

# Cyngor Cymuned Llandudoch

## St. Dogmaels Community Council

Minutes of the ordinary meeting held by remote means which took place at 7.00 pm on 26<sup>th</sup> January 2023 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, <del>Melrose Thomas</del> , Rhian Watcyn Jones, Gill Wislocka, Vincent Wright
County Cllr	Mike James
Clerk	Sue Davies
Members of the public and press	0

### 1. Apologies for Absence / Ymddiheuriadau am absenoldeb

Apologies were accepted from:

Councillors:	<del>Fraser Coates, Richard Davies, Jo Hutchings, Phil Hutchings, Jonathan Martin, Jane Roberts, Nigel Smith, Melrose Thomas, Rhian Watcyn Jones, Gill Wislocka, Vincent Wright</del>
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### 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	
That item 7, County Cllrs Report be heard after item 4, that subject to any requirement for item 9.5 to be discussed in detail, this to take place in confidential and that remaining agenda items be reviewed at 9 pm to enable, if possible, a 9.30 pm close for the meeting, the agenda was accepted as presented.	Carried

### 4. To confirm the Minutes of 24-11-22 as a true record

That subject to 'parking spaces' be changed to 'passing spaces' in item 7, the minutes be accepted as a true record.	Seconded	
Cllr P Hutchings	Cllr J Hutchings	Carried

### 5. County Cllrs Report

CC M James advised that he had spoken against the possible closure of the toilets at Poppit. He had noted the increase in PCNP parking permits for residents which did not sit well in the current economic climate nor against PCNP's current refusal to assist with the cost of the toilet block at Poppit. He had spoken on the proposals for the rise in the PCC element of the council tax and could personally not support the proposal for a rise in excess of 5.5% while accepting the impact on the PCC budget. He had been made aware that local businesses were not in favour of a 'tourism tax' against the current economic backdrop. He noted that potholes had been repaired at BV Rees and Glenteifion.

He advised that he hoped to be able to circulate a date for a meeting with the Head of Planning.

### 6. Finance & Administration / Cyllid a Gweinyddu

#### 6.1.1 To approve payments

December 22 paid as agreed or as contractual

S E Davies	Salary gross, expenses and HO, ers NI etc	1,411.71
E Brown	Grounds maint	1,149.00
Pembs CC	Recharge electoral services	225.00

Penrallt Garden Centre	Christmas tree	80.00
Dolen Teifi	Minibus	14.40
Innkeeper UK Limited t/a Glanfa Teifi Hotel	Deposit Christmas meal	545.00
Innkeeper UK Limited t/a Glanfa Teifi Hotel	Christmas meal	1,853.00
Jig-So	Grant	750.00
	Lease, Herb Garden	1.00
Geosphere	Parish online	108.00

Noted

January 23

S E Davies	Salary gross and HO, exp £12.99 lights	1,219.89
Edge IT systems	accounts software	366.00
One Voice Wales	CLlr training	35.00

First Rescue Training and Supplies Ltd Defib cabinet Poppit 510.00 Paid

RESOLUTION	
That the payments be approved as presented	Carried

6.1.2 Bank reconciliation

Noted.

6.1.3 To reconsider the budget and precept for the 23-24 financial year following the request, from PCC, to fund the Poppit toilet block

RESOLUTION	
To refuse the request to fund the Poppit toilet block.	Carried

RESOLUTION	
Having refused the request to fund the Poppit toilet block to make no change to the budget or precept request agreed in November 22.	Carried

6.2 Removal of unmetered electricity supply High Street

Ongoing.

6.3 News Bulletin / Communication with the Community / Citizen/Community-Led Recovery

RESOLUTION	
That a brief report be given about the Christmas tree, the decorations made by the school and the senior citizens' Christmas meal. That information be given about the CC's decision not to fund the toilet block at Poppit.	Carried

6.4 Civility and Respect Pledge <https://www.slcc.co.uk/news-publications/civility-respect-pledge/>

RESOLUTION	
As there were concerns over OVW support for the initiative the Council deferred its decision pending further information.	Carried

6.5 Funding for replacement arch – Herb Garden

It was noted that volunteers undertake work at the Herb Garden which is leased by the Council. This is therefore maintenance costs and not grant funding.

Cost of materials £107.24 for CC approval. Labour costs £0.00, as by volunteer.

Materials Treated Timber, Hardwood stakes and Carriage bolts/nuts. Risk assessment provided.

RESOLUTION	
That the quote be accepted and thanks extended to the volunteers for undertaking the work.	Carried

6.6 Supporting community initiatives

6.6.1 Mid and West Wales Fire Service

The support of the Mid and West Wales Fire Service, following the tragic house fire, was noted with thanks.

<b>RESOLUTION</b>	
To provide such support to the Fire Service as possible, during its follow-up activities to reassure the community.	Carried

#### 6.6.2 Debris Church Lane

It was advised that the Council could not legally undertake to cover any costs for the removal of the debris from private land. It was understood that a representative from the Mid and West Wales Fire Service would speak with the owners of the property on which the debris had been left. PCC had given differing advice to the CC and the County Council than to the property owner about it removing the debris.

#### 6.7 Internal audit

The Clerk had contacted the auditor for the 21-22 financial year for a quote.

#### 6.8 Clerk's leave request

<b>RESOLUTION</b>	
That the leave request be accepted.	Carried

### 7. Planning / Ceisiadau Cynllunio

#### 7.1 Applications

It was noted, prior to discussion, that the Community Council had a policy to refuse any application which involved a connection to the existing sewage infrastructure as the Council considered it was not fit for purpose, an opinion refuted by Dwr Cymru.

Number	Proposal	Site Address	Response
21/1256/PA	Erection of a dwelling (Previously consented 12/0545/PA)	Land North West of Teifi Netpool Inn, Maeshyfyd, St Dogmaels, Cardigan, SA43 3ET	
<p>That the previous objections to the application be reiterated with particular reference to the following:</p> <p>The Community Council does not support the connection of the proposed development to the main sewage infrastructure as this is already overloaded as evidenced by the egress of raw sewage in areas of the village.</p> <p>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 wastewater 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.</p> <p>The Community Council also had concerns that the proposed soakaways are in an area which already has a high water table due to springs in the area. The proposed soakaways are close to footpath 87/28 through Alexandra Gardens and said footpath is already affected by water runoff adjacent Llys Deri.</p> <p>The Community Council also noted the 'private sewer' shown on the map supplied by Dwr Cymru, which runs across the site and exits across Alexandra Gardens and appears to discharge at the blessing stone which is adjacent to the River Teifi.</p> <p>While not sure this is a matter that can be addressed by planning the Community Council is concerned that if permission for soakaways is denied then this 'private sewer' may be utilised for runoff. The Community Council would be extremely concerned if additional water volume were to be discharged in the blessing stone area. Said 'private sewer' also appears to exit into the public sewers in Alexandra Gardens and requests confirmation that there can be no cross contamination with this area of private sewer and the sewer crossing into Alexandra Gardens and discharging at the blessing stone.</p> <p><b>In conclusion:</b> 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. 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 and privacy including those using the public gardens adjacent to the site. Any runoff from the site should be directed away from Alexandra Gardens and the blessing stone area.</p>			

That the concerns expressed in the report from NRW dated 18-01-23 are fully addressed before any permission being given.			
<b>22/0825/PA</b>	Two self-contained tourism let units and landscape enhancements	Brynderwen, ST DOGMAELS, Cardigan, SA43 3HF	
St Dogmaels Community Council objected to the application on the grounds that it is outside the boundary of the village. The development is approximately 80m away from the nearest properties within the boundary and as such does not sit well as a development of tourist accommodation.			
<b>22/0833/PA</b>	Alterations to existing property and a new two-storey extension to the rear.	Ty Aeron, B4546 Manian Fawr To St Dogmaels, St Dogmaels, Cardigan, SA43 3LF	
St Dogmaels Community Council objected to the proposed development on the grounds that it is out of scale with surrounding properties. The balcony over the river is inappropriate and may impact river users. It may also impact wildlife (including light pollution) and a full ecological report should be provided. If the development takes place the property will have no garden area. There is concern that parking may be affected and that vehicles will have to reverse out onto the highway.			
<b>22/0845/PA</b>	Erection of a new dwelling	Disused garden that formerly belonged to Mont Rose	
St Dogmaels Community Council objected to the application on the grounds that first and foremost a mains sewer is shown crossing the site and this would make it impossible for the developers to meet Dwr Cymru conditions. The Community Council does not support the proposed developments' connection to the mains sewage infrastructure as this is already overloaded as evidenced by the egress of raw sewage in areas of the village. The Council has significant concerns about this development due to its location and the landslip. Local knowledge indicates that previous development in this area, even following the landslip amelioration works, caused issues with ground movement which affected neighbouring properties. While the Council notes that this has been addressed, to some degree, in the application it is clear that further investigations are required.			

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

7.2 Planning Enforcement  
Nothing forward.

### **8. Committees and Working Parties**

To note any reports brought before the Council.  
Town and Community Council Toolkit Committee

<b>RESOLUTION</b>	
To note the first Committee Meeting date of 9 <sup>th</sup> February 2023 and current members Cllr M Kendall, J Roberts and R Watcyn Jones. To agree that the Chairman of the Committee be appointed at its first meeting.	Carried

### **9. Village Amenities / Mwynderau**

#### 9.1 Playground

Update and agree any actions

To note that the repairs to the surfaces in the playground are weather dependent and have been delayed.

#### 9.2 Noticeboards

To note that despite repair the board in the bus shelter by BV Rees was difficult to close. The lock on the board at the playground had been found to be in good working order.

#### 9.3 Bus shelters

To note that the repair to the Pilot Street shelter was in hand.

9.4 Cutting schedule and bio-diversity  
Nothing brought forward.

9.5 Poppit toilet block  
Redevelopment

RESOLUTION	
The Community Council welcomed a proposal to redevelop the site and awaited further information.	Carried

9.6 Acquisition/Provision of additional amenity land  
Nothing brought forward.

9.7 Memorial Bench - Pinog

RESOLUTION	
That the existing bench by the pumping mound on the Pingo be inspected and if damaged be removed. The existing waterside bench be moved to the pumping mound if the residents seeking a memorial bench on the Pinog agreed that their bench of recycled material to be gifted to the Council, to be installed by the waterside. Their proposed location was prone to flooding and it would be extremely difficult to install a plinth due to the high water table.	Carried

9.8 Defibrillators

Car park - operational  
Glanteifion – operational

It was noted that to comply with the grant funding requirements training in the use of a defibrillator would be required.  
Poppit – cabinet has been delivered to RNLI for fitting.

## 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* / Llwylbrau Llandudoch and discuss any requests for lobbying or assistance.  
Nothing brought forward.

10.2 Route to Poppit/Active Travel

It was understood that the new feasibility study had been submitted to the Welsh Government where, if approved it would be considered for funding.

10.3 Village Regeneration Walks

Most items identified on the original walks had been addressed. A new date for further walks would be set for March.

10.4 Parking

Nothing brought forward.

10.5 Bike racks

The installation had been identified as a potential flagship project for PCC and further information would be made known when available.

10.6 Request for Salt bins in 2 locations:

RESOLUTION	
New salt bins be requested for Mwtshwr/Maesmynach and near Glenydd, Cwmins. The bins to be added to the CC asset registered but filled, on request, by PCC. A decision on any costs associated with the provision of the bins would be delegated to the Clerk, in consultation with the Chairman and Vice-Chairman.	Carried

## 11. Police

The Clerk was still seeking a date for a crime prevention event and it was agreed that the Fire Service be invited to attend as well.

## 12. Events / Digwyddiadau

12.1 Senior Citizens' Christmas meal - Review

Thanks were extended to the Clerk, Chairman and Vice-Chairman and Cllr J Roberts for organising a very successful event which had been enjoyed by 103 senior citizens. The venue had been excellent and the staff at the venue were to be commended

for the service offered. It was agreed to hold the meal at the Teifi Waterside in 2023 if it could be arranged.

RESOLUTION	
The organisation of the meal is to be on the September agenda.	Carried

### 12.3 Christmas Tree by Coach House – Review

It was agreed that adding the Christmas baubles decorated by children at the school had made the tree look far better. All those involved in setting the tree up and decorating it were thanked for their time.

RESOLUTION	
Should the school be willing baubles to decorate would be provided for 2023. The request for a more sustainable material was noted and would be considered if something suitable could be found.	Carried

It was queried if the Coach House would agree to a permanent box attached to the wall to allow the lights to be connected.

RESOLUTION	
That the Trustees at the Coach House be requested to consider this.	Carried

### 13. Meeting Reports / Adroddiad

Cllr J Roberts had attended the regional meeting of OVW. She advised that among other topics the Civility and Respect Pledge had been discussed, that representatives from other Town and Community Councils discussed best and innovative practices, and the resources available to them, including grants. She also noted that a number of Pembrokeshire Councils had been asked to take on the cost of public toilets within their wards.

### 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.

The Welsh Language Policy update would be on the February agenda.

A list of dates when areas of the village had been affected by extremely unpleasant smells had been collated and would be forwarded to the Clerk. It was suggested that this should be forwarded to PCC Environmental Health Department.

It was reported that Cardigan Hospital League of Friends was in the process of changing its name to the 'Integrated Care Centre League of Friends' and modernising its constitution. It would continue to offer financial support to supply equipment to the centre and currently had £270k of funding.

The recent Jig-so event on 6<sup>th</sup> January has been noted as a success with over 40 local families attending. CC funding would also be used to fund further local events.

### 16. Date of Next Meeting – 23-02-23

*There being no further business to discuss the meeting closed at 9.43 pm.*