

**24 June, 2020**

**LLANELLI RURAL COUNCIL**

**Minute Nos: 469 – 481**

At a **COUNCIL** Meeting of the Llanelli Rural Council hosted at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, and via remote attendance on Wednesday, 24 June, 2020, at 2.00 p.m.

**Present:** Cllr. S. L. Davies (Chairman)

**Cllrs.**

S. M. Caiach	H. J. Evans
M. V. Davies	J. P. Hart
T. Devichand	S. N. Lewis
S. M. Donoghue	A. G. Morgan
T. M. Donoghue	A. J. Rogers
P. M. Edwards	W. V. Thomas
I. G. Wooldridge	

**Absent:** J. S. Randall, E. Simmons

**469. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. F. Akhtar, T. J. Jones, J. S. Phillips and C. A. Rees.

**470. MEMBERS' DECLARATIONS OF INTEREST**

The following members declared an interest in the following matter:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
481.	S. L. Davies	Personal interest – member of the Dafen Welfare Management Committee.
481.	T. Devichand	Personal interest – member of the Dafen Welfare Management Committee.
481.	S. N. Lewis	Personal interest - member of the Dafen Welfare Management Committee.
481.	A. J. Rogers	Personal interest - member of the Dafen Welfare Management Committee.

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**471. MEETING HOST**

To assist the Chairman in facilitating the general meeting arrangements and because the Chairman was participating remotely by telephone, it was

**RESOLVED** that Cllr. H. J. Evans be appointed as a meeting host at Vauxhall Buildings to help alert the Chairman as to when members wished to speak.

**472. CONFIRMATION OF MINUTES**

**RESOLVED** that the following minutes (copies of which had been previously circulated to members) be confirmed and signed as a true record of proceedings:

Council

10 March, 2020

- 473.**
- 1. INTERNAL AUDIT REPORT – ADMINISTRATION, BURIAL SERVICES AND TRAINING 2019/20**
  - 2. STATEMENTS OF ACCOUNTS 2019/20**
    - 2.1 ADMINISTRATION AND BURIAL SERVICES**
    - 2.2 TRAINING**
    - 2.3 CONSOLIDATED**
  - 3 ANNUAL REPORT ON COUNCIL ACTIVITIES**

Members received the final internal audit reports for 2019/20 and were guided through the statements of accounts during which the Deputy Clerk stated that the accounts had been prepared in accordance with proper accounting practices. Members then went on to consider the annual report on council activities and it was

**RESOLVED** that the following be received, accepted and approved:

1. Internal Audit Reports for Administration, Burial Services and Training.
2. Statements of Accounts for Administration, Burial, Training and consolidated for the financial year 2019/20;
3. Annual Report on Council Activities for the financial year 2019/20.

It was

**FURTHER RESOLVED** that the earmarked reserves as at 31 March, 2020, be noted as follows:-

	<u>Balance at</u> <u>01/04/2019</u> £	<u>Contribution</u> <u>to reserve</u> £	<u>Contribution</u> <u>from reserve</u> £	<u>Balance at</u> <u>31/3/2020</u> £
<u>Llanelli Joint Burial Advisory Committee</u> <u>(Llanelli Rural Council share)</u>				
General Fund	60,535	120,000	(128, 863)	51, 672
Redevelopment	135,266	3,700	(12,393)	126,573
Infrastructure	35,330		(2,400)	32,930
Monument Repairs	1,854			1,854
Training/Cons'y	5,360	730		6,090

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Advertisement	5,690			5,690
Share due to LTC	(122,017)	(62,215)	71,828	(112,404)
	<u>122,018</u>	<u>62,215</u>	<u>(71,828)</u>	<u>112,405</u>
<u>Asset Replacement Reserves</u>				
None	0			0
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<u>Other Earmarked Reserves</u>				
Furnace Community Hall	10,000			10,000
Committed Grants	3,956	7,800	(3,956)	7,800
Capital Schemes	84,960	1,950	(14,960)	71,950
Play Areas	160,300	223,010	(160,300)	223,010
Vauxhall Buildings	6,880	18,000	(13,410)	11,470
Resources	2,520	6,240	(2,520)	6,240
Miscellaneous Projects	171,510	180,560	(171,510)	180,560
	<u>440,126</u>	<u>437,560</u>	<u>(366,656)</u>	<u>511,030</u>
Council Earmarked Reserves	440,126	437,560	(366,656)	511,030
Training Department Earmarked Reserves	4,694	21,530	(4,694)	21,530
	<u>444,820</u>	<u>459,090</u>	<u>(371,350)</u>	<u>532,560</u>
Total Earmarked Reserves	566,838	521,305	(443,178)	644,965

The Leader of Council thanked the Deputy Clerk and officers for their hard work in relation to the preparation of the Statement of Accounts 2019/20.

**474. CORPORATE RISK MANAGEMENT**

The Deputy Clerk presented the Corporate Risk Management Action Plan for 2019/20 which identified activities completed and on-going at 31 March, 2020. The Corporate Risk Assessment for 2020/21 was also presented with an action plan for that year.

Following discussion, the Clerk in response to a concern raised by members that during the Covid-19 crisis there had been an increase in fly tipping and litter in their wards, informed that such incidents should be reported to the Police who had a co-ordinated approach with other agencies for dealing with unsociable behaviour. Concern was also expressed by local ward members of not being invited to attend meetings of some hall management committees.

**RESOLVED** that the Action Plan for 2019/20 and the Corporate Risk Assessment for 2020/21 be received and adopted with the addition of the following:

9.1. Community halls and changing rooms an action – to review the management policy of community facilities Head of Agreements, members not being invited to attend management committee meetings etc.

16.1 Outbreak of contagious viruses, diseases etc - risk identified on the use of community facilities by external organisations.

*Cllr. J. P. Hart left the meeting during discussion of the above.*

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**475. THE WELL-BEING OF FUTURE GENERATIONS  
(WALES) ACT 2015 - ANNUAL REPORT**

Members received the council's draft annual report in relation to activities performed during 2019/20, and it was

**RESOLVED** that the annual report be accepted.

**476. REPRESENTATIVES ON OUTSIDE BODIES  
BRYN PRIMARY SCHOOL**

Correspondence was received from the Principal School Governor Officer, Carmarthenshire County Council requesting a nomination for a community governor for Bryn Primary School.

Following discussion, it was

**RESOLVED** that Cllr. S. M. Donoghue be nominated to represent the council as a community governor for Bryn Primary School.

**477. PLANNING APPLICATION S/40692  
LAND AT CWM Y NANT (LAND NORTH OF GORS FACH)  
DAFEN, LLANELLI**

Further to Minute No. 144(2) (5 August, 2019), members received correspondence from Carmarthenshire County Council for the outline planning permission for the proposed construction of up to 202 units with associated landscaping and infrastructure works on land at Cwm Y Nant (land North of Gors-Fach), Dafen, Llanelli.

Following a lengthy discussion, whereby members raised concern regarding the flooding issues, poor infrastructure and lack of general amenities in the vicinity it was

**RESOLVED** that the council objects to the application on the following grounds:

1. Despite the development proposal being included in the Local Development Plan, it was the council's view that the earmarked site was contrary to good housing development design; the site was inappropriate to accommodate in excess of 200 dwellings.
2. It was certain there would be an accumulative and detrimental impact on key local infrastructure such as the potential overloading of the public sewerage system and furthermore on local highway infrastructure with a dramatic increase in traffic volume adding to the current congestion with a further predicted 400 cars (on the basis of two additional cars per dwelling) placing added pressure on the local road network. This would equate to a conservative estimate of at least an additional 1000 vehicle movements in the vicinity on a daily basis, this does not include service vehicles attending at the site. This would give rise to gridlock at peak traffic times which would compound the amount of traffic congestion, causing further excessive delays to local and regional journey times, especially when attempting to access the M4 motorway. Peak period congestion problems were currently experienced along the surrounding road network particularly the A4138, Dafen Roundabout and along the B4303.

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3. While the application site was not located in a flood zone, the increase in surface water flow and run off from the construction of dwellings and new site roadways would exacerbate the risk of flooding to built up areas occupying lower parts of the river basin, for example the underpass at Dafen Roundabout which was already prone to flooding and moreover, property in the surrounding hinterland adjacent to Dyfed Steels Ltd.

4. The development proposal was approximately 8.50 hectares in size and the construction of over 200 dwellings would permanently replace agricultural land from the local landscape. This would have a profound negative impact on local biodiversity. Public authorities had a legal responsibility to enhance and promote biodiversity and no amount of environmental mitigation would satisfy the council's Section 6 duty under The Environment (Wales) Act 2016 in this regard. Section 6(1) of the Act required that public authorities when carrying out their functions in relation to Wales do so in a way that aimed to improve and not reduce biodiversity and that in doing so they must seek to further the resilience of ecosystems.

5. The detrimental impact of the development on important local services cannot be downplayed. The influx of approximately 500 to 600 additional people moving into the area would create even more of a demand and place additional pressure on existing overstretched services. There would be a negative impact on access to GP Surgeries, Dental Practices, school place provision and access to local retail and leisure and recreational facilities. These were important issues which correlate strongly with the council's assertion made about the site being inappropriate under point 1 of this objection submission.

6. The council was mindful that the proposal would receive planning approval despite there being strong evidence to the contrary to refuse planning permission. In view of such a likelihood and as a counter measure to the inevitable detrimental impact the development would bring to bear on the local community, a section 106 agreement shall be entered into by the local planning authority with any prospective developer of the site. The investment obligation generated from such an agreement shall be invested to improve community infrastructure in the local vicinity and to directly mitigate the issues highlighted in point 5 of this objection submission. In particular an obligation should be made to support increasing the capacity of local health and leisure provision in the Llwynhendy area. With this in mind local projects such as the Llwynhendy Hub proposal on Gwili Fields, Llwynhendy and which was currently being developed with the community should be ring fenced for investment support. Investing in the project would go some way to mitigate the detrimental impact the housing site would have on local support services with the Llwynhendy Hub project directly providing essential outreach services to support the proposed development.

**478. PUBLIC BODIES (ADMISSION TO MEETINGS) ACT, 1960**

**RESOLVED** that in view of the confidential nature of the business to be transacted, the following matters be considered in private and that the power of exclusion of the public under Section 1(2) of the Public Bodies (Admission to Meetings Act, 1960) be exercised.

**479. PURCHASE OF VEHICLE**

Members were presented with a report from the Technical and Burial Services Manager informing of the purchase of a vehicle, the proposed sale of the Land Rover and the subsequent hire of a vehicle for a temporary period.

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The Council had agreed to a budget of £24,000 to replace the Land Rover with a tipper vehicle. The Land Rover was no longer suitable for the tasks of the council's activity profile.

In regard to the purchase of a vehicle an evaluation was undertaken of a number of vehicles produced by different manufacturers which resulted in a variant of the Renault Master Tipper being the preferred option because it was best suited to supporting the range of work activities undertaken by the council.

Since the Covid-19 lockdown restrictions were introduced vehicle prices had risen above the council's original budget estimate but after extensive online search, a brand new Renault Master 3TC tipper was found at a price of £21,495; a saving on the quoted list price of £4,395 for the exact specification required. The Chairman of the Policy and Resources Committee and Leader of Council were consulted in the matter and agreed to procuring the vehicle under the Clerk's scheme of delegated powers in order to not miss out on the deal in the interest of obtaining best value.

It had been the intention to offer the Land Rover in part exchange for the tipper. However, to comply with the Covid-19 social distancing regulations, an additional vehicle was essential to ensure compliance in protecting the workforce and for sufficient vehicular provision to travel to the various sites. The best course of action was to put the vehicle up for sale in the open market and to hire a transit type van for an initial period of 10 weeks depending on how the Covid-19 situation panned out.

Following discussion, it was

**RESOLVED** that:

1. The purchase of the Renault Master 3T5 Tipper vehicle at a cost of £21,495 from Thompson Commercials Ltd, Newbegin House, Geneva Way, Hull be retrospectively noted;
2. The Land Rover be advertised on the open market;
3. A vehicle be hired for an initial period of 10 weeks and the future hiring be reviewed in accordance with the Welsh Government's COVID-19 regulations.

**480. SWISS VALLEY COMMUNITY HALL  
SUSPENDED CEILING REPLACEMENT**

Members considered the report of the Technical and Burial Services Manager informing of the quotations received for the suspended ceiling replacement at Swiss Valley Community Hall.

Concerns had been raised regarding the condition of the suspended ceiling, the insulation material and lighting in the main hall. The suspended ceiling support structure was sagging dramatically across the complete ceiling profile and required a full replacement.

It was proposed to replace the complete suspended ceiling structure, incorporate energy efficient modular LED lighting unit and lightweight insulation system.

Following discussion, it was

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**RESOLVED** that the lowest quotation received from Apple Design Limited, Marlborough House, Heol Waun Wen, Swansea, SA6 6FD in the sum of £13,750 plus VAT be accepted.

**481. DAFEN PARK  
PROVISION OF ASTROTURF FACILITIES**

*Cllrs S. L. Davies, T. Devichand, S. N. Lewis and A. J. Rogers declared a personal interest in the following item as they were committee members of the Dafen Welfare Management Committee.*

Further to Minute No. 418, members considered the report of the Deputy Clerk and Technical and Burial Services Manager informing on the tenders received for the provision of an Astroturf facility at Dafen Park. Tenders had been obtained as per the planning consent for the provision of Astroturf facilities at Dafen Park.

The project budget at 1 April, 2020, was £113,860. Tenders were received from four companies, the lowest tender received was £230,555. The council's architect, W. Griffiths informed officers that significant savings could only be found by omitting 'packages of the work deemed non-essential', for example omitting the flood lighting element. It was unknown at this stage if other savings could be made.

The budget available and estimated cost on delivering the project with and without floodlighting was summarised in the following table:

<i>Option 1 with floodlighting</i>		£	£
2.3	Project budget at 1 April 2020		(113,860)
3.1(3)	Lowest tender	230,555	
4.7	Architect's fee	750	231,305
	<b>Additional funds required to deliver the project</b>		<b>£ 117,445</b>

<i>Option 2 without floodlighting</i>		£	£
2.3	Project budget at 1 April 2020		(113,860)
3.1(3)	Lowest tender	230,555	
4.4	Floodlighting deduction	(21,200)	
4.7	Architect's fee	750	210,105
	<b>Additional funds required to deliver the project</b>		<b>£ 96,245</b>

The council had been informed by the All Wales Artificial Turf Pitch Association representing Welsh Rugby Union, Hockey Wales & Football Association Wales that external funding would be unsuccessful as the facility would serve as a training area. Also, there being a full size facility available for public use within the grounds of St. John Lloyd School in Dafen.

In terms of the next steps the council would need to identify additional funding to deliver the project or it could decide to abandon the provision of the proposed project and look at other options, for example installing a multi-use games area (MUGA) with floodlighting or a children's play area.

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The project would meet the National Well-Being Goals, however the council needed to assess whether the project value was value for money at the estimated cost of £231,305 or £210,105 depending on the option chosen. A lengthy discussion ensued and members raised various questions about the vast amount of additional funding needed to deliver the project.

Members also referred to correspondence received from Dafen Welfare AFC and its request for a 3G astroturf pitch surface as opposed to the 2G surface provided in the tender. The Technical and Burial Services Manager informed members that concerns had been raised by Natural Resources Wales (NRW) and Carmarthenshire County Council (CCC) about installing a 3G pitch because of the microbeads that could have an environmental impact as the site was so close to a watercourse.

**RESOLVED** that:

1. The project budget of £113,860 be held in an earmarked reserve until such time as a scheme was decided.
2. A review be undertaken of the project by:
  - Obtaining reports from CCC and NRW on the planning and environmental restrictions on the site and notwithstanding the preference for a 3G surface to be installed.
  - Meeting with Dafen Welfare Management Committee and AFC.
  - Look into whether external funding was available.
  - Reporting the outcomes of the above to members as they occur.

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The Meeting concluded at 4.05 p.m.

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The afore-mentioned Minutes were declared to be a true record of the proceedings and signed by the Chairman presiding thereat and were, on 29 July, 2020 adopted by the Council.