

Cyngor Cymuned Llandudoch

St. Dogmaels Community Council

Minutes of the ordinary meeting held by remote means which took place at 7.00pm on 28th July 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	2

A member of the public spoke on the amendment to planning application 22/0166/PA. She was thanked for her time.

A representative from West Wales Active Travel gave a brief introduction to the scheme. She was thanked for her time.

1. Apologies for Absence / Ymddiheuriadau am absenoldeb

Apologies were accepted from:

Councillors:	Fraser Coates, Richard Davies, Jo Hutchings, Phil Hutchings, Jonathan Martin, Jane Roberts, Nigel Smith, Melrose Thomas, Rhian Watcyn Jones, Gill Wislocka, Vincent Wright
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2. Declarations of Interest on Matters Arising from the Agenda/Datgan Diddordeb ar faterion sy'n codi o'r Agenda

Cllr V Wright declared a personal interest in the grant funding application from West Wales Active Travel.

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

RESOLUTION	
The agenda be accepted as presented.	Carried

4. To confirm the Minutes of 07-07-22 as a true record

Proposed, subject to Pingo being changed to Pinog	Seconded	
Cllr G Wislocka	Cllr V Wright	Carried

5. Finance & Administration / Cyllid a Gweinyddu

5.1.1 To approve payments

Jul-22		
Mr E Brown	Grounds maint	870.00
S E Davies	Gross all	1504.80
Cllr G Wislocka	Ink printing agendas for noticeboards	31.00
OVW	Cllr training	35.00
Reported		
Cllr J Hutchings	Deposit for guest meals	20.00

RESOLUTION	
That the payments be approved as presented with delegated powers to the Clerk in consultation with the Chairman, Vice-Chairman and Cllr G Wislocka to agree the costs of knotweed treatment.	Carried

Chairman's signature

Date:

5.1.2 Bank reconciliation/Budget update
Noted.

5.2 Removal unmetered electricity supply High Street
Ongoing

5.3 Defibrillators
High Street / Glanteifion it was noted that further training in checking and maintenance was to take place.
Poppit – Clerk to chase PCNP.

5.4 The Finance and Governance Toolkit for Community and Town Councils / Y Pecyn Cymorth Cyllid a Llywodraethu ar gyfer Cynghorau Cymuned a Thref

RESOLUTION	
To review the documents provided and agree further discuss how to action the work required. That the Council would not nominate a representative for the PLANED Youth Scheme.	Carried

5.5 News Bulletin / Communication with the Community / Citizen/Community Led Recovery
News Bulletin

RESOLUTION	
That the next issue would include the following themes: Chairman’s dinner awards, village regeneration walkaround, vandalism, biodiversity and Merchant Navy Day (all subject to space).	Carried

Communication with the Community
It was agreed that all Cllrs would read Good Cllrs Guide which contained a section on community consultation.

RESOLUTION	
That those interested in taking this forward undertake OVW training when available.	Carried

5.6 Grants

RESOLUTION	
That a grant of £843 be awarded to the Football Club.	Carried

RESOLUTION	
That having resolved to discuss the matter a grant of £72 be awarded for the Bike Buddies scheme run by West Wales Active Travel.	Carried

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

RESOLUTION	
To accept the draft training report and to arrange translation of the same.	Carried

5.8 To Appoint a Representative to OVW Area Committee

RESOLUTION	
That Cllr J Roberts be appointed to represent the Council	Carried

6. Planning / Ceisiadau Cynllunio

6.1 Applications

22/0313/PA	River View, St Dogmaels	Pontoon, decking and summerhouse	St Dogmaels Community Council supported the application but requested the following conditions be applied: That full, current, habitat, wildlife and protected species protection and mitigation report be provided. That a construction management plan be provided. That no materials are stored on the foreshore. The Council supported Afon Teifi Fairways Ltd in that the pontoon must not impeded the navigation channel, that a marine works license be obtained from NRW and that Ceredigion County Council and Crown Estates are contacted for any permissions and licenses.
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22/0166/PA	48 the Moorings St Dogmaels	Proposed porch and decking with association works – amended plans	<p>22/0166/PA. 48 the Moorings. Amended St Dogmaels Community Council maintains its objection to the amended application on the following basis. The Community Council notes the removal of the proposed wall, however the Community Council still has the following concerns:</p> <p>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.</p> <p>While the Community Council accepts that a covenant may be difficult to enforce after a period of time if one party to the Covenant ceases 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 has, if given planning permission, been restricted in scale and height. Respect for the intended open aspect of the estate has protected the right to light and the privacy of the juxtaposition properties particularly taking in the topography of the area.</p> <p>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, will severely impact and limit their visual amenity and the light the properties receive. In addition, the height of the proposed patio area will significantly impact the privacy of number 50.</p> <p>The architect of the current application acknowledges the open nature of The Moorings and states, ‘The landscape is generally open in character’. The examples shown in the documentation, of developments on the estate are not similar to the proposed development in position or scale of the wall; proposed development and are therefore misleading as examples of successful development on the Moorings estate.</p> <p>The architect’s drawings do not show the gradient or topography of the road, or the properties affected at the 45-degree angle. Diagram 11 still shows the original proposed wall. The 3D images give no impression of the proximity of other properties nor the angles and levels at which they relate to number 48 and the proposed development.</p> <p>In summary: The nature, location, siting and scale of the proposed development is incompatible with the capacity and character of the site and the area within which it is located. It would result in a detrimental impact on local amenity in terms of visual impact, loss of light and privacy. Its design pays no regard to local distinctiveness and does not contribute positively to the local context. It is inappropriate to the local character in terms of layout, scale, form, siting, massing, height, landscaping and access arrangements / layout.</p> <p>The Community Council requests a site visit be made prior to any decision, be that under delegated powers or at Committee.</p>
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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](#)

Chairman’s signature

Date:

6.2 Planning Enforcement

It was agreed to follow up the planning decision on the Boat House to learn how to make CC planning responses more effective. The Clerk had circulated the conditions attached to the fencing between the site and the river.

It was noted that an enforcement officer had visited the straw bale house.

7. County Cllr's Report

Circulated prior to the meeting.

8. Committees and Working Parties

To note any reports brought before the Council.
Nothing forward.

9. Village Amenities / Mwynderau

9.1 Playground

Update and to agree any actions

Quotes were still to be sought for repairs to the surfacing and paint had been purchased to coat the top of the kickwall with anti-climb paint.

9.2 Noticeboards

To encourage the use of A5 notices (and how to encourage it)

RESOLUTION	
That a notice be put in the boards requesting that notice be A5 in size for each language.	Carried

9.3 Bus shelters

The damage to the bus shelter on Pilot Street had been reported to PCC.

9.4 Cutting schedule and bio-diversity

Report – Cllr M Kendall

The contractor had now caught up with all outstanding works and thanks had been extended by Y Felin for the cutting of the path beside the mill pool.

9.5 Poppit toilet block

Deferred.

9.6 Acquisition/Provision of additional amenity land

Nothing brought forward.

10. Highways and Public Rights of Way / Hawliau Tramwy Cyhoeddu

10.1 Update on any PRoW issues and to agree a way forward

As part of which to accept a report from the *St Dogmaels Footpath Association* / Llwybrau Llandudoch and discuss any requests for lobbying or assistance

RESOLUTION	
As requested in the report that the Clerk be given delegated authority to report any further issues resulting from works at a property adjacent the path be reported to PCC	Carried

10.1.2 Cardigan Bridge and Access

Nothing brought forward.

10.2 Route to Poppit/Active Travel

The County Cllr advised that the new feasibility study had been completed and was being reviewed prior to publication.

10.3 Village Regeneration Walks

It was noted that the report on PCC required works has been submitted to CC M James who had provided updates as part of his report.

10.4 Parking

CC M James advised he was still awaiting a site visit with PCC officers. Concern was expressed that parking on the verge by the Boat House was pushing pedestrians into the road.

10.5 Webley Hill Signage

It was advised that anyone observing road safety incidents should report it either to the Teifi Waterside staff if associated with access to the property or PCC if relating only to the highway.

11. Police

It was noted that the community policing team was aware of the recent vandalism and nuisance in the village.

12. Events / Digwyddiadau

12.1 Village in Bloom

The closing date for the competition was 6th August and a final push advertising for entries would be made.

12.2 Merchant Navy Day, 11am, 3rd Sept 2022 – Raising of the flag and minutes silence at Glanteifion

Noted.

12.3 Halloween

RESOLUTION	
That as there would be no village trail on FB no CC event would be organised.	Carried

12.4 Remembrance Service – Sunday, November 13th 2022

RESOLUTION	
That the service take place in the Memorial Hall with the laying of the wreaths after the service. Light refreshments would be served.	Carried

12.5 Senior Citizens Christmas meal

RESOLUTION	
That a provisional date of Wednesday 14 th December be scheduled. Catering quotes to be sought and Kirilee approached to provide entertainment.	Carried

12.6 Christmas Tree by Coach House

RESOLUTION	
That a community tree and lights be provided for the Coach House courtyard subject to trustees' approval. That in the event the school did not want to be involved in the declaration of baubles the Council organise a small event for children to decorate the baubles and hand them in at the tree and receive a small chocolate tree decoration for their own tree in return. Fruit for those not wishing to have chocolate would be provided.	Carried

13. Meeting Reports / Adroddiad

Planned Youth Scheme – Cllr M Kendall

Discussed under item 5.4.

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

Nothing brought forward.

15. Cllrs Exchange of Information / Cyfnewid Gwybodaeth

Exchange and matters to note for the next agenda.

It was advised that the family would be happy for Haydn's Bench in Alexandra Gardens to be replaced. Details to be agreed at the September meeting.

It was requested that PCC cut the growth adjacent the tarmac path by the Teifi Waterside hotel earlier in the year.

It was noted that notice had been served on an abandoned boat at the Pinog.

It was queried if bike racks might be provided at the Moorings.

Thanks were extended for those who cleared the broken glass from the playground area.

16. Date of Next Meeting – 22-09-22

Agenda items to Clerk no later than 9am 14.09.22

There being no further matters to discuss the meeting closed at 9.20pm.

Chairman's signature

Date: