

Cyngor Cymuned Llandudoch

St. Dogmaels Community Council

Minutes of the Council meeting held by remote means which took place at 7.00pm on 23rd June 2022 in accordance with The Local Government and Elections (Wales) Act 2021

Present:	
Chairman	Mike Kendall
Councillors:	Fraser Coates, Richard Davies, Jo Hutchings, Phil Hutchings, Jonathan Martin, Jane Roberts, Nigel Smith , Melrose Thomas, Rhian Watcyn Jones, Gill Wislocka, Vincent Wright
County Cllr	Mike James
Clerk	Sue Davies
Members of the public and press	1

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

22/0166/PA	48, The Moorings, ST DOGMAELS, Cardigan, Pembrokeshire, SA43 3LJ	Proposal: Proposed porch and decking with associated works	A member of the public spoke on behalf of herself and two neighbors. She stated that the proposed design was overbearing and totally unsuitable for the location. She was thanked for her time.
------------	--	--	---

The Chairman offered the Council's condolences to the family and friends of Mr H Morgan following the tragic events at Poppit beach. He also offered the Council's condolences to County Cllr M James following his recent loss.

1. Apologies for Absence / Ymddiheuriadau am absenoldeb

Apologies were accepted from Cllr N Smith.

2. Declarations of Interest on Matters Arising from the Agenda/Datgan Diddordeb ar faterion sy'n codi o'r Agenda

None.

3. Confirmation of Order of the Agenda and identification of any items that might be resolved for confidential session

RESOLUTION	
Due to the length of the agenda, to deal with items 1 to 5.2 inclusive and bring items 5.11, 5.12, 5.13, 6, 8,10.31 and 13.3 forward. At 9.30pm approx. to take a proposal to defer, some or all of the business remaining on the agenda, to an extra ordinary meeting or to the July meeting.	Carried

4. To confirm the Minutes of 19-05-22 as a true record

Proposed that minutes be accepted	Seconded	
Cllr P Hutchings	Cllr V Wright	Carried

5. Finance & Administration / Cyllid a Gweinyddu

5.1.1 To approve payments

Reported June 23 2022			
11/05/2022	United gas and power	Moorings	59.34

Chairman's signature

Date: 07-07-22

01/06/2022	SLCC Enterprises	Training	36.00
01/06/2022	AJGIBL	Insurance	1,081.03
13/06/2022	United gas and power	Moorings	76.65
To pay 23/06/22			
	OVW	Training	35.00
	Peter Jones and Sons	Moorings electrical fitting	336.00
	Mr E Brown	Grounds maint	690.00
	Mark Toft	Tree works	2,292.00
	S Davies	Total incl tax etc/pension/exp etc	1,321.16
	V Wright	Cllrs Allowance	150.00
	Richard Davies	Cllrs allowance	150.00

RESOLUTION	
That the payments be approved as presented.	Carried

5.1.2 Bank reconciliation
Noted.

5.2 Year end accounts
Internal Audit completed

To approve the Annual Governance and Accountability Return (AGAR)

RESOLUTION	
That the information presented pursuant to the year end accounts be accepted and the AGAR approved.	Carried

5.3. Annual Report/Training programme (To be published no later than 5th Nov 22)

RESOLUTION	
That the design of the report be accepted. Following completion and editing of the text it be sent for translation and the report completed.	Carried

5.4. Clerk's leave request

RESOLUTION	
That the Clerks leave request be approved.	Carried

5.5. Meeting formats

It was advised that the Memorial Hall could now offer WIFI.

RESOLUTION	
To monitor any grant funding available for technology to allow participants to 'hear and be heard' when attending a meeting held at the Hall and to note the concern about the bandwidth which might be available at the Hall given the probability of multiple events taking place.	Carried

6. Planning / Ceisiadau Cynllunio

6.1 Applications

Number	Address	Proposal	Agreed response
22/0157/PA	Llydegwel, Pilot Street, ST DOGMAELS, Cardigan, Pembrokeshire, SA43 3EY	Extension of existing decking and erection of a timber fence above existing wall	St Dogmaels Community Council supported this application. No further comments.
22/0153/PA	Teifi Netpool Bed And Breakfast, Maeshyfryd, ST DOGMAELS, Cardigan, Pembrokeshire, SA43 3ET	Change of use from guest house to a residential.	St Dogmaels Community Council supported this application. No further comments.

Chairman's signature

Date: 07-07-22

22/0166/PA	48, The Moorings, ST DOGMAELS, Cardigan, Pembrokeshire, SA43 3LJ	Object
------------	--	--------

St Dogmaels Community Council objected to the above application on the following basis.

The Covenant to the deeds of the properties on the estate states that permission to do the following requires the permission, in writing, of the 'Company'. 'To place or erect or station any boundary walls or fences or any other erection or any description, caravans and houses on wheels huts and any other structures on any part of the property which lies between the dwelling and the front boundary of the property.' A caveat is placed in that such permission will only be considered if approval of the planning authority has been obtained.

While the Community Council accepted that a covenant may be difficult to enforce after a period of time if one party to the Covenant had ceased to exist as a legal entity, the intention of the original design was clear in that the estate was envisioned as being open plan with clear frontages. To the Community Council's knowledge this has largely been respected and the open feel has been maintained by carefully considered development which had, if given planning permission, been restricted in scale and height.

Respect for the intended open aspect of the estate had protected the right to light and the privacy of the juxtaposition properties particularly taking in the topography of the area.

The proposed development, for a number of properties and with particular respect to No 50, No 49 and No 51 the Moorings, due to their juxtaposition, would severely impact and limit their visual amenity and the light the properties receive. In addition, the height of the proposed patio area would significantly impact the privacy of number 50.

The proposed extension, by placing a 6' wooden fence on top of the existing boundary wall, which is 3'6" high create a barrier 9' 6" high directly in front of number 50 and 51, approximately 10 meters away. It would also impact no 49 by creating a 'corridor' effect thus reducing the open aspect enjoyed by the property. The proposal was totally overbearing given its position.

The architect of the current application acknowledged the open nature of The Moorings and states, 'The landscape is generally open in character'. The introduction of what is, in effect a 9'6" barrier was totally out of keeping and out of scale with the surrounding area. The examples shown in the documentation, of developments on the estate were not similar to the proposed development in position or scale to the proposed development and were therefore misleading as examples of successful development on the Moorings estate.

The architect's drawings did not show the gradient or topography of the road, or the properties affected at the 45-degree angle, nor the Community Council believed, the full length of the fencing and its impact.

In summary:

The nature, location, siting and scale of the proposed development was incompatible with the capacity and character of the site and the area within which it was located.

It would result in a detrimental impact on local amenity in terms of visual impact, loss of light and privacy.

Its design paid no regard to local distinctiveness and does not contribute positively to the local context.

It was inappropriate to the local character in terms of layout, scale, form, siting, massing, height, landscaping and access arrangements / layout.

The Community Council requested a site visit be made prior to any decision be that under delegated powers or at Committee.

21/1256/PA	Teifi Netpool Inn, Maeshyfyrd, ST DOGMAELS, Cardigan, Pembrokeshire, SA43 3ET	Erection of a dwelling (Previously consented 12/0545/PA)	Object
------------	---	--	--------

Given the scale of the proposed development it did not sit well with the St Dogmaels housing needs Assessment.

There is also concern that development of a property of this scale, on a restricted site that the proposed parking provision will prove inadequate. Taking into account the access via the existing pub car park this would potentially provide inadequate parking for both putting pressure on the public parking which serves the school and nearby Alexandra Gardens and playground.

Further, should application be given permission it will result in the potential for the proposed 7-bedroom residential property at the Teifi Netpool B&B having significantly reduced private amenity areas with most of the land adjacent the Teifi Netpool property being required for parking provision and access to the proposed new build. There is also concern, that given the potential parking requirement should both residential properties be allowed, parking for the Teifi Netpool will also prove to be inadequate.

The Community Council fully supported the NRW requests for full ecological reports.

Local wildlife enthusiasts have noted frogs in garden pond of an adjacent property, numbered 100+ during spawning. An important site in regard to the village biodiversity. One female frog is a rarity in that it is a pale gold colour (Albino) with red eyes. Migration for and post spawning is likely to be to and from the nearby Pinog marsh area and would require that the frogs cross the proposed development site.

The Community Council did not support the proposed development's connection to the mains sewage infrastructure as this is already overloaded as evidenced by the egress of raw sewage in areas of the village. Based on local knowledge, with springs being evident in the area the Community Council is concerned that a soakaway will prove inadequate resulting in all waste water from the site being directed into the sewers. The introduction of a concentrated flow of water into a soakaway on land already saturated could affect the stability of the surrounding stone walls which are adjacent to a public area

In conclusion:

The nature, location, siting and scale of the proposed development was considered incompatible with the capacity and character of the site and the area within which it is located. Inappropriate to the local character and landscape context in terms of layout, scale, siting, massing and landscaping and access arrangements / layout.

It would result in a detrimental impact on local amenity in terms of visual impact, loss of light and privacy, not only to nearby properties but the privacy of those using the public gardens adjacent the site.

NP/22/0328/FUL	Tirion Uchaf, St. Dogmaels, Cardigan, Pembrokeshire, SA43 3JR	Renovation of derelict cottage including extension & associated works. Re-roofing	St Dogmaels Community Council supported this application and welcomed sympathetic renovation of the property. No further comments.
----------------	---	---	--

22/0212/PA	4-HAFAN DAWEL, Pembroke Terrace, High Street, ST DOGMAELS, Cardigan, Pembrokeshire, SA43 3EE	Renovation of terrace house. Demolition of existing lean-to ground floor extension and replacement with new GF kitchen extension. Renovation of existing loft conversion.	St Dogmaels Community Council supported this application. No further comments.
------------	--	---	--

Planning documents can be found

at: <http://planning.pembrokeshire.gov.uk/swiftlg/apas/run/WCHVARYLOGIN.display?langid=1>

Search Planning Applications – Pembrokeshire Coast National Park

6.2 Planning Enforcement

Nothing brought forward.

6.3 Representation at planning committee meetings

RESOLUTION	
That the Council should make every effort to have a presence at any planning committee meeting at which a relevant application was to be discussed. That the response to the planning committee needed to be coordinated not only with the CC response but related to the Officers report. That those Cllrs who wished to represent the Council at a planning committee would be offered training.	Carried

Cllr V Wright left the meeting.

7. Working Party Reports

Chairman's signature

Date: 07-07-22

RESOLUTION	
That the Community Engagement Working Party first meeting be deferred and that all Cllrs would look at the available information about methods of community engagement.	Carried

It was noted that with the return to office-based work by County Officers discussion would take place with regard to the Poppit Toilet block.

RESOLUTION	
TO confirm Cllr Hutchings as liaison.	Carried

8. Public Path Diversion Order PP87/24C St Dogmaels

RESOLUTION	
That the CC supported the proposals subject any works being carried out in a manner suited to the built-up terrain and completed prior to any other works (other than access required by planning) starting on the site.	Carried

9. Events

9.1 Merchant Navy Day 3rd Sept 2022

RESOLUTION	
The flag be raised on 3 Sept 2022 and a minute's silence be observed. All welcome to attend.	Carried

9.2 Halloween

RESOLUTION	
That prior to any decision about an event it would be ascertained if a Halloween trial would be created on FB.	Carried

9.3 Senior Citizens Christmas meal and tree

RESOLUTION	
That steps be taken to ascertain if a meal would receive support. Provision of a tree deferred but Cllr J Hutchings would resupply the Clerk with information about the bauble decoration.	Carried

10.

RESOLUTION	
That in view of the time, it being approximately 9.30pm, the remaining agenda items would be deferred to an extra ordinary meeting on 7 th July 2022.	Carried

11. Cllrs Exchange of Information / Cyfnewid Gwybodaeth

Exchange and matters to note for the next agenda.

Chairman's dinner – provisional date 15th July at the Teifi Waterside

12. Date of Next Meeting –

Extra ordinary 07-022

Ordinary 28-07-22

There being no further business to discuss the meeting closed at 9.34pm