

BURTON COMMUNITY COUNCIL

Minutes of the monthly meeting held at the Jubilee Hall, Houghton on Wednesday 22nd February, 2017

Present: Cllrs Paddy McNamara (Chairman), Laurence Price, Derek Jones, Nia Phillips, Alun Williams, John Mathias; Peter Horton (Clerk).

Apologies: C'llrs Rob Summons, Terry Morgan, Scott Sinclair, Iain Wood, Michael Pettit.

Also present Mr. Jim Dunckley, Common Land Officer, Pembrokeshire County Council.

Members agreed to alter the order of consideration of items on the agenda, to allow early discussion of the item concerning work on the Houghton Common.

Declarations of known interests

None.

Minutes of January monthly meeting

The minutes were agreed as an accurate record, and signed by the Chairman (proposer C'lr Derek Jones, seconder C'lr Nia Phillips).

Discussion of development over Houghton Common

C'llrs Paddy McNamara and Laurence Price had met with the developer, and mentioned that some community benefit would be sought in exchange for agreement to carry out work over the common. No specifics had been discussed, but the principle had been agreed. There had been a discussion concerning the southern boundary alongside the ditch. The exact position of the boundary had been a matter for discussion. Regarding the location of the boundary, there had been some discussion in 1966, when the ditch had been dug. It was thought that there would probably be some reference in the minute record from that year. Regarding the developers, they were open to suggestions over where the boundary would be set, but wanted a clear demarcation line. C'lr Laurence Price described some of the details of the development as far as the drainage arrangements were concerned, including a proposed catchment pond to attenuate flows. C'lr Derek Jones raised questions over the way in which the development was likely to proceed. It was understood that the developers were intending to put in the infrastructure and estate roads, then sell off the individual plots. However, they might build one or two dwellings to kick start the process.

Members questioned Mr. Jim Dunckley regarding the rights of the community council to make requests of the developer. He felt that the developer was willing to discuss and negotiate over these matters. He had explained to the developers that a Section 38 consent from the Welsh Government would need to be obtained, though the developers had suggested that in their opinion this may not be required. He had advised them that consent from P.C.C. to carry out works would be tied to an agreement for them to apply for the Sec. 38 consent. He had provided them with the relevant forms for this purpose. It was thought that the timescale for processing the application would probably be in the region of three months, dependent on the nature and extent of proposed works. C'lr Paddy McNamara asked if the developers could argue that they were simply replacing an existing pipe, therefore circumventing the need to apply for further permission. Mr. Dunckley replied that, as new works were involved, his understanding was that permission would be required. As part of the application process, the Welsh Government would consult with various stakeholders, including the County Council and Community Council. Some discussion ensued over the relative powers of the Welsh

Government and the local County and Community Councils, especially regarding their rights to block proposed works over the common. Mr. Dunckley explained that in Law P.C.C. and B.C.C. have powers similar to those of a freeholder. In general, however, it was felt desirable to try and achieve a negotiated settlement, to avoid potential lengthy and costly legal proceedings.

At this point, Members thanked Mr. Dunckley for attending, after which he left the meeting.

Members moved to a discussion of what community benefit might be sought. It was agreed to ask the developers to remove the pavilion, then excavate and provide a stoned hardstanding car parking area in the Playing Field. It was agreed that C'llrs Paddy McNamara and Laurence Price would arrange for a plan of the area concerned and a specification for the car parking area to be made up, and for this to be put to the developers on behalf of the Community Council. It was also agreed that the developers could be told that the Community Council would agree for the ditch to be filled in, and a proper boundary fence provided by the developer just to the south side of the ditch to demarcate the site boundary. Responsibility for correct sizing of any culvert provided, and obtaining of any necessary consents, would be the responsibility of the developer (proposer C'lr Derek Jones, seconder C'lr Laurence Price). It was agreed that once the final plans and specification had been prepared, C'lr Paddy McNamara would forward these to the Clerk for circulation to all Members prior to being put to the developers.

Matters Arising

Merlins Bridge traffic problems. C'lr Paddy McNamara had recently attended a meeting at which he had heard it stated that there were plans under way to identify and execute works that would resolve the problems in Merlin's Bridge within about five years.

Bus shelter maintenance. Members were informed that the Sardis bus shelter maintenance work had been commenced. C'lr Alun Williams had requested a further quotation from One Stop Property Maintenance for the rendering, etc. required on the bus shelter. However, no reply had yet been received. Matter to be placed on agenda for next month, and Clerk to chase up quotation from One Stop Property Maintenance in the meantime.

Culvert barriers, Rhooseferry Road. The needed remedial works had been completed.

Grass cutting, playing field. Arrangements still in hand with C'lr Paddy McNamara.

Information board. The Clerk informed Members that someone in County Hall had been identified who was prepared to arrange the work needed. Clerk to ask him to arrange to meet C'lr Laurence Price on the site to discuss the requirements, and then provide a quotation.

Ashdale Lane / New Wells Road traffic problems. Reply still awaited from P.C.C.

Allotments, Hill Crescent. Notification of the vacancies had been posted on the Community Council webpage, with contact details for any interested individuals.

Well, near Trinity House, Burton Ferry. Matter to be placed on agenda for next month. Clerk to research if it is situated on common land. Agenda item to include discussion of possible breaches of planning control at Min yr Afon.

Mud on road, Burton. Matter still in hand with C'lr John Mathias.

Planning

Applications received

NP/17/0058/FUL (dwelling, land adjacent to 64, Port Lion) – no comments.

Correspondence

- 1) P.C.C. – Confirmation of precept for 2017/18 at £7,400 – noted.
- 2) Roger Scrimshaw – Letter of resignation from Council – Clerk to reply acknowledging and accepting his resignation, and offering thanks for the work undertaken by C'lr Scrimshaw on behalf of the Community Council. Given the proximity of the election

date in early May, it was decided not to advertise the casual vacancy. However, it was left with Members to make discreet informal enquiries to identify any potential candidates for Membership. Anyone who expressed an interest could then be provided with a membership nomination pack by the Clerk once these became available.

- 3) Health Board – Information re. transformation programme – noted.
- 4) Young Farmers – Request for financial assistance – deferred until March meeting.
- 5) One Voice Wales – Invitation to join – noted.
- 6) St. Mary's Toddlers Group – Thanks for recent donation – note to check that the amount actually donated was £450, as had been agreed.

Accounts

Payments

P.C.C. (renewal of bollards, Houghton Green) : £468-00

Review of Clerk's contract

This was agreed, and signed by the Chairman on behalf of the Community Council.

The above items were agreed by Members (proposer C'lr Alun Williams, seconder C'lr John Mathias).

Discussion of works needed on playing field

To be placed on agenda for March for any necessary further discussion.

Discussion of vehicle speed survey results carried out at Burton Ferry

Members had been circulated the speed survey results. After some discussion it was decided to leave the matter in abeyance.

Discussion of possible bus shelter provision close to Cleddau Bridge

Matter to be placed on the agenda for March. In the meantime, Clerk to contact P.C.C. to ask if they would be prepared to stop there if a bus shelter was provided.

Discussion of problem with condition of footpath, Sardis – Hill Mountain

Members noted problems with the path crumbling, partly due to sub-standard construction, and partly because it was at a lower level than the adjacent road. Growth encroaching on the path was an additional problem. It was commented that some sections of the path are no longer fit for purpose, and present an unacceptable health and safety hazard. Clerk to write to P.C.C., citing health and safety concerns, and asking for action to address the problems. Specifically, letter to request that the path is properly edged, and raised in level. Affected section is from the bus shelter at the end of Ashdale Lane as far as opposite Gareth Hughes Motors.

Any Other Business

Pond, Church Road. C'lr John Mathias mentioned that the clearance work had been done, generally satisfactorily, He noted that the large ivy bush had not been removed from the wall, but said that he would arrange to remove that himself. C'lr Derek Jones mentioned that, on the side coming up Church Road, the paving has become overgrown with grass. C'lr John Mathias felt that this was inevitable, but offered to carry out weed killing to the affected area.

Meeting dates. Matter to be placed on agenda for next month for discussion of request by Clerk for change of regular meeting date to the first Wednesday of each month. In the meantime, the Clerk undertook to check the availability of the hall for any hypothetical change.

Public Forum

There were no members of the public in attendance.

The meeting ended at 8-30pm. Next meeting, Wednesday 29th March, 2017, 7pm.