

CYNGOR CYMUNED LLANDDAROG COMMUNITY COUNCIL

Minutes of the Extraordinary Meeting of Llanddarog Community Council held at Porthyrhyd Village Hall on 24/11/2022 at 19.00.

Proposed development:

Land part of Wern Fraith Farm, Porthyrhyd, Carmarthen, SA32 8PT

157/2022-2023 Present.

Councillors: R Jones (Chair), M Rees, K Waters, R Newell, M Griffiths, S Herridge, T Evans, R Owen, County Cllr H Jones.

County Cllr A Davies.

Clerk.

Translator: T Jones.

158/2022-2023 To receive apologies.

Councillors: J Williams O.B.E, R McFarlane.

159/2022-2023 To receive declarations of interest.

Cllr J Williams O.B.E.

160/2022-2023 Opportunity for the public to address the Council on agenda items.

Cllr R Jones welcomed all community members to the meeting. Cllr R Jones informed the public that the purpose of the meeting was to discuss the consultation document received from Evans Banks Planning Ltd, to hear public views on the matter and to ask the community members for any comments relating to the proposed development. Cllr R Jones reiterated that this was not a planning application and that it was very important for all community members to relay their concerns and comments regarding the consultation to Evans Banks Planning Ltd as individuals at info@evansbanks.com before 14/12/2022. Cllr R Jones informed community members that comment forms were available for the public to complete if they did not care to voice their opinion in public. Cllr R Jones also stated that all correspondence sent to Evans Banks Planning Ltd would accompany the potential planning application but that members of the public should send a copy to Llanddarog Community Council or County Cllr A Davies.

Cllr R Jones invited community members to voice their comments and concerns. The following issues were raised:-

- 1) Copy of planning application already completed.
- 2) The C road adjacent to the proposed site is currently flooding frequently. Potential site on a slope and if culvert is blocked will make flooding issue worse for residents.

The plan includes a SUDS (Sustainable Drainage System) report. If planning application submitted, complain to Carmarthenshire County Council planning department.

- 3) Question asked, "Does anyone in the meeting have a vested interest in the development?"

Cllr R Jones stated that this was a public meeting and all welcome. Cllr R Jones asked the question to all community members present. No Reply received.

- 4) Question asked, "Is County Cllr A Davies on the planning committee?"
County Cllr A Davies replied "No".
- 5) Safety concern as potential development access point on C Road and near junction, garage, Post Office and public park. 50m of kerbside on plans from development access point to B4310 to assist pedestrians and cyclists.
Cllr R Jones enquired if the concern was relating to the size of the potential development?
Reply received, "No, this is a safety concern as potential 80+ vehicles travelling on a C Road numerous times a day as well as parcel delivery and supermarket delivery vehicles, etc.
- 6) 81 properties currently in Porthyrhyd. Adding 42 properties would class as overdevelopment. The village escaped the adverse effect of second home/holiday home. Pobl Group is a charity that often supply residency to offenders. This would have a detrimental effect on the community.
- 7) Question asked, "Should the public reply to the consultation as a household or per person?"
Cllr R Jones replied, "Individual choice".
- 8) Planning refused for 1 x dwelling recently in the area of the development. How could 42 dwellings be accepted?
- 9) No truth in any of the documents supplied by Evans Banks Planning Ltd. Calculation of .64 children per dwelling accounted for. Extra 27 children to potentially attend the local school. Has anyone contacted the school to see if they can accommodate the extra students. Public transport not easily accessed in the village. Potential development planning for 80 x parking spaces which will increase the carbon footprint of the area.
Cllr R Jones stated that public transport supply 8 x buses per day in each direction.
- 10) Detrimental effect on local GP surgeries, Dentist surgeries, etc.
- 11) A large number of near misses on the B4310 in Porthyrhyd as vehicles do not obey the 30mph speed limit. How will the developers guarantee safety for all residents? Personal survey revealed 48 vehicles in 15 minutes. Can we have an independent survey to assess daily traffic numbers.
Clerk to arrange with Go-Safe.
- 12) Developers have overloaded the potential site with 42 dwellings in the hope that the community will accept a reduced number. Do not be swayed by the developers. 22 dwellings is the viable number for the development to proceed. Very few sites identified in the Carmarthenshire LDP where the phosphate levels are low.
Cllr R Jones stated that the current LDP for Porthyrhyd was 27 new dwellings. The potential site currently on LDP.
County Cllr A Davies stated that the new LDP would be released for public consultation in January 2023 for 6 weeks. The Welsh Government to approve the new LDP by 2024.
- 13) Pobl Group currently have numerous projects active in Wales and that a percentage of dwellings would be social housing. This would introduce a host of issues into the community. C Road would need to be closed to allow access to heavy machinery, supplies and workforce. If A48 dual carriageway

closed for unforeseen reason C Road is used by numerous vehicles. Evans Banks Planning Ltd fast tracking the potential development before the new LDP is released.

- 14) Carmarthenshire County Council policy stipulates that all developments must be sustainable. Development should be encouraged where the infrastructure is currently in place.
- 15) Question asked, "How long after planning application is made can an objection be made?"
County Cllr A Davies replied, "3 weeks". Deadline for consultation is 14/12/2022. Time for information to be assessed, collated and verified before application is made. Doubtful planning application would be submitted before Christmas 2022.
- 16) Question asked, "How does the community address the valuation of their properties?"
Cllr R Jones stated that property valuation is not a valid objection and that any objection must be relevant to the potential development.
- 17) Potential development overlooking other properties.
Cllr R Jones stated that views were not a valid objection, but that blocking daylight was a valid objection. All objections can be submitted to Carmarthenshire County Council after planning application is submitted.
- 18) Has the current owner given his permission for the development?
Information not known.
- 19) Has planning been given to this site in the past?
Cllr R Jones replied that he was not aware of any previous planning permission on this site.
- 20) Porthyrhyd sewer system is a CSO (Combined Sewer Outlet) and in 1969, 71 storm drains were added to the system. Sewage is pumped from Porthyrhyd to Llanddarog before being diverted to the water treatment plant. Raw sewage has overspilled onto the highway several times in the past. Current sewage system not able to cope with any more dwellings in the village. Evans Banks Planning Ltd show that the potential development would be added to the current system. Water pressure not reliable in the village now.
- 21) It is very important that the community object to any form of housing development and not just this one.

Cllr R Jones asked all community members to vote whether they were **in favour** or **not in favour** of the potential development.

Result shows that community members were overwhelmingly **not in favour** of the potential development.

Cllr R Jones thanked all community members for attending the public meeting and stated that Llanddarog Community Council members would discuss all comments raised by the public.

161/2022-2023 In camera 20.30.

Those who were not Community Council members, or the Clerk departed the meeting – not to return. The exclusion is due to sensitive matters being discussed.

Cllr R Jones had given permission for County Cllr A Davies to remain at the meeting.

162/2022-2023 Council members to discuss items/comments raised in public meeting.

Cllr R Jones stated that the community members were strongly against the potential development and asked if the site was removed from the new LDP, why was it still possible to apply for potential planning permission.

Cllr M Rees stated that the site had been removed as no planning applications had been submitted for over 10 years.

County Cllr A Davies stated that Carmarthenshire County Council had over provided land in the last LDP. It was also stated that there was a shortage of housing in the area as every empty property in the community attract over 50 applicants and housing associations are privy to this information.

County Cllr H Jones revealed that he had spoken with the cabinet member for housing and that 600 applications had been received for 14 dwellings in Carmarthenshire.

It was proposed by Cllr S Herridge and seconded by Cllr R Owen to format a letter of objection to the potential development.

County Cllr H Jones stated that the report from Evans Banks Planning Ltd comparing Hendy and Gorslas with Porthyrhyd was not accurate in any way.

Cllr S Herridge stated that 42 new dwellings in the village was excessive.

Cllr M Griffiths reported that some community members were **in favour** of the potential development but were not willing to speak in public. He asked them to send their comments to the Clerk.

Cllr M Rees stated that it was an opportunity for people to get on the property ladder. County Cllr H Jones reported that some community members want family members to return to the village but were against the potential development.

Cllr M Griffiths asked the Clerk to make the comment document available to all community members on Llanddarog Community Council website and on social media.

Cllr K Waters stated that the community council should consider all aspects of the development and wait for all the comments to be returned before finalising the letter.

County Cllr H Jones agreed and also stated that it would bolster the position of the school.

Cllr S Herridge asked if Welsh education would be the preferred option by the residents?

Cllr R Newell stated that we need a clear picture before proceeding.

County Cllr A Davies stated that social housing was required in the area.

Cllr S Herridge voiced her concern if offenders were housed in the village.

Cllr R Jones enquired about cultural language.

County Cllr A Davies stated that it should be addressed and considered in the planning application.

County Cllr H Jones and Cllr M Rees stated that the letter of response should convey the comments and feeling of the community members present at the meeting and not the council members.

County Cllr H Jones also commented on the demographic attendance of the meeting and that the community council should delay the response until all comment documents are returned to the Clerk.

It was agreed for the Clerk to place the comment document on Llanddarog Community Council website and on social media with a deadline for completion of 08/12/2022. The Clerk to also format a letter based on the public meetings concerns

and send to Cllr R Jones for proofing. Resolved for the Clerk to publish comment document and format letter.

163/2022-2023 The meeting finished at 21.10.

Chairman

Date
