Action Mrs Campbell & Mrs Williams**

#### **4f) Matters Arising - Contact details**

These have now been updated and circulated for Noticeboards. New keys have been issued for the Uzmaston noticeboard (Dean, Sheila and Linda)

#### **4g) Blue Shed**

A complaint had been raised from the UBSCC to Karen Boulton (PCNPA) of a large industrial looking shed appearing at The Rhos. The Authority reported that the shed is marginally larger than permitted development and the main issues of concern to the National Park are colour and materials. PCNPA has been told it is for domestic use and a retrospective planning application will be presented in due course. Community Councillors reported it did not seem sympathetic to the area and raised concerns about visibility particularly in winter.

#### **4h) Speeding/ Racing**

Councillors had witnessed cars travelling at speeds through the Rhos village. A question was raised as to whether drivers were test-driving vehicles. Cllr Lewis would ask for speed tubes to be put down in The Rhos within the month to look at speeds and at Uzmaston.

**Action Cllr Lewis**

### **5. Planning**

No applications received

### **6. Pembrokeshire County Council - Correspondence**

a) PCC Gambling Act is undertaking a review on Licensing Policy and is seeking comments

**Action : Noted**

b) Community Governor Vacancy St Aiden's School

**Mrs Morgan Nominated**

c) New Monitoring Officer - Miss Claire Jones has replaced Mr Laurence Harding

Signed:

Date:

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## **Pembrokeshire Coast National Park**

No postal correspondence received.

### **8. Welsh Government:**

No postal correspondence received.

### **9. Other Correspondence:**

- a) Simon Hart Surgery dates
- d) Play for Wales Brochure
- e) Shelter Cymru 50 plus project - event at The Queens Hall Narberth 15th October

### **10. Accounts:**

Audit ongoing still with BDO Stoy Hayward - no points to raise

### **11. Accounts for payment:**

- a) Stationery items - clerk to include Hard drive to hand to new clerk and archive boxes, ink and paper. £74.77 (cheque raised 2/9/15)
- b) Miscellaneous items from 2014/15 not previously claimed include recent postage and a new replacement Padlock for notice board, Total: £44.32
- c) Outgoing Clerks Salary: £600.
- d) Payment for the new Clerk's salary is to be quarterly being Oct-Dec, Jan-Mar, April-June, July-Sept with the first month September 2015 included in the first payment by cheque at the December meeting. Subsequent payments will be made by Standing Order.
- e) A new Bank Mandate is required for standing orders - Jan to speak with Linda to arrange details

### **12: Any Other Business:**

10th October is the official open day of the refurbished village hall at The Rhos.

### **Meeting Closed at 8.07 pm**

Date & Time of next meeting Thursday 15th October 2015

7.30pm at The Rhos Village Hall