

**YSTRAD FFLUR COMMUNITY COUNCIL**  
**MINUTES OF THE MONTHLY MEETING**  
**18.05.2023 IMMEDIATELY AFTER THE ANNUAL GENERAL MEETING**  
**PANTYFEDWEN HALL LIBRARY, PONTRHYDFENDIGAID**

**DISCUSSION RE THE PARC TEIFI DEVELOPMENT**

The Chair, Cllr Angharad Jones welcomed Christine Major (CM), Commercial Director, The Original Travel House LTD, to the meeting to discuss future plans for the Parc Teifi Development. Parc Teifi comprises a cluster of ten holiday cottages within the Village of Pontrhydfendigaid. It is marketed through the Original Travel House Ltd, a family run business based at Swansea with fifteen branches throughout South Wales.

There could be a change of use for this development from “Holiday Lets” to another status. CM explained that the complex was busy during the summer to include the staging of the National Eisteddfod 2022 at Tregaron but at other times bookings proved a challenge. The chalets were advertised on social media and Bont Fb.

Government grants had been provided during the Covid-19 Pandemic but the site was running at a loss. The income in 2022 had been approximately £80,000, which had not covered costs.

Possible future plans for Parc Teifi

1. A Planning Application could be made to the Local Authority requesting a change of use for the cottages e.g., from “holiday let” to “residential”. They could then be sold as residential properties.
2. Women’s Refuge
3. Over 55 years of age – assisted living

It was asked whether people living in these homes in a full-time capacity, whether purchasing on the open market, an user of a refuge centre or assisted living would contribute to the fabric and culture of the Village.

4. Affordable housing was much needed , especially for Young People, who were currently priced out of the market by other buyers and many were leaving the area. According to Ceredigion County Council, Parc Teifi was not the right fit for affordable housing as e.g., it was not based in a town and many facilities were unavailable e.g., one pub had closed and another one offered limited services.

The Community Council deemed Affordable housing for local people the best option.

The question was put to the Community Council

Does the Community Council support the request for a change of use?

Answer: No.

The situation will be discussed at Ceredigion County Council’s Chamber but should the change of use from holiday let to residential come to pass, The Community Council wished to ask Ceredigion CC to research the legalities of only selling to the local market i.e., to include a clause that the seller could only sell to local people.

Moreover, the Community Council only supported affordable housing and not social housing.

County Cllr Ifan Lloyd Davies will convey the Community Council’s stance to Ceredigion CC.

**1. CHAIRPERSON’S WELCOME AND PERSONAL MATTERS**

Chairperson Cllr Angharad Jones welcomed all present to the monthly meeting.

**2. PRESENT**

Cllr Mel Briant  
Cllr Alun Price Jones  
Cllr Angharad Jones  
Cllr Non Jones

Cllr Richard Jones  
Cllr Gareth Owen  
Cllr Elgan Williams  
County Cllr Ifan Lloyd Davies  
Eleri Thomas(Clerk)  
Gareth Wyn Edwards  
Christine Major Commercial Director Original Travel House LTD (for the Parc Teifi discussion only)

### **3. APOLOGIES FOR ABSENCE**

Cllr Ieuan Davies & PCSO John Evans apologised for their inability to attend the meeting.

### **4. POLICE MATTERS**

PCSO John Evans reported the following issues, which had arisen during the past month:

\*Antisocial behaviour / Harassment : zero

\*Burglary : zero

\*Criminal Damage : one

Sometime over the weekend 06-05-23 to 08-05-23 damage had been caused to a Vauxhall Vivaro works van which was parked in Heol y Bannau, Bont. The offenders had tried breaking into the van by way of cutting a hole through the back. The owner did not believe any items had been stolen.

\*Theft : one

Sometime between 2100 hrs Sunday, 07-05-23 and 1500 hrs Monday, 08-05-23 a catalytic converter had been stolen from a Mazda MX 5 which was parked outside a house in Heol y Bannau, Bont

\*Violence/ Assault : zero

\*Fraud/ Scam calls :-

During May,2023 there had been an increase in telephone calls to residents in Ceredigion from persons purporting to be from the Metropolitan Police. The person claiming to be a police officer informed the victim (person taking the call) that they had a named person in custody who had been arrested for cash machine frauds. The arrested person was in possession of the victim's personal details and the police officer wished to confirm these details.

The aim of this fraud was to then progress to obtaining details of victim's bank account and bank card details or to inform victim that arrangements will be made to collect the bank card (Courier Fraud)

\*\* To date three such reports had been reported to DPP by residents residing in the Tregaron Policing area. – no financial loss had resulted.

DPP Economic Crime Team members had spoken to the victims and provided advice and this had been followed up by visits from NPT (Neighbourhood Policing Team)

The incidents had been reported to Action Fraud.

## 5. DECLARATION OF PERSONAL AND PREJUDICIAL INTEREST

None declared.

## 6. CONFIRMATION OF THE MEETING OF THE 20<sup>th</sup> of APRIL 2023

It was **PROPOSED** (Cllr Richard Jones), **SECONDED** (Cllr Mel Briant ) and **RESOLVED** that the minutes of the meeting of the 20<sup>TH</sup> of April 2023 were correct.

The Minutes were signed by the Chairperson.

## 7. MATTERS ARISING

**7.1 Pantyfedwen Play Area:** A Site Meeting had taken place on Tuesday 4<sup>th</sup> April at 10.30am under the direction of Stefano Antoniazzi (SA), Ceredigion County Council, Cllr Gareth Owen and Mrs Clare Hughes. Mats were required. SA had stated that match-funding was necessary when applying for a grant. Grants could be available to meet the match-funding e.g., for a grant of £10,000, the match-funding of £10,000 could be met by another grant. *SA to find out.*

Grants could be available via the National Lottery.

**ROSPA Play Inspection 2023:** will take place in June £75 + VAT.

**The tourist information sign:** to be positioned within the Hall Premises. Cllr Elgan Williams will execute the task.

**7.2 National Lottery Grant:** further attention will be assigned to the conditions of the Grant to meet certain projects within the Village.

### 7.3 Defibrillator at Teifi Inn , Ffair Rhos

The total of defibrillators within Ffair Rhos and Bont was now four.

Viz : Teifi Inn: Ffair Rhos (Community Council provided the box)

Pantyfedwen Hall, Bont

Village Shop, Bont

Strata Florida Abbey. (Community Council had provided the box)

A discussion took place regarding another defibrillator, which could be located in the area. It was agreed to ask the Headteacher of Bont School, whether the defibrillator could be installed on the school premises, the Carpark. Chair Angharad Jones to ask Joyce.

**7.4 Main Bridge of the Village:** It was reported that the Traffic Lights were often out of operation with long queues on either side.

**7.5 Flags: Ffair Rhos:** Cllr Ieuan Davies to purchase.

### 7.6 Reports of Sub-Committees

**7.6.1 Hall Committee:** It was reported that the Community Council met the cost the Pantyfedwen Hall's annual audit in its capacity of Custodian Trustee of the Hall.

**7.7 Two vacancies in the office of Councillor Ystrad Fflur Community Council, Gwnnws Uchaf Ward:** CCC had been informed of the vacancies. A Public Notice had been displayed in the vicinity inviting ten electors of the electoral area of Ystrad Fflur Community Council (Gwnnws Uchaf Ward) to request an Election to fill the vacancies, by notice in writing addressed and delivered to the Returning Office, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron on or before 20.04.2023. There

were no requests for an Election. Ystrad Fflur Community Council can now co-opt 2 members. A "Notice of Co-option" will be displayed locally inviting expressions of interest by the 15.06.2023.

**7.8 Ystrad Fflur Community Council Annual Litter Collection:** Thursday 27.04.2023 @ 6pm at the Pantyfedwen Hall. It was agreed to thank everyone to include Ceinwen Goodwin, Clare Hughes, Lisa Owen and Catrin Williams for collecting litter within the neighbourhood (via Facebook).

**7.9 Flooding in the environs of the Red Lion:** awaiting for the level of the river to drop before embarking on restorative work.

## 8. CORRESPONDENCE

**8.1 New Hospital Site Consultation: NHS Wales: Re: The development of a new Urgent and Planned Care Hospital in the south of the Hywel Dda University Health Board Area.** A 12-week Consultation started on the 23.02.2023 to decide where the new hospital should be located: **Proposed Sites:** two near Whitland and one near St Clears. Additional dates of meetings to seek the views of staff and members of the community:

Further information: [www.hduhb.nhs.wales/new-hospital-site](http://www.hduhb.nhs.wales/new-hospital-site)

**8.2 Review of Community Arrangements of Ceredigion:** the Local Democracy and Boundary Commission for Wales are to review the community arrangements of Ceredigion with a view to considering and formulating proposals for future arrangements. Comments are invited. The 8 week Consultation period begins on the 9 May 2023 and closes on the 3 July 2023.

**8.3 Open Day: Coed y Bont:** 16.06.2024 10am-7pm at the Pantyfedwen Village Hall. Invitation to all Community Cllrs.

**8.4 Ceredigion's Local Housing Strategy has been under review.** As a result of that work the proposed Housing Strategy has been through the in-house process and as such, Ceredigion CC is now in a position to share it as part of the Public Consultation.

Comments on the Housing Strategy to be submitted by Friday 30<sup>th</sup> June 2023:  
[Housing Strategy | Have Your Say Ceredigion](#)

Further queries, please contact CCC by email -  
[localhousingstrategy@ceredigion.gov.uk](mailto:localhousingstrategy@ceredigion.gov.uk).

**8.5 Mynyddoedd Cambrian Mountains:** details regarding a forthcoming event at Strata Florida on Monday 22<sup>nd</sup> of May between 10am and 5pm.  
This is a unique event that combines local history, walking and a folk performance.

Arfon Hughes is passionate about this part of Wales and like Owen Shiers, will draw inspiration from this ancient landscape. [info@strataflorida.org.uk](mailto:info@strataflorida.org.uk)

**8.6 Cylch Caron Stakeholder Board:** Copy of the Presentation given at a recent meeting of the Cylch Caron Stakeholder Board.

**8.7 Ceredigion Area Committee Meeting:** One Voice Wales 18.04.2023: Minutes. Next meeting Tuesday 4<sup>th</sup> July 2023 at 7pm at the Memorial Hall, New Quay.

**8.8 Cambrian Mountains Heritage Day:** 27.05.2023, Community Centre, Mynach.

**8.9 Other Correspondence:** For information only

## **9. PLANNING**

### **9.1 Planning Application: A230274**

**Applicant:** Hutchison 3G UK Limited

**Location:** Tywi South Forest Ystrad Fflur, Tregaron, Ceredigion, SY25 6NW.

**Proposal:** Proposed telecommunications installation: Proposed 30m High Steel Lattice Tower c/w Delta Headframe on new RC concrete base and associated ancillary works.

**Community Council's Observations:** No Objections.

## **10. FINANCE**

**10.1 Zurich Town and Parish Policy £555.33.** Renewal Date: 1 June 2023.

**10.2 Clerk's Salary** April 2023 £193.83

**10.3 Ceredigion CC Precept in Part** £2,404.34 less Town and Community Election Costs 2022 ££170 = £2,234.34

## **11. Items for Facebook**

**11.1 Post to thank those who had collected litter** in the area, recently.

**11.2 Co-option Notice.**

## **12. AOG**

**12.1 A cattle convertor** and the bell of a stable had been stolen from a property in Ffair Rhos. The thieves had broken into the yard by damaging the entrance gate.

**12.2 It was reported that there** was no bar at the Black Lion to serve alcohol.

**12.3 The grass cutting at Maesydderwen** was discussed. Certain areas are cut by Ceredigion CC, others by Barcud and others by the Community Council. The frequency of cuts made by CCC during the season, was limited. It was agreed to ask Dilwyn Benjamin whether he could cut the grass in front of 1-5 Maesydderwn (x2)

**The meeting ended at 9.10pm.**

**Date of Next Meeting:** Thursday 15<sup>th</sup> June 2023 at 7pm at the Pantyfedwen Hall.

**Signed/ Date** \_\_\_\_\_