Pembrey and Burry Port Town Council

Ordinary Meeting

Wednesday 16th January 2019

Present: Councillor Robert John (Mayor)

Councillors Richard Adler, Mrs Linda Edwards, Mrs Pam Every, Peter Freeman, John Hedley Jones, Mrs Lisa Mitchell, Mrs Karen Francis-Morris, David Owens, Hugh Shepardson, Michael Theodoulou, Mrs Moira Thomas, Bob Walpole and Mrs Mary Wenman

In attendance: Kevin Williams (TSO), Shan Loudon (Temporary Assistant Town Clerk), Alan Howells (Responsible Finance Officer)

Minute taker: Ed Davies (Administrative Assistant)

(Memorial Hall 7.00pm – 8.20pm)

121. Opening Prayer

A prayer was read by the Mayor.

122. To receive apologies for absence

Apologies had been received from Cllrs Mrs Amanda Fox, John James and Mrs Shirley Matthews.

123. To receive members' declarations of interest in respect of the business to be transacted

No interests were declared other than those previously declared.

124. To consider Police Business if any

PCSO Ffion Wathan attended the meeting to give a report, prepared by the Sergeant as follows:

Crime

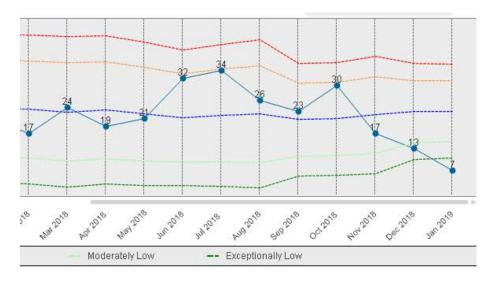


33 crimes were recorded in Burry Port / Pembrey in December 2018, which has shown a decrease from previous month. This figure is slightly lower than the average for this time of year. Burry Port had 17 crimes and Pembrey had 16 crimes. Of the crimes above, there were 5 crimes of criminal damage and 2 dwelling burglaries. The majority of the remaining crimes were assaults / violent crime. Please note that these numbers are still within average figures compared to the same time period over previous years. In relation to the burglaries, no property was stolen from the properties, however both victims were provided additional support from the neighbourhood policing teams and provided addition crime prevention advice. Unfortunately, due to the time of year, the majority of crime is around violent crime. Burry Port officers have been extremely busy in December with domestic related incidents in the main. Dyfed-Powys Police have also utilised the assistance of specially trained domestic violence officers for those offences, which have been deemed necessary, where the victims have received additional support and safeguarding.

S 1952 A		AZB Crime Volumes by G	by Geography - Current Month in Long	
Month • ↑	Burry Port	Pembrey	Total	
Dec 2018	17	16	33	
Nov 2018	33	9	42	
Oct 2018	17	10	27	
Sep 2018	14	20	34	
Aug 2018	23	9	32	
Jul 2018	48	23	71	
Jun 2018	46	19	65	
May 2018	19	12	31	
Apr 2018	28	16	44	
Mar 2018	18	17	35	
Feb 2018	15	8	23	

		AZB Incident Volumes by Ge	ography - Current Week in
Date • ↑	Burry Port	Pembrey	Total
Jan 2019	2	5	7
Dec 2018	5	8	13
Nov 2018	11	6	17
Oct 2018	21	9	30
Sep 2018	12	11	23
Aug 2018	17	9	26
Jul 2018	23	11	34
Jun 2018	19	13	32
May 2018	12	9	21
Apr 2018	12	7	19
Mar 2018	19	5	24
Feb 2018	15	2	17
Jan 2018	15	6	21
Dec 2017	12	_	12

As you can see from the data, ASB has decreased quite a bit through November and December. For both Burry Port and Pembrey, there were only 13 reported ASB incidents for December. There has been a dramatic decrease in youth footfall for the month of December, which is probably due to the cold / wet whether. To note, the figures for the month of December, are considered low in comparison to the same period over previous years. Local NPT teams and officers have been conducting numerous engagement events, and actions as a result of the previous high amount of ASB and youth problems we had back in October. This issue seems to have decreased, certainly for the winter months.



Actions From Last Meeting

NA

Members queried if there had been any further issue with youth gatherings on the Millenium Coastal path, highlighting a recent report of a tent being set on fire in a bin in that area.

Cllr Peter Freeman arrived and joined the meeting 7.06pm.

The PCSO responded that they had not received reports of that nature and believed it to be an isolated incident.

A further query was put forward as to recent reports of an off-road vehicle driving into walls along the coastal path, however the PCSO responded that they had not received any reports on an incident like that.

PCSO Ffion Wathan left the meeting at 7.07pm

125. To confirm the minutes of the meetings held on Wednesday 21^{st} November 2018 and Wednesday 2^{nd} January 2019

The minutes of the meetings held on Wednesday 21st November 2018 and Wednesday 2nd January 2019 had been circulated with the agenda in advance of the meeting.

No corrections were requested.

Cllr Hugh Shepardson **PROPOSED** that the minutes were an accurate record of the meeting, seconded by Cllr David Owens.

Members voted to confirm the minutes with 14 voting in favour, 0 against and with 1 abstention. The minutes were therefore **APPROVED** as an accurate representation of the meeting.

ACTION: Admin Assist.

126. <u>Information from the aforesaid minutes</u>

Members were asked to note that an email had been received by the Temporary Assistant Town Clerk from Cllr Mrs Moira Thomas with a number of queries arising from the above minutes

and those from other Committees, and that they had been forwarded to the Chairs of the relevant Committee for a response which she would receive in due course.

127. <u>To receive and note the minutes of the Facilities and Assets Committee meeting held on Wednesday 7th November and the DRAFT minutes of the meeting held on Wednesday 5th December 2018</u>

The Mayor asked members to note the minutes for agenda items 127-131 all together as they were for noting only. This was agreed to unanimously.

There followed a discussion of the process that the Council had previously agreed to, with members being reminded that the unanimous resolution had been for the Council to note the receipt of the Committee and Sub-Committee minutes with no matters arising to be discussed in the Town Council meeting. Members agreed with that summation, but noted that to facilitate transparency members had been asked to submit any questions they had on any minutes to the office and to speak with the relevant Chair of that Committee, and if needs be, the whole Committee at its next sitting.

Members were also reminded that to have an issue placed on any agenda they would need to speak with the Chair of the relevant Committee via the Clerk at least 5 days prior to the scheduled meeting, as the agendas needed to be prepared and distributed 5 days before a meeting was due to take place.

Alan Howells arrived and joined the meeting 7.12pm

128. <u>To receive and note the DRAFT minutes of the Burial Sub Committee meeting held</u> on Tuesday 8th January 2019

See agenda item 127.

129. <u>To receive and note the minutes of the Regeneration and Wellbeing Committee</u> meetings held on Wednesday 14th November and Wednesday 12th December 2018

See agenda item 127.

130. <u>To receive and note the DRAFT minutes of the Events Sub Committee meeting held on Monday 3rd December 2018</u>

See agenda item 127.

131. <u>To receive and note the minutes of the Finance, Governance and Personnel meeting held on Monday 12th November 2018 and the DRAFT minutes of the meeting held on Monday 10th December 2018</u>

See agenda item 127.

132. To receive a verbal update from the Chairs Committee.

Members were informed that while no official meeting of the Chairs Committee had taken place, a number of informal ones had occurred. At those the Chairs had discussed the budget setting for next year as would be reported by the RFO later in the meeting.

133. To consider the budget monitoring report

The RFO provided members with copies of the report which gave the figures up to the end of December. He reminded them that if spending were spread evenly throughout the year they would be looking at around 75% of each budget having been spent. He then proceeded to address each budget section as follows:

Finance

- He asked members to note that although the budgets for Finance and Civic Governance were shown in this report separately, they were both the responsibility of the Finance, Governance and Personnel Committee and that next years budget would bring them together.
- He advised that although insurance appeared to be a slight overspend at 78.5% of its budget, this figure would not change as it was an annual payment, made up front at the beginning of the financial year. He added that due to the 3-year agreement that had been signed this budget heading would actually end the year underspent, meaning the funds would be available for virement if necessary.
- IT Costs was overspent at 151.85% due to unbudgeted costs of c.£900 associated with licenses for Office 365.
- IT Equipment was also an unbudgeted expenses for 2 new computers to meet staffing requirements.

There followed a brief discussion where members were asked to note that none of the Committees had yet seen these figures to make the necessary corrections and virements. The RFO advised that they should look to make internal virements in the first instance before referring matters to the Finance, Governance and Personnel Committee.

Facilities and Assets Committee

Income: -

- The RFO highlighted that the invoices relating to the Footpath grant and SLA-Toilets were being sent out soon and to expect this payment to come through shortly.
- Burry Port Memorial Hall was below its target at 62.19% although the RFO stated that a number of outstanding invoices were being followed up and would change this total rapidly.
- Pembrey Memorial Hall is ahead of its target at 113.33% due to increased bookings of all kinds.
- The Cemetery was also ahead of target at 96.94%.

In response to a query on the SLA-Toilets the RFO confirmed that due to changes as to how Carmarthenshire County Council was looking to manage these facilities, it was unlikely to continue as an income in future budgets.

There followed a discussion where members noted that it was understood that a private company had expressed an interest in taking over management but no further information was known.

Expenditure: -

• The RFO highlighted that the unbudgeted for expense of Drive Maintenance at the cemetery required a virement.

- The revised budget for Equipment Replacement was highlighted for clarity but this had already been adjusted from the payments received from the County Council due to the asset transfer.
- The unbudgeted for expense of ongoing software maintenance related to the cemetery needed virement. The RFO clarified that when setting the budget it had been believed that this was not an on-going expense.
- In relation to the Halls and Institute the RFO highlighted that all of the headings were within budget and that as the loan had not yet been taken out, the repayment budget was available for virement.
- In relation to the Copperworks it was reported that an increase to the rates meant that a virement was required to make up the difference to what had been budgeted for.
- In relation to Pembrey Memorial Hall it was noted that the split in the oil tank meant that the increased costs would need to be met by virement, but that the tank itself had been replaced.
- It was also noted that the virement to the revised budget increase to Maintenance costs had been made. These payments related to works to the roof, windows and the heating survey.
- In relation to Parks and Open Spaces there were no issues to report. Members noted that the virement from reserves to create the Bowls Club and transferred parks budgets had been made from reserves.

In response to a query regarding the Bus Shelter contribution heading the RFO confirmed that it needed inclusion to provide the 50% contribution that the Town Council would need to make in the event of the replacement or construction of a new bus shelter, and that it wasn't linked to any responsibility for maintaining bus shelters.

Civic Governance

- Please see note under the Finance budget regarding this budget.
- Members were asked to note Employee costs were ahead of target as they had been used to meet sickness cover and additional hours, and that this would likely be overspent by the end of the year.
- A virement was required to meet the Human Resources service level agreement with Carmarthenshire County Council, which was set up this financial year and was not included in the budget.

Regeneration and Wellbeing Committee

- Members were asked to note that there was an overspend relating to Christmas lighting
 which the RFO had highlighted as it needed investigation to check the final figure shown
 was correct.
- Events general had adjacent to it a basic breakdown of where the expense had been generated and that a fuller breakdown had been requested by that Sub-Committee and was forthcoming.

Members queried the underspend in Community Grants and whether any were outstanding to which the Chair replied he was only aware of 1 that needed final closure as it included making arrangements for working with the Bowls Club to fundraise.

Members noted that the Finance, Governance and Personnel Committee had decided to advise the Council members and all Committees that there was no pressure to spend all of their budgets.

The RFO concluded by highlighting that the overall expenditure was on target at 70.82%

135. To consider the 2019/20 budget

The RFO provided members with copies of three documents

- 1) A Members Summary of the Draft Budget 2019-2020
- 2) A Breakdown of Employee cost increases
- 3) A Copy of the Draft Budget 2019-2020

He explained that the procedure in setting the budget was to take the current years budget, remove from it the one-off expenditures, make the budget adjustments to correct for that effect, apply an uplift based on the system used by Carmarthenshire County Council of 5% increase to utilities costs, 2.5% for facilities and income, etc. This had been discussed with the Chairs Committee members and the individual Committees.

The RFO proceeded to breakdown the main points of the draft budget.

- After applying the above procedure, the recurring budget would increase to £410,158
- In addition to this there would need to be included £67,832 for the proposed new staffing structure, recruitment, translation and events income.
- It was also noted that the Bowls Club subsidy of £4,945 would be released from the asset transfer reserve.
- £21,358 would also be drawn from reserves for one-off projects.
- The combined total would therefore be £482,935.
- This increase, when calculated against the tax base figure for a Band D property worked out as an increase of £17.60 per year or £0.34 per week

There was a brief discussion of the Bowls Club costs which the RFO stated, worked out as c.£2.5k for their club costs, and c£2.5k for the building and grounds maintenance, however this was offset by an income of £4,070 generated by the club itself.

Members also discussed the Parks Assistant post noting that the Council's resolution to make the post permanent as opposed to seasonal had staff cost implications which had been included in the budget.

Members were agreed on the need to communicate effectively with the public the reasons for the increase and the efforts made to reduce the burden on the taxpayer while meeting the challenges of increased responsibilities and facilities. Members reminded each other that at the two public meetings held in relation to transferring the Memorial Park there had been unanimous public support for maintaining those facilities and services for public use with the knowledge of the likely increases to the precept.

It was noted that the forthcoming public meeting for the establishment of the Wellbeing of Future Generations Forums would be an opportunity to communicate that information.

It was highlighted to members that the Chairs Committee during their discussions had tried to limit the increases by reducing the Facilities and Assets Committee budget, as its requirements would be offset by income from elsewhere, while the Regeneration and Wellbeing Committees budget was increasing at below the inflation rate.

Members noted that there was a long list of works required across many of the Council's facilities which had yet to be prioritised, but once agreed by the Facilities and Assets Committee

would be brought to the Town Council for approval. It was noted that many of these works would be funded from a pool created from the drawing down of the previously agreed to loan and the proceeds from the sale of the Copperworks building.

Members discussed in detail the increase to the Events – General budget from £15,750 to £16,500. Some members queried the need to increase this budget as it had only spent just under £5,000 of its budget up to December. In response members were informed that the Events Committee was looking to do more events and better events in future, they were also asked to note that the Council's strategy for events was being revised. This new strategy was to separate out Council run events and Council supported events, with local organisations and groups being supported by the Council, as had been demonstrated by the partnership working that delivered during the Tour of Britain by working with Burry Port Cycling Club, or in working with Pembrey Community Group to deliver the Remembrance Afternoon Tea. The strategy would be informed by the priorities the public put forward via the Wellbeing of Future Generations Forums.

Cllrs Mrs Mary Wenman and Mrs Moira Thomas wished it to be noted that they had concerns for this budgetary increase and new strategy stating that they felt that this would overly-benefit those groups and organisations who were already able to generate their own income and that the Council had a lot of work to do environmentally which should be a focus.

In response to a query the RFO confirmed that there was an amount in the budget to meet translation costs, currently set at £1000, and that there was a ring-fenced amount in the reserves to meet the costs of the election held in 2018.

Members discussed the Welsh Language Scheme noting that there was a document in the office that needed review every 2 years to set the Council's policies in relation to the Welsh language. To ensure the Council was compliant with all legal requirements members **AGREED** to refer the matter to the Regeneration and Wellbeing Committee, and to refer the continued development of the scheme to the relevant Wellbeing of Future Generations Forum.

ACTION: Regen and Culture and Welsh Language Forum

Cllr Michael Theodoulou **PROPOSED** that the draft budget for 2019-2020 be accepted, seconded by Cllr David Owens.

In the ensuing vote, 11 members voted in favour, with 1 voting against and 2 abstentions. Therefore it was **RESOLVED** that the budget to 2019-20 be approved.

136. To consider the following planning applications.

Application	Name and Address of	Description of Application
No.	Applicant	
S/38179	Mr. Lewis.	Extension consisting of sun lounge, utility room
	47 Ashburnham Road, Pembrey,	and wc
	Llanelli SA16 0TP	
S/21597	Persimmon Homes	Construction of 100 dwellings and associated
		works on land off Garreglwyd, Pembrey.
S/38202	Pobl Group, 7 – 13 The	Discharge of conditions 5 and 17 of planning
	Kingsway, Swansea SA1 5JN	permission S/36993 Land part of former Goodig
		Hotel, Pwll Rd. Burry Port SA16 0TA

S/38235	Western Solar Ltd. – Alan Peters, Rhosygilwen Mansion, Rhosill, Cilgerran SA43 2TW	Proposed construction of residential development comprising 32 units with associated access, parking, landscaping and infrastructure works.
S/38236	Crazy Crepes – Mr & Mrs Avery, 21 Rhes Brickyard Row, Llanelli SA16 0ER	Change of use of existing public convenience to form café, hot food outlet and external public pc. Work inclusive of new advertising signage, fenestration, extension building and raising roof structure at Burry Port Harbour public convenience (West car park), The Harbour, Burry Port SA16 0ER
S/38237	Crazy Crepes – Mr & Mrs Avery, 21 Rhes Brickyard Row, Llanelli SA16 0ER	Change of use of existing public convenience to form café, hot food outlet and external public pc. Work inclusive of new advertising signage, fenestration, extension building and raising roof structure at Burry Port Harbour public convenience (West car park), The Harbour, Burry Port SA16 0ER

The Chair of the Planning Sub-Committee gave a report from their most recent meeting.

There was a lengthy discussion around many of the applications with much confusion and some applications being discussed simultaneously. There followed a discussion of process and members agreed to hear the decision of the Sub-Committee on each in turn and to vote separately. This was in part due to a number of members having to declare interests for separate applications.

S/38179 – The Sub-Committees' decision was to recommend approval. This was AGREED to unanimously by the Council.

S/21597 -

Cllrs David Owens and Mrs Lisa Mitchell declared an interest in the application.

Members noted that the Council had previously commented on this application, and that their decision on that occasion had been to recommend refusal, citing concerns with drainage, traffic congestion and others. The Sub-Committee could see no reason to change that position and so their recommendation was to recommend refusal.

In the ensuing vote 12 members voted in favour of the Sub-Committees recommendation with 0 against and 2 abstentions. The application was therefore recommended for **REFUSAL**.

Members congratulated Cllr Peter Freeman on being appointed the spokesperson on behalf of the Pembrey Village Action Group at the forthcoming planning meeting.

S/38202 -

Cllr Robert John declared an interest in this application.

Members echoed the concerns at the request to discharge the application from condition 17 as the archaeological works had not yet been completed, as such the Sub-Committee recommended the request be refused.

In the ensuing vote 13 members voted in favour of the Sub-Committees' recommendation with 0 against and 1 abstention. The request for discharge was therefore recommended for **REFUSAL**

S/38235 – The Sub-Committees' recommendation was for approval, highlighting the need for such environmentally sensitive developments and appropriate housing. This was AGREED to unanimously by the Council.

S/38236 and S/38237 – The Sub-Committee had looked at both of these applications and could find no differences between them, regardless of that, they had no objections to the development and recommended approval for both. This was **AGREED** to unanimously by the Council.

Additional applications had been received after the agenda had been distributed but had been discussed at the meeting. The details are as follows:

S/38251	Estate of WJ Thomas	Variation of condition 1 of S/30678 (to allow a further 3 years for the submission of reserved matters)
S/37075	Carmarthenshire County Council	Demolition of the existing school building and the redevelopment of the site for a new school, car park, sports pitch, MUGA and associated infrastructure works at Pembrey CP school, Ashburnham Road, Pembrey SA16 0TP
S/38270	WRW Developments	Erection of 8 no. Residential dwellings at land south of Cwm Ivor Road, Bury Port, and associated access, highways, landscaping and ancillary works

S/38251 – The Sub-Committees' decision was to recommend approval. This was **AGREED** to unanimously by the Council

S/37075 – The Sub-Committees' decision was to recommend approval. This was AGREED to unanimously by the Council

S/38270 -

Cllrs Mrs Moira Thomas and Mrs Mary Wenman declared an interest in this application.

The Sub-Committee raised serious concerns regarding this applications drainage plans, and for access issues that would be caused by added traffic pressure on the A484, and therefore recommended refusal.

In the ensuing vote 11 members voted in favour of the Sub-Committees recommendation with 0 against and 1 abstention. The application was therefore recommended for **REFUSAL**.

ACTION: TSO

137. To consider any County Councillors' reports

Cllr Hugh Shepardson reported that Carmarthenshire County Council was currently under public consultation on their Local Development Plan for the area. He stressed that as a member for Pembrey Ward, he could only be certain of the situation with regards it and not of Burry Port

Ward. The consultation allowed anyone to comment on the developers plans that had been submitted for consideration on inclusion in the upcoming update to the Local Development Plan. He was aware that for Pembrey the following plans had been submitted for consideration.

- 100 houses near Mumbles Head
- 46 houses on land adjacent to Garreg Lwyd
- 15-16 houses of Gwscwm Road
- 30+ houses at the Speedway Garage site
- 36 houses near Cwrt Lando

He felt that for Pembrey at least the Council should put forward any concerns they have about this development, highlighting in particular what the current infrastructure could support.

Members discussed the current pressures on infrastructure, highlighting the following;

- Only 1 GP Surgery in Burry Port which was close to capacity
- The schools would need to accommodate large numbers of additional students
- Drainage systems may need greater improvements to cope with the additional housing.
- Road and transport infrastructure was already causing difficulties for residents
- A lack of local jobs with many residents having to commute

Cllr Hugh Shepardson added that any comment would need to be submitted by 8th February 2019 and advised the Council to contact Owen Enoch to guidance of how to submit if necessary.

Members discussed whether or not a strongly worded letter should be sent also but it was believed that comment was expected via the online portal.

Cllr Michael Theodoulou **PROPOSED** for Council staff to reply that the Council had a strong objection to over-development without sufficient consideration of the effect on infrastructure and services which were already under pressure, and that it reserved the right to make comment and objection in the future, seconded by Cllr David Owens.

In the ensuing vote 14 members voted in favour of the proposal with 0 against and 0 abstentions. The proposal was therefore **AGREED**.

ACTION: Temp. Assist. Town Clerk

In response to a query Cllr Hugh Shepardson responded that in relation to the burnt out house off Lando Rd that it had been structurally assessed and was not a safety risk.

He also added that the Pembrey School business case had been heard by the Welsh Government who had agreed to fun it with £3.7m which would be matched by Carmarthenshire County Council. Members expressed their support and welcome for this news.

Members noted that although the situation regarding the Local Development Plan had come as a surprise to many of them, that they had been forwarded an email regarding the opportunity to comment on it previously.

138. <u>To consider the Mayor's report</u>

Cllr Robert John stated that it had been a busy time of the year and had attended the following events:

- Carols by Lantern Light noting that there had been much support expressed for the hosting of a simple religious service.
- The Senior citizen's Christmas Lunch organised by the Town Council.
- Pembrey Church Lessons and Carols
- The Town Band's Christmas Concert noting that the range of talent and ability shown, in particular by the younger members of our community is astounding.
- The Male Voice Choirs Christmas Concert

Cllr Mrs Lisa Mitchell as Deputy Mayor had attended the Festival of the Lights in the Mayors absence and commented that it had been a wonderful event.

139. <u>To receive reports by elected members as Council Representatives on outside</u> bodies

No reports were made.

140. Update on the annual return

The RFO stated that he was progressing with this and was hoping to be finished soon. He highlighted that his priority had been for completing the draft budget in recent weeks.

141. Consideration of LGPS – Employer Discretionary Policies

The RFO advised that although this did not affect any of the Councils current staff, as the Council used the County Council for its pensions management, this needed approval by Town Council for them to proceed.

Cllr Peter Freeman **PROPOSED** that the policies be adopted, seconded by Cllr Mrs Moira Thomas.

In the ensuing vote 14 members voted in favour of the proposal with 0 against and 0 abstentions. The proposal was therefore **AGREED**.

ACTION: RFO

142. To consider communications received

All communications had been shared previously and members noted their receipt.

143. In camera discussions

That under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted:

- a) To confirm the confidential minutes of the Town Council meetings held on Wednesday 21st November 2018, Thursday 13th December 2018 and Wednesday 2nd January 2019 (**copies enclosed**).
- b) To receive and note the confidential minutes of the Facilities and Assets Committee meeting held on Wednesday 7^{th} November 2018 and the DRAFT confidential minutes of

the meeting held on Wednesday 5th December 2018 (copies enclosed).

- c) To receive and note the confidential minutes of the Finance, Governance and Personnel meeting held on Monday 12th November 2018 and the DRAFT minutes of the meeting held on Monday 10th December 2018 (**copies enclosed**).
- d) Update on staffing issues.

Cllr Hugh Shepardson **PROPOSED** that in addition to moving into camera the Council suspend their standing orders to allow them to sit beyond 9pm, seconded by Cllr Peter Freeman.

In the ensuing vote 14 members voted in favour of the proposal with 0 against and 0 abstentions. The proposal was therefore **AGREED**.

Alan Howells, Kevin Williams and Ed Davies left the meeting at 8.45pm.