

Cyngor Cymuned Llandudoch

St. Dogmaels Community Council

Minutes of the extra ordinary meeting of the Council which took place on 9th November 2017 at 7pm at Y Neuadd Goffa, Maeshyfryd, St. Dogmaels

Present: Jonathan Martin, Chairman/Cadeirydd. Jo Hutchings, Tony Dyer, Fraser Coates, Lucy Lewis, Gill Wislocka, Beryl Rees, Carol Khulman

CC M James

Clerk

Members of the public: 1

Other Cllrs joined the meeting as indicated in the minutes

Open session for members of the public to raise any matters of relevance to the Community 7.00 - 7.15.

Ms K Christie was present to speak on the change of use application at the Teifi Netpool Inn to B&B and owner's accommodation. She explained in some detail, with reference to the business accounts of the Inn, that it was running at a loss which she could not continue to sustain. She felt that the change of use would allow her to build a viable business which would benefit the community.

Prior to the start of the meeting the Chairman asked that Cllrs refer queries from members of the public to the Clerk unless they were quite clear on the information required. The Clerk asked that Cllrs try to manage expectations with regard to a response time to avoid disappointment.

1. Apologies for Absence / Ymddiheuriadau am absenoldeb

Apologies had been received from Cllr Melrose Thomas.

2. Declarations of Interest

Cllrs T Dyer and G Wislocka declared a prejudicial interest on planning application 17/0713/PA.

3. Confirmation of Order of the Agenda and identification of any items that might be resolved for confidential session
Cllr J Hutchings proposed that the planning section of the agenda be discussed immediately after the confirmation of the minutes. Seconded Cllr C Khulman, carried unanimously.

4. Confirmation of Minutes of 26.10.17

Cllr C Khulman asked that the minutes be amended to show she had not left the meeting prior to its end. This being agreed, Cllr G Wislocka proposed that the minutes be accepted as a true record, seconded Cllr C Khulman, carried unanimously.

5. Planning / Ceisiadau Cynllunio

17/0713/PA Proposed alterations and change of use of Public House to a guest house (7 bedrooms) with associated residential accommodation for management (3 bedrooms)

Cllr C Bourg joined the meeting.

Following discussion it was agreed that the Community Council would not support the application solely due to there only being 5 parking places shown on site. The Council felt that this was insufficient given the scale of the proposed accommodation. Pressures on parking in St Dogmaels were well documented.

NP/17/0641/LBA Enlargement of rear exterior doorway and replacement with sensitively designed wooden, partly glazed double doors, Rocket House, Penrhyn Bach, Poppit.

The Community Council supported this application.

Cllr B Rees left the meeting during discussion on this item.

For information only - noted
DM/0482/17 Sections 80, 81 and 83 Building Act 1984, proposed demolition
Demolition of derelict House Building to the East of Teifi Stores, St Dogmaels Road

6. Finance & Administration / Cyllid a Gweinyddu

payee	For	Bank
M Toft	Removal of zip wire spray of playground perimeter	336.00
Cllr J Martin	Cllrs payment £50 6 months in arrears	50.00
Mr E Brown	Grass cutting	331.20
Mr E Jones	Christmas tree	125.00
S Houghton	Supplies for lantern workshop	125.22
Memorial Hall	Hall fire June 17 to Oct 17	91.00
St Dogmaels Senior Citizens's Luncheon Club	Grant	500.00
St Dogmaels Football Club	Grant	500.00
St Dogmaels Community Rowing Club	Grant	500.00
Marie Curie	Grant	100.00
Macmillan Cancer Support	Grant	100.00

Proposed Cllr J Hutchings, seconded Cllr G Wislocka, carried unanimously.

Barriers

The Clerk apologised as when she had costed the barriers for the christmas tree she had not taken into account the high cost of delivery and subsequently had not order them. CC M James suggested that County might lend barriers and he would enquire.
ACTION: Borrow barriers from County BY: CC M James.

Christmas lights

The Clerk had yet to confirm an electrician. She would, at least, try to get the lights on the tree done in time for the switch on.

To include initial budget discussion

Clerk's request to the Council to consider hours worked.

The Clerk found that the due to increasing workload (in 2016 there were 6 evening meetings between May and end Oct, in 2017 there have been 14 evening meetings in the same period) and additional training and information events, her core 12 hours and the '3 extra discretionary hours' were worked on a weekly basis and in addition something between and further 4 to 5 hours – currently unpaid. She had provided information about the cost, to the Council of additional hours. She left the meeting during discussion. It was agreed that effective from November 13 2017 the Clerks hours be raised to 19 per week.

The Council then looked at the budget figures in detail and some changes to the draft were provisionally agreed. Figures were required from Pembs CC with regard to playground monies held by them and it was queried if the Christmas over street lights should be continued. Further discussion would take place at the November meeting before the precept request was finally approved.

7. Village Amenities / Mwynderau

Playground

The Clerk suggested that as Playmaintain had not yet scheduled in the work for the path or replacement of metalworks, that the company be asked to consider a review of the contract, with release of both parties with no financial or legal penalties or detriment of character to either party. The path could then be done by a local company (this was phase 3 of the works) and replacement metal work by another contractor (this was the completion of phase two of the works, the end of works associated with previous County grant funding and end of works required to allow the Council to start proceedings with regard to monies withheld to previous contractor).

It was agreed unanimously to approach Playmaintain.

ACTION: Follow up BY: Clerk

The Playground Chair requested monies for necessary repairs to the ramp to the shelter and steps to the toddler play. It was noted that Standing Orders required that at least 3 quotes should be sought. It was agreed to seek further quotes prior to the next meeting.

8. Correspondence / Gohebiaeth (to include consultation documents not covered under any other heading)

None.

9. Cllrs Exchange of Information / Cyfnewid Gwybodaeth

Cllr J Hutchings advised that chairs for the Remembrance Service would be put out at 7pm in the hall on Saturday. Any help with this would be much appreciated.

Cllr T Dyer said that the School PFA was holding a coffee morning at the Guildhall, Cardigan and all were welcome.

Cllr C Khulman advised she was attending planning training and would report back to the Council.

CC M James stated that Pembs CC Environmental Health Dept would be running tests on the boggy area of the school field/football pitch. He said enforcement officers were to visit the site opposite Berwyn to investigate the alleged lack of drainage on the access road.

Cllr G Wislocka said having visited the wells at Pencnwc she had been unable to tell if the problems of wells overflowing persisted, due to the very wet ground across the sites.

All were reminded of the Remembrance Service starting at 10.30am in Memorial Hall on Sunday 12th.

It was noted that the Dogwatch scheme had been formally launched.

10. Date of Next Meeting – 23.11.17

There being no further business to discuss the meeting closed at 10.10pm