

25 November, 2020

**LLANELLI RURAL COUNCIL**

**Minute Nos: 28 – 47**

At a **COUNCIL** Meeting of the Llanelli Rural Council hosted at the Council Chamber, Vauxhall Buildings, Vauxhall, Llanelli, and via remote attendance on Wednesday, 25 November, 2020, at 2.00 p.m.

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

**Cllrs.**

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

**Absent:** J. S. Randall

**28. CHAIRMAN'S ANNOUNCEMENT**

The Chairman extended best wishes to Cllr. T. J. Jones on a full recovery to good health.

**29. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs. F. Akhtar, S. M. Caiach, P. M. Edwards, T. J. Jones, C. A. Rees and I. G. Wooldridge.

**30. MEMBERS' DECLARATIONS OF INTEREST**

The following members declared an interest in the following matters:

<i>Minute No.</i>	<i>Councillor</i>	<i>Interest</i>
38	S. L. Davies	Personal interest – member of the Dafen Welfare Management Committee.
41	S. L. Davies	Personal interest – involvement with the scheme.
38	T. Devichand	Personal interest – member of the Dafen Welfare Management Committee.
41	J. P. Hart	Personal interest – involvement with the scheme.

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

**31. MEETING HOST**

To assist the Chairman in facilitating the general meeting arrangements and because the Chairman was participating remotely, 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.

**32. LLANELLI WELLNESS CENTRE AND LIFE SCIENCE VILLAGE – PENTRE AWEL**

The Chairman welcomed to the meeting Dr. Sharon Burford, Project Manager and Mr Richard Reynolds, Llanelli Wellness and Life Science Village to the meeting to discuss the project being undertaken at Delta Lakes, Llanelli.

Dr. Burford thanked members for the opportunity to participate in the meeting remotely and proceeded to inform members about the site masterplan for the area via the aid of a Powerpoint presentation which was shared on screen by her colleague Mr Reynolds. Members were informed that outline planning consent had been granted and during the summer months ecology works were undertaken to discharge pre-commencement planning conditions.

The City Deal business case had now been submitted to the Welsh Government for a total build cost of £40 million which would help create the wellness centre and life science village at Pentre Awel, Llanelli.

It had been projected that Pentre Awel could create 1,289 jobs out of 1,800 total across the whole project. Working closely with Coleg Sir Gar and University of Swansea and other further education organisations, there would be an education and training facility on site.

Dr. Burford stated the site would provide a leisure complex which would include a swimming pool, sports hall, station gym, multi-purpose studios and a hydrotherapy pool. This would be funded by Carmarthenshire County Council's, capital programme. Moreover, the hydrotherapy pool and gym linked to patient care and examination rooms

Dr. Burford explained there would be collaboration with Hywel Dda Health Board to provide a 100 bedroom nursing home, residential rehabilitation and extra care facility. This would improve health and care in the community and residents would be closer to home if they used this facility. It was hoped that the long term project outcomes would see a reduction in GP demand, reduce chronic condition hospital attendance and readmissions.

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Members responded with a number of comments and questions about the project and in particular the importance of establishing good transport links and general accessibility and the ring fencing, safeguarding and retention of the suite of onsite services in Llanelli. However, members were encouraged that the project was happening in Llanelli and looked forward to seeing its construction.

The Chairman thanked the representatives for participating in the meeting following which they left the meeting.

**33. 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:

Annual Meeting	28 October, 2020
Council	28 October, 2020

**34. MATTERS ARISING  
(1) FINANCIAL ASSISTANCE  
THE FOOD DISTRIBUTION PROJECT**

Further to Minute No. 18, the Clerk informed members that no response had been received from The Food Distribution Project regarding further information to support its funding application request.

**RESOLVED** that the information be noted.

**35. SERVICE PLANS 2020/21**

Members considered the Council's Service Plans 2020/21 which set key objectives for the following service groups:-

- Administrative Services;
- Community Services;
- Recreation and Leisure Services; and
- Training Services.

**RESOLVED** that the service plans be accepted.

*During discussion of the above, Cllr. A. J. Rogers joined the meeting.*

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**36. PLANNING MATTERS**  
**(1) PROPOSED 33 NUMBER DWELLINGS AND 80 BED CARE HOME WITH ASSOCIATED ACCESS CAR PARKING, LANDSCAPING AND INFRASTRUCTURE WORKS – FORMER YSGOL YR YNYS, LLANELLI**

Members received correspondence from Asbri Planning who had been instructed by Padda Care Limited to undertake a Pre-Application Consultation process in respect of the above development.

**RESOLVED** that the correspondence be noted for the time being and to await the formal submission of a planning application prior to making any observations about the merits of the application.

**(2) PLANNING APPLICATIONS**  
**TOWN AND COUNTRY**  
**GENERAL DEVELOPMENT PROCEDURE ORDER 1995**

Consideration having been given to planning applications received, it was

**RESOLVED** as follows:-

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/00592</b>	Mr & Mrs Rumble 79 Heol Y Pentre Ponthenri	Replacement dwelling with retention of part of existing dwelling for an outbuilding.

Recommendation – no objection.

<b>PL/00729</b>	Mr C Anderson 29 Heol Pennant Llanelli	Second storey extension to create an additional bedroom.
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Recommendation – no objection provided:

1. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.
2. The extension did not have a detrimental impact on the original character of the dwelling or on the surrounding street scene.

<b>PL/00734</b>	Mrs R Walters 17 Maes Y Glo Llanelli	Conversion of integrated garage into living room.
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Recommendation – no objection provided that off road parking could be safely retained on the property.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/00796</b>	Mr T Clement 8 Berwick Park Bynea	Single storey side extension to existing dwelling.
Recommendation – no objection.		
<b>PL/00800</b>	Mr A Evans 106 Pant Bryn Isaf Llanelli	Two-storey extension to the rear of the property and reconfigure the internal layout to create an open-plan kitchen, dining and living space downstairs, and enlarge three bedrooms, remove the family bathroom and two ensuite bathrooms upstairs.

Recommendation – no objection.

### **(3) PLANNING APPLICATIONS DETERMINED UNDER THE CLERK'S DELEGATED POWERS**

Members were informed that the Clerk had dealt with the following planning applications under the scheme of delegated powers and which had been determined following council wide consultation with members.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>The following applications had been determined under the Clerk's delegated powers from 29 October, 2020 to 10 November, 2020.</b>		
<b>PL/00450 (10/11/2020)</b>	Mr J Phillips Land adjacent to 5 Stradey Hill Pwll Llanelli	Proposed three bedroom, two storey new residential dwelling with integral garage and rear conservatory.

Recommendation – objection unless:

1. There was no detrimental impact on highway safety.
2. The land around Stradey Hill was a natural habit for the Hazel Dormouse (an endangered mammal). The Dormouse relied on woodland and hedgerows and so the land parcel should have an ecology report commissioned to demonstrate the proposed development did not have a detrimental impact on local ecology.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/00468</b>	Ms C Jones The Barns Moreb Farm Pwll Road Burry Port	Refurbishment of existing barns and existing farm house to form seven holiday cottages and one dwelling house.

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Recommendation – objection unless:

1. The buildings were structurally sound and large enough to accommodate the proposed use without extensive re-building or alteration.
2. The proposed use would not give rise to unacceptable problems relating to access, amenity or the provision of services.
3. The proposed use was sympathetic to both the character and appearance of the building and that of the surrounding area.
4. There was no detrimental impact on highway safety.

<b>PL/00579</b>	Mr P Simmons 28A Yspitty Road Bynea	Conversion and extension of existing garage to form ancillary living accommodation – Disabled.
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Recommendation – no objection.

<b>PL/00580</b>	Mr H Harries Carmarthenshire County Council St John Lloyd School Havard Road Llanelli	Discharge of planning conditions 4 (Drainage) and 5 (Pollution Prevention Plan) of S/37294.
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Recommendation – no objection.

<b>PL/00610</b>	Mr O'Brien Spring Cottage 154A Sandy Road Llanelli	Construction of pitched (sloping) roof to existing bungalow.
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Recommendation – no objection.

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<b>Application No.</b>	<b>Location</b>	<b>Development</b>
<b>PL/00666</b>	Mr P Meredith Land at 26 Pen y Fai Lane Llanelli	New building plot.

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Recommendation – objection on the following grounds:

1. It was likely the development would have a detrimental impact on highway safety along the length of Pen y Fai Lane given the narrow width of the lane and with it being unsuitable to accommodate an increase in traffic.
2. The lane was unsuitable to carry out highway improvements to alter its width or to improve visibility at its two junction points running north to south.

<b>PL/00704</b>	Dr H Haider 86 Hill Top Llanelli	Proposed rear two storey kitchen/bedroom extension and front garage extension.
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Recommendation – no objection provided:

1. The proposed extensions being subordinate to the main dwelling in terms of scale and massing.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

<b>PL/00719</b>	Mr G Edwards 38 Pemberton Park Llanelli	Proposed single storey rear extension.
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Recommendation – no objection provided:

1. The extension did not have a detrimental impact on the original character of the dwelling and that of neighbouring properties in terms of its scale and design.
2. There was no detrimental impact on the amenity and privacy of neighbouring dwellings.

### **37. TRAFFIC CALMING MEASURES (1) HEOL HEN, FIVE ROADS**

Further to Minute No. 13(1), Members received correspondence from the Legal Services Department, Carmarthenshire County Council giving notice in accordance with Section 90C of the Highways Act 1980 of the intention to construct road humps complying with the Highways (Road Humps) Regulations 1999 on Heol Hen, Five Roads, Llanelli.

**RESOLVED** that the formal notification be supported.

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**38. CAPITAL PROJECTS**

*Cllrs. S. L. Davies, T. Devichand, S. N. Lewis and A. J. Rogers declared a personal interest in items (1) and (2) below as they were members of the Dafen Welfare Committee.*

The Clerk informed members that the following capital projects had been put forward by members on behalf of the community:

- (1) Dafen Park – sprinkler system for bowls green
- (2) Dafen Park – irrigation system for cricket outfield
- (3) MUGA at Gwili Fields – floodlighting.

Prior to considering whether to include the projects on the council's capital schemes list, officers would need to obtain costings for each project in readiness for the council's budget meeting preparations, and it was

**RESOLVED** that officers be authorised to obtain costs for the three schemes for the purpose of preparing the 2021 draft estimates of income and expenditure.

Arising out of discussion of the above, Cllr. Rogers requested whether officers could enter into exploratory discussions with the cricket club in regard to the issues in connection with the request made in item (2) above, and it was

**FURTHER RESOLVED** that a site meeting be arranged with local representatives to assess the general condition of the cricket outfield in order to garner further information from the cricket club.

**39. COVID MEASURES  
COMMUNITY ACTIVITIES**

Members received the report of the Technical and Burial Services (TABS) Manager requiring member's endorsement of community facility management during the pandemic emergency pursuant to the Welsh Government (WG) guidance and legislation.

During the pandemic emergency control measures had resulted in the complete closure of community centres, children's play areas, sports facilities and the cemetery.

Over recent months the legislation had been amended several times to permit a phased return for certain activities. This allowed community facilities to re-open under certain restrictions by following the guidance and by applying control measures to prevent the contraction and spread of Covid-19.

National bodies, such as the Football Association of Wales (FAW) and the Welsh Rugby Union (WRU) had liaised with WG and introduced policies to allow a phased return to training and competitive play in their respective sports. Similar policies and protocols had been introduced by other national institutions and governing bodies, with agreement from WG.



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Throughout the pandemic the TABS Manager had been working closely with the council's hall management committees, hall hirers (businesses and community groups) and sports teams to ensure council facilities could be returned to use where permitted, with the facilities being operated safely by complying with the latest Government guidelines and legislation.

WG had devolved responsibility to Unitary Authorities to interpret and police Government legislation and guidance at a local level. Moreover, the TABS Manager had been liaising very closely with the Carmarthenshire County Council officers to ensure the council's measures aligned with Government guidance and legislation as well as local interpretation.

Regulation 12 of the Health Protection Coronavirus Restrictions allowed for the reopening of community centres/halls but placed a duty on those persons responsible for the centre to take reasonable measures to minimise risk of exposure to coronavirus at the premises or the spread of coronavirus by those who have been at the premises. Failure to do so would constitute an offence. This duty now included the collection of contact information.

The TABS Manager had offered and provided detailed guidance and assistance to all managing community centres and other community facilities regarding safely re-opening.

The council's risk assessment for reopening community facilities required the hall committee to appoint a responsible person(s) to manage the Covid control measures and formulate a site specific risk assessment considering activity, cleaning regimes, access control, social distancing, hygiene etc. All hirers must also undertake an activity and site specific risk assessment considering their client base, access control, hygiene, social distancing etc.

Furthermore, there were other obligations placed upon hall committees in that the hirer risk assessment must be acceptable to the hall committee and both the facility and the hirer assessments must be acceptable to council officers with them being satisfied that the assessments comply with Government guidelines and regulation. Written risk assessments for all activities were required by law in the Coronavirus Legislation. Activities were not permitted to take place if officers did not have confidence that suitable and reasonable control measures were in place and as identified in the risk assessments.

The council provided and installed signage in the facilities to promote Covid control measures (required in law) and hand mounted hand sanitiser dispensers.

WG in collaboration with national sports bodies had formulated a phased return to sports and leisure activities.

Children's play areas had been permitted to re-open for some time. Council play areas were not managed and following WG guidance, conspicuous signage had been installed in all play areas to inform members of the public of this and to reaffirm advice on social distancing and personal hygiene guidelines.

The council's park facilities had remained open to the public throughout the pandemic to provide areas where people could exercise in line with the applicable Government guidelines, as amended. Social distancing notices had been installed in all parks.

There were caps on the number of persons that were permitted to meet outdoors (30) to partake in organised activities. Recent advice received had confirmed that the 30 person cap

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did not include organisers, coaches, officials or volunteers that were reasonably required to run the activity. The figures relate to the participants only.

The WRU and FAW had established detailed guidelines to permit training activities as well as competitive games in collaboration with WG. Modified touch rugby activity was permitted but had not been pursued locally to date. Football games were about to return locally following the FAW protocols.

The football clubs had provided detailed risk assessments and procedures for training activities but were now required to establish safe systems to return to competitive games following FAW and WG guidelines.

County Council officers had expressed concerns and initially withdrew permission to restart competitive football games. However, after obtaining further advice, the decision was reversed and games were now permitted. Strict control measures apply. For example, use of changing/shower facilities was not allowed and spectators were not permitted to attend any training activity or game.

All council football facilities were located within public parks. This presented a challenge for clubs on how they propose to manage the issue of spectators. It had been proposed that the clubs appoint nominated spectator marshals to approach and advise the public that spectating was not permitted because of the 30 person cap. It should be noted they had no powers to enforce this if people chose to ignore the advice. There was no responsibility on the council to enforce this either. If clubs encountered issues they should consider contacting local authority enforcement at Carmarthenshire County Council.

The TABS manager informed members that to date he had received three-risk assessments from clubs. The TABS manager was working closely with the clubs to establish reasonable and sustainable control measures that would allow games to return.

During a lengthy discussion, members raised concern that there were too many different types of risk assessments, and that there should only be one standard risk assessment format to cover all of the Council's community halls, recreation grounds and facilities. However, a detailed explanation was given why this was not feasible, following which it was

**RESOLVED** that the action taken by officers be supported and endorsed and the report be duly accepted.

### 40. WILDLIFE IN YOUR WARD

Members considered email correspondence from the Biodiversity Officer, Carmarthenshire County Council informing of the funding that Carmarthenshire Nature Partnership had received in connection with a project to promote nature in every electoral ward area. The project entailed creating a 'Wildlife of your Ward's' profile across Carmarthenshire.

The project was being undertaken in partnership with West Wales Biodiversity Record Centre near Whitland. The brief was to garner information from the communities in each ward about the wildlife they have seen locally, the popular walking routes and local site attractions visited on a regular basis.

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During discussion, members suggested that local schools could be contacted and that the project could be promoted on the council's social media pages and, it was

**RESOLVED** that members suggestions be taken forward in support of the project.

**41. TIR EINON PLAY AREA  
PLAY EQUIPMENT**

*Cllrs. S. L. Davies and. J. P Hart declared a personal interest in the following item as they were involved in the scheme.*

Members considered the report of the Technical and Burial Services Manager informing of the results of the online public consultation for selecting replacement and additional equipment at Tir Einon play area.

An online consultation was promoted via the council's website and social media channels from 5 November to 16 November, 2020, where respondents were asked to express a preference in regard to three different options put forward by reputable play equipment providers. A total of 57 votes had been cast but option C proved to be the most popular choice, and it was

**RESOLVED** that the option C proposal be approved and so the quotation received from HAGS UK South, Clockhouse Lane East, Egham, Surrey, TW20 8PG, in the sum of £19,998 be accepted.

**42. CARMARTHENSHIRE YOUTH AND CHILDREN'S ASSOCIATION**

Members received email correspondence from the Community Connector Manager, Carmarthenshire Youth and Children's Association (CYCA) informing that the association had applied for a lottery bid which had been successful and they were now able to proceed to the second phase of the application.

In order to complete the second phase, CYCA was requesting a letter of support from the council which would give evidence of the work CYCA did in the community and the links it had with the council.

Following discussion, it was

**RESOLVED** that a letter of support be sent to Carmarthenshire Youth and Children's Association in support of its lottery bid.

**43. FINANCIAL ASSISTANCE**

Consideration was given to applications received for financial assistance and it was

**RESOLVED** that:

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- (1) Carmarthenshire Youth and Children's Association – that the application be noted given the crowd funding target had now been achieved.
- (2) Cerebral Palsy Cymru – that a contribution of £50 be made;
- (3) Crown Park Suburbs – that the application be noted;
- (4) Cruse Bereavement Care – that a contribution of £100 be made;
- (5) Llanelli Centre for the Deaf – that a contribution of £50 be made.

**44. 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.

**45. CREMATORIA MANGEMENT LIMITED  
RENT REVIEW**

Members received a copy report from the Secretary of the Llanelli Joint Burial Advisory Committee in regard to the impending rent review.

During discussion, members were informed that in the first instance, the Advisory Committee would normally formally meet to consider the report. However, given the circumstances surrounding the coronavirus pandemic, the Advisory Committee had not met for some time. In view of this the Secretary had consulted members of the committee using the scheme of delegated powers and there was unanimous support for the rent to be uplifted in line with the report recommendation.

**RESOLVED** that the copy report previously circulated individually to members of the Llanelli Joint Burial Advisory Committee be accepted and that the annual rent be increased to £34,004 per annum.

**46. STAFFING MATTERS**

Members considered the report of the Deputy Clerk informing of staffing matters.

**RESOLVED** that the report referenced 11:2020 be accepted.

**47. STATEMENT OF ACCOUNTS  
(1) FELINFOEL EXECUTIVE COMMITTEE - 31 JULY, 2020**

Members were circulated with a Statement of Accounts received from the above management committee, and it was

**RESOLVED** that the annual grant of £400 be made to Felinfoel Executive Committee for the year ending 31 July, 2020.

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**(2) SWISS VALLEY COMMUNITY HALL – 31 MAY, 2020**

**(3) TRALLWM COMMUNITY HALL – 31 MARCH, 2020**

Members were informed that the Clerk had processed the above Statement of Accounts received from the above management committees under the scheme of delegated powers, and it was

**RESOLVED** that the annual grant award of £400 made out to the respective committees be retrospectively noted.

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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 16 December, 2020 adopted by the Council.