

# CYNGOR CYMUNED GORSLAS COMMUNITY COUNCIL

Minutes of the meeting of the Gorslas Community Council held at Gorslas C.P. School on  
Monday, 11<sup>th</sup> February, 2019, at 7.00 p.m.

## 129.0 Agenda Item 1: Record of those Present/Apologies

- Members: Cllrs Simon Martin (Chair), Wyn Edwards, Tina Jukes, Clive Green, Darren Price, Anthony Rees, Terry Jones, Aled Vaughan Owen, Iestyn Llwyd, Janice Price, Andrew King.
- Others: Robin Staines, Managing Director, Cartrefi Croeso, Llew Thomas Clerk to the Council, Hefin Jones, Translator.
- Apologies for absence: Cllrs Nia Lewis, David Evans and Wynne Jones.

## 129.1 Welcome

- The Chair welcomed everyone and declared the meeting open at 7.00 p.m.

## 130.0 Agenda Item 2 Declaration of Interest

- Declarations of a personal but not prejudicial interest were declared by Cllrs Darren Price / Aled Vaughan Owen as members of the body seeking to purchase the land and by Cllr Janice Price as a member of the Governing Body of Gorslas School.
- The Clerk advised dispensations had been applied from the monitoring officer permitting the Councillors to take part in discussions regarding the new school.
- **Resolved:** To note and record the declaration of interest.

## 131.0 Agenda Item 3. Exclusion of Press and Public.

- It was proposed by Cllr Andrew King and seconded by Cllr Clive Green that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and the public be excluded from discussion relating to the Proposed Sale of Land at Gorslas Park for the purposes of erecting a new primary school as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.'
- **Resolved:** The motion was agreed unanimously.

## 132.0 Agenda Item 4 Consider the Minutes of the Previous Meeting.

- Members proceeded, under the direction of the Chair, to examine each page of the minutes of the meeting of the Council on the 14<sup>th</sup> January, 2019, for accuracy.
- **Resolved:** Proposed by Cllr Darren Price and seconded by Cllr Aled Vaughan Owen, and agreed by all that the minutes of the previous meeting be approved and confirmed as an accurate representation of the discussions and decisions made.

### 133.0 Agenda Item 5. Matters Arising from the Minutes.

- An update was provided for members in relation to the following matters: -

Ref	Item	Update
133.1	Draft Local Development Plan	• Response submitted.
133.2	Cefneithin Hall Lease	• No further progress or communication.
133.3	GDPR Training	• Arranged 25/02/19. Gorslas Church Hall.
133.4	Health and Safety Training	• C.C.C confirm attendance March meeting.
133.5	Gorslas Ward Vacancy	• No applications received.
133.6	Gorslas C.P. School	• C.C.C. notified nomination of Cllr A King
133.7	Grass Cutting Contract	• Draft budget includes current costings. Revise if land at Gorslas Park sold.
133.8	P Convenience Contract	• Draft budgets include revised arrangement
133.9	New School	• See Parks and General Matters
133.10	Cefneithin MUGA. Dog Fouling.	• C.C.C representative offer to attend and discuss at a meeting of the full Council
133.11	Drefach Park Football Club Agreement	• Draft Revision Prepared
133.12	Drefach. Dog Control	• C.C.C representative offer to attend and discuss at a meeting of the full Council.
133.13	Gorslas Park – Titan Swing	• See Parks and General for details
133.14	Gorslas Park Aerial Runway Base.	• Landing platform removed following safety concerns.
133.15	Gorslas Park Tenders	• See Parks and General for details
133.16	Gorslas. Concerns Land Slippage Cwm Mwyn	• Reported to C.C.C. Initial response received. Awaiting date for site inspection.
133.17	Gorslas Square Planters	• Awaiting price.
133.18	Drefach. Road Markings Heol Cwmmawr/Henffordd	• C.C.C advised the Council welcomes the introduction and consultation on the proposed measure.
133.19	Finance- Precept 2019/20	• See Finance Section for details

- **Resolved:**

- (i) To receive, note the information provided and approve the actions taken and to consider further actions necessary under the relevant agenda heading.
- (ii) Item 133.3. Noted that Cllrs Aled Vaughan Owen and Andrew King would not be able to attend the training session.
- (iii) Items 133.10 and 133.12. To invite the Officer to the April meeting of the Council.

## 134.0 Agenda Item 6 Parks and General Matters.

### 134.1 Address by Mr Robin Staines, Cartrefi Croeso.

- The Chair introduced and extended a welcome to Mr Robin Staines, Managing Director of Cartrefi Croeso, and invited him to address the meeting.
- Mr Staines thanked the Chair and members. During the address and the subsequent discussion, the following matters were highlighted: -
- Overview
  - Legal: Cartrefi Croeso is a company owned by Carmarthenshire County Council.
  - Aim: To build between 500 and 1,000 new properties in the next 5 years.
  - Provision: The organisation was involved in building new properties.
  - Method of Working: It sought to develop sites appropriate to local needs identified through consultation and discussion at a local level.
  - Types of Home: Different types or a mix of different types of homes could be provided e.g. starter homes or accommodation for older residents.
  - Ownership. Outright ownership, shared ownership or rental could be accommodated.
  - Design. Flexible and tailored to locality. An example was provided whereby fishermen type cottages were built at Llansteffan as agreed with the community.
  - Supporting Communities: In agreement with the community the scheme at Llansteffan provided a six-month period during which residents living within an agreed distance would be prioritised for the purchase or rental of the properties.
- Nantydderwen Site
  - The company indicated that they were interested in exploring the views of the Community Council on the need for any development of the site and, if appropriate the most suitable way of using the site to meet local need.
  - No plans or proposals had been prepared by the company.
  - Members indicated that there had been objections to a previous proposal to develop the site due to the design of the proposed properties.
  - To aid future discussion Mr Staines agreed to provide, information on the demand for the different type of housing for each of the three wards.
- General Housing Matters.
  - Existing Empty Properties. Some 2,000 such properties had been identified in Carmarthenshire. The company indicated that they only dealt with new builds. The County Council however could purchase suitable empty properties or require them to be repaired etc. if they were causing issues.
  - Demand for Housing: The majority of unmet demand was for two-bedroom properties or housing suitable for older residents.
- **Resolved:** To thank Mr Staines for the information provided and that he be invited to attend a meeting of the Council in the summer to provide an update.

#### 134.2 Gorslas Ward Vacancy.

- No expressions of interest or applications for the vacancy have been received.
- **Resolved:** That the vacancy be re-advertised.

#### 134.3 Proposed Sale of Land at Gorslas Park - New Primary School.

- It was proposed by Cllr Andrew King and seconded by Cllr Clive Green that in accordance with the Public Bodies (Admission to Meetings) Act 1960, the press and the public be excluded from discussion on this item as publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.'
- **Resolved:** The motion was agreed unanimously.

#### 134.4 Maintenance Work. Parks

- Members were advised of the need, and costs, for maintenance work in relation to safety matters related to play equipment in the three parks.
- **Resolved:** That the necessary works be undertaken in relation to the Titan Swing at Gorslas Park and the swings at Drefach and Cefneithin Parks.

#### 134.5 Replacement Play Equipment.

- Discussion took place in relation to the options for the replacement of play equipment in the three parks and the availability of section 106 monies to do so.
- Resolved:
  - (i) That a tender be invited for the replacement equipment at Gorslas Park.
  - (ii) That a separate tender for the provision of equipment at Cefneithin and Drefach be issued following completion of consultation and the agreement of members.
  - (iii) That Cllr Aled Vaughan Owen's kind offer to confirm with the County Council the section 106 funds available for the Gorslas Ward be accepted.

#### 134.6 Cefneithin MUGA and Drefach Park Dog Fouling.

- It was reported that Officers of the County Council had offered to attend a future meeting of the Community Council to discuss the matter.
- **Resolved:** That an invitation be extended to attend the April meeting.

#### 134.7 Drefach Park. Agreement for use by Drefach Cricket and Football Club.

- Members were advised that the current agreement for the use of the park had come to an end and an application to renew had been received.
- **Resolved:** That a new five-year agreement be entered into, on the same terms and conditions as the previous agreement.

#### 134.8 Gorslas Public Conveniences. Arrangements opening/closing. Monthly Useage

- January Useage: 241 persons.
- The Sub-Committee at its meeting on the 31<sup>st</sup> January,2019, discussed the current arrangement whereby ward members volunteered to lock the facility in the evening.
- The arrangement had been ongoing for some time and it was foreseen that there would be difficulties in sustaining the arrangement in the long term.

- It was also noted that the contractor cleaning the facility operated a large number of public conveniences and their practice was to leave such facilities unlocked.
- **Resolved:** That the facilities remain unlocked for a trial period with the keys issues to members being returned and kept at the Today shop.

#### 134.9 Gorslas Park. Anti-Social Behaviour Monday 28<sup>th</sup> January,2019.

- Attention was drawn to a post published on a Facebook page that at 6.00p.m. on Monday 28<sup>th</sup> January,2019, indicating that a man had been seen opening the back door of a van parked in the car park whilst the owner was in the Today's shop.
- The Clerk has notified the Police of the incident.
- **Resolved:** To receive and note the actions taken.

#### 135.0 Agenda Item 7 Urgent Local Matters.

##### 135.1 Site of the former Ysgol Y Gwendraeth.

- Members attention was drawn to the fact that in December the Community Council had advised the County Council that a bollard in the old bus bay had been dislodged and to date the matter had not been attended to.
- **Resolved:** To note the information and forward a reminder to the County Council.

##### 135.2 Cefneithin. Loose Post at Y Glyn.

- It was reported that a loose post at the Glyn was causing concern to the public.
- Cllr Darren Price advised that the matter had been noted and had been reported.
- **Resolved:** To note and receive the information provided.

#### 136.0 Agenda Item 8. Members Reports

##### 136.1 PACT Meeting January.

- Due to negotiations regarding a venue not having been finalised the January meeting had been cancelled. It was intended to hold a meeting in February.
- **Resolved:** To receive and note the information provided.

##### 136.2 Gwendraeth Group of Councils Meeting 29/01/19.

- Cllr Green advised that the meeting had been cancelled due to inclement weather.

##### 136.3 County Council Members Report.

- Cllrs Darren Price and Aled Vaughan Owen provide an update regarding local and County wide matters which would impact on residents or the area.
- **Resolved:** To receive and note the information provided.

##### 136.4 Sub Committee Report: Annual Appraisal - Clerk.

- The Sub-Committee met with the Clerk on Thursday 31st January to review and undertake a two-way discussion relating to the objectives set for the 2018/19 year as well as the setting of objectives for the 2019/20 year.

- **Resolved:**
  - (i) Accept the objectives for 2019/20 as recommended by the Sub Committees.
  - (ii) Adopt, with effect from the 1<sup>st</sup> April,2019, the Sub Committees recommendation that the contracted hours be increased by 3 hours per week.

### 137.0 Agenda Item 9. Correspondence.

#### 137.1 Consultation.

No	From	Details
137.2	Carms. C.C.	<ul style="list-style-type: none"> <li>• Seeking views via their website on how to increase re-cycling rates.</li> <li>• Closing date: 01/03/19</li> </ul>
137.3	Carms C.C.	<ul style="list-style-type: none"> <li>• Prohibition of Waiting at any time on Heol Cwmmawr East Side. From a point 12 meters north of the center of its junction with Hen Ffordd for a distance of 24 meters in a southerly direction. From a point 14 meters north of the center of its junction with Uwch Gwendraeth for a distance of 25 meters in a southerly direction.</li> </ul>

#### 137.4 General Correspondence

No	From	Subject
137.5	Welsh Govt	<ul style="list-style-type: none"> <li>• Advise of Co-operative/ Community led Housing Networks meetings. One on Friday 8<sup>th</sup> March at Kidwelly Town Council</li> </ul>
137.6	Carms. C.C.	<ul style="list-style-type: none"> <li>• Consulting Upon possible sites to meet an unmet demand for a site for Travelling Show people within the L.D.P.</li> <li>• Closing date: 08/04/19</li> </ul>
137.7	Carms C.C.	<ul style="list-style-type: none"> <li>• Seeking nominations for the Celebration of Culture Awards.</li> <li>• Closing Date: 24/02/19</li> </ul>
137.8	Auditor General	<ul style="list-style-type: none"> <li>• Advise two reports available to view on their website.</li> <li>• Financial Management and Governance. Community Councils 2017.</li> <li>• Internal Audit Arrangements – Community Councils.</li> </ul>
137.9	Auditor General	<ul style="list-style-type: none"> <li>• Fees 2019-20 likely to be from £141 to £ 192 depending on expenditure.</li> </ul>
137.10	Dyfed Powys Police Commissioner	<ul style="list-style-type: none"> <li>• Latest Newsletter available electronically from Clerk.</li> </ul>
137.11	Play Wales	<ul style="list-style-type: none"> <li>• Conference Child Friendly Communities - Cardiff 16/05/19</li> </ul>
137.12	Consumer Council for Water	<ul style="list-style-type: none"> <li>• Details of assistance for customers having difficulties paying for water bills is available on their website.</li> </ul>
137.13	Alzheimer's Society Wales	<ul style="list-style-type: none"> <li>• Annual Conference 7th March,2019, at Cardiff City Hall.</li> </ul>

- **Resolved:** To receive and note the information provided.

## 138.0 Agenda Item 10 One Voice Wales.

### 138.1 Newsletter

- The latest edition of the newsletters has been circulated electronically to members.
- **Resolved:** To receive and note the information provided.

### 138.2 Training Courses

- 20/02/19. Advanced Local Govt Finance at Lakefield Community Centre.
- 21/02/19 Effective Staff Management at St Johns Ambulance Hall, Ammanford.
- 26/02/19. Understanding the Law. St Peters Civic Hall, Carmarthen.
- **Resolved:** To receive and note the information provided.

## 139.0 Agenda Item 11 Planning Matters

### 139.1 Planning Applications.

No /Ref	Type and Description	Location
W/38327	Full Planning. Residential Dwelling and Garage.	Land adjacent to Rhos Wen, Heol Caegwyn, Drefach SA 14 7BA.
W/38314	Full Planning. Residential development of 3 detached Dormer Bungalows	Land adjacent to Cwm Y Glo, Carmarthen Rd, Cefneithin.
W/38316	Full Planning. Proposed double storey extension off rear of existing dwelling.	Land off Cilcain, Llys Seion, Drefach, SA14 7BN
W/38296	Full Planning. Proposed porch extension, single storey side and rear extension.	Oakfield, 44 Cwmmawr Rd, Drefach, SA14 7AF.
W/38284	Reserved matters to W/23782 drainage (surface water and foul) earthworks, plateau levels, highway design (GA Long Sections, cross sections) kerbing, pavement finishes, street lighting, road markings, proposed services and boardwalks	Land at Cross Hands East strategic employment site (SES) adjoining the Cross Hands business Park, N.E. of Heol Parc Mawr and S.W. of Black Lion Rd, Pen Y Banc and Green Grove, Gorslas.
W/38350	Non-Material Amendment. Removal of Condition 12 – Travel Plan Duplicate of Condition 14) of planning Condition W/36812.	Gorslas Recreational Park – Proposed New School.SA14 7HT.
W/38383	Full Planning. Provision of bio mass boiler. Remove storage unit. Replace with facility to store and prepare material/fuel for boiler.	Tir Bont Farm, Foelgastell, Cefneithin, SA14 7HL.

- **Resolved:** To receive and note the applications received

## 140.0 Finance Agenda Item 12.

### 140.1 Monthly Monitoring Report January 2019

- Members considered the January monthly monitoring report of actual against planned expenditure for each budget heading.

- **Resolved:** To receive and note the information provided.

#### 140.2 Precept Financial Year 2019/20.

- As directed by Council the Sub Committee met to consider and make recommendations in relation to the setting of a precept for the 2019/20 year on Thursday 31<sup>st</sup> January,2019
- In doing so the Sub-Committee considered a wide range of factors which would impact on future budgets and service delivery. These included: -
  - a) Legal: New Legislation and Contractual Commitments.
  - b) Service Delivery: Estimated costs of providing services for the next three years
  - c) Efficiency: Opportunities to reduce expenditure/ increase income. Comparing precept levels against those of neighbouring or similar sized Authorities.
  - d) Options: The impact of any increase in precept on the Council's finances as well as for individual community charge payers.

#### 140.3 Recommendation Income and Expenditure Budgets 2019/20.

- Following careful consideration and discussion it was resolved to recommend the following Income and Expenditure Budgets to full Council.

##### a) Income Budget

Income	
Income	Estimate 19/20
Precept	90,720
Lease Hall Cefneithin	0
VAT Refund	10,000
Other	0
Grants /Section 106	0
<b>Total External Income</b>	<b>100,720</b>
<b>Transfer from Reserves</b>	<b>0</b>
<b>Total Income Budget</b>	<b>100,720</b>

- **Resolved:** To accept the Sub Committees recommendation as detailed above.

##### b) Expenditure

Expenditure	Estimate 19/20
<b>Parks</b>	
Total Parks Major Maint/New	3,500
Parks Grass Cut Total	15,060
Parks Litter Total	6,915
Total Park Minor Maint	8,160



Parks Other	0
<b>Sub Total</b>	<b>33,635</b>
<b>Public Conveniences</b>	
Toilets Major Maint /New	0
Toilets Custodial	6,370
Toilets Running Costs	499
Toilets Minor Maint	450
Toilets Other	0
<b>Sub Total</b>	<b>7,319</b>
<b>Bus Shelters</b>	
Bus Major Maint/New	0
Bus Clean Wages	220
Bus Minor Maint	500
Bus Other	0
<b>Sub Total</b>	<b>720</b>
<b>Street Lighting</b>	
Street Light Major Maint/New	1,020
Street Light Running	8,160
Street Light Minor Maint	1,020
Street Light Other	0
<b>Sub Total</b>	<b>10,200</b>
<b>Seats</b>	
Seats Major Maint/New	0
Seats Minor Maint	500
Seats Other	0
<b>Sub Total</b>	<b>500</b>
<b>Admin and Office Exp</b>	
New Provision	0
Admin Employee Total	26,559
Admin Office/ Corp Gov Costs	3,800
Council Insurance	1,700
Admin Other	0
<b>Sub Total</b>	<b>32,058</b>
<b>Democratic</b>	
Members Training/Course Conf Fees	357
Members Travelling/ Subsistence	204
IRPW Manadatory Allowance Members	2,250
Chairs Fund	1,000
Demo Other	0
<b>Sub Total</b>	<b>3,811</b>
<b>Other</b>	

General Grants	2,800
Community Events	600
Other	0
<b>Sub Total</b>	<b>3,400</b>
<b>Total VAT</b>	<b>8,850</b>
<b>Total Expenditure</b>	<b>100,493</b>

- **Resolved:** Following consideration and discussion to accept the Sub Committees recommendation as detailed above.

#### c) Summary Income/Expenditure

Summary Income/Exp	Estimate 19/20
Income External	100,720
Expenditure	100,493
Difference	227

- **Resolved:** To note and receive the information provided.

#### d) Reserves.

Cash Reserves	Estimate 19/20
Brought Forward	43,142
Less Budget Surplus/Deficit	227
<b>Est Balances At Year End</b>	<b>43,369</b>

- **Resolved:** To receive and note the information provided and to have regard to the External Auditor's comments relating to the need to increase operational reserves.

#### 140.4 Recommendation Precept Level 2019/20.

- Having considered the relevant factors, examined the income and expenditure budgets, and the impact upon individual community charge payers the Sub-Committee resolved to recommend that the precept be set at £46.51 for band D.
- **Resolved:** Following careful consideration and discussion it was resolved to accept the Sub-Committees recommendation that the precept for 2019/20 be set at £46.51 for a Band D Property representing a precept income of £ 90,720.

## 141.0 January Statement of Income and Expenditure/ Receipts and Payments

### (i) Payments Made to Creditors.

<b>Paid To</b>	<b>Description</b>	<b>Amount</b>
Spencer Environmental	Monthly Grass Cutting Charge	1,476.07
WCVA	Monthly Payroll Charge	22.20
Clerk	Monthly Wages and Travel	980.75
Bus Shelter Cleaner	Monthly Wages	17.92
Drefach Welfare	Hire Hall Sub Cttee Meeting 31/01/19	15.00
TBM	Litter Jan and Zip Wire Base Removal	600.00

### (ii) Income

<b>Received from</b>	<b>Description</b>	<b>Amount £</b>
N/A	N/A	Nil

- **Resolved:** To receive and note the information provided.

## 142.0 Auditor General. Themes for Future Audit

- The following themes will form the basis of future Audits: -
  - a) 2018/19. Compliance with Standing Orders and Delegation to Sub-Committees
  - b) 2019/20. Payment Arrangements.
  - c) 2020/21 Employment of Staff and Well Being of Future Generations Act.
- **Resolved:** To receive and note the information provided.

## 143.0 Agenda Item 13 Next Meeting

- Monday 11<sup>th</sup> March, 2019, at Drefach Welfare Hall.
- The business of the meeting being concluded the Chair declared the meeting closed at 20.30 hours.