

YSTRAD FFLUR COMMUNITY COUNCIL
MINUTES OF THE MONTHLY MEETING
18.07.2024 @ 7PM
PANTYFEDWEN HALL LIBRARY
PONTRHYDFENDIGAID

1. CHAIRPERSON'S WELCOME AND PERSONAL MATTERS

Chair Cllr Elgan Williams welcomed all to the meeting.

2. PRESENT

Community and County Cllr Ifan Lloyd Davies.

Community Council

Cllr Gareth Edwards;
Cllr Alun Price Jones;
Cllr Non Jones;
Cllr Richard Jones;
Cllr Gareth Owen;
Cllr Elgan Williams &
Eleri Thomas (Clerk).

Jacob Hughes for the duration of the Presentation concerning the Parc Teifi Development.

3. APOLOGIES FOR ABSENCE

Cllr Mel Briant, Cllr Ieuan Davies, Cllr Angharad Jones and PCSO John Evans apologised for their inability to attend the meeting.

4. PRESENTATION: Mr Jacob Hughes Morgans Hotel

RE: PLANNING CONSULTATION; Application Number: A240557 (24.06.2024-22.07.2024 inc)

**Notice of Publicity & Consultation Prior to Application for Planning Permission
Under Articles 2c & 2d of the Town & Country Planning (Development Management
Procedure) (Wales) Order 2012**

Applicant: Jacob Hughes, Morgans Hotel

Location: Parc Teifi Chalets, Bridge Street, Pontrhydfendigaid, Ystrad Meurig, SY25 6BH.

Proposal: Change of use of Holiday Units to Residential Dwellings and associated works.

The file can be viewed online by following the link:

<https://ceredigion-online.tascomi.com/planning/index.html?fa=search> Planning App: A240557

The Parc Teifi Proposal included a cluster of ten holiday cottages (2/3 bedrooms) and a further x5 one-bedroom apartments (by refurbishing the clubhouse and laundromat), within the Village of Pontrhydfendigaid. It was marketed through Morgans Hotel, Swansea, whose owner Mr Martin Morgan had strong family links with Pontrhydfendigaid. He built the Holiday Complex over 20 years ago deeming Pontrhydfendigaid as the idyllic spot for a holiday park. Unfortunately, this had not been realised and it was no longer a viable option to continue in its present mode.

The holiday park had been advertised nationally, across Travel Agents and Hoteliers and had achieved an occupancy rate of 8% over the past 5 years, including the time when staycations were at their peak.

Mr Martin Morgan was presently exploring ways to assist the demand for local housing with the aim of helping the local economy and the community in general.

Morgans Hotel intended to apply for full planning permission for the change of use of Parc Teifi Holiday Cottages from "Holiday Units" to "Residential dwellings and associated works." A period of 28 days will allow all consultees the opportunity to comment directly to the developer on the proposed development prior to the actual submission of the planning application to the Local Authority (Ceredigion County Council).

Any comments submitted will be summarised in the Pre-Application Consultation Report.

Certain Community Cllrs had attended a Pre-Consultation event arranged at Parc Teifi on the 11.07.2024.

It was resolved to respond as follows.

"Members of Ystrad Fflur Community Council are supportive of JMS Planning and Development Ltd's application on behalf of Morgans Hotel to change the use of Parc Teifi from "Holiday Units" to "Residential housing and associated works."

The proposal was discussed with Mr Jacob Hughes. Morgans Hotel and conditions were agreed to be put on the sale on the open market during the initial 12 months in a legal form known as the 106 Agreement.

Following conditions:

The prospective buyer should be: Born in Wales, educated in Wales and had key worker status.

The Community Council to contribute to the process when deciding who will live in the homes & ideally local families.

Install traffic calming measures between the high road and the site."

To forward the above comments to Gwennan Jenkins by the 22.07.2024.

Further information: www.parcteifi.co.uk
www.jmsplanning.com/consultation

5. POLICE MATTERS:

PCSO John Evans updated members on recent incidents during the last month:

***Antisocial behaviour / Harassment: 0**

***Burglary: 0**

***Criminal Damage: 0**

***Theft: 1**

On 17-06-24 a resident on Lisburne Road, Bont reported the theft of half a ton of sand, which was in a dumpy bag on the drive and valued at £50. This has occurred stb 13/06 and 16/06. A Theft offence had been recorded.

***Violence/ Assault: 0**

***Fraud/ Scam calls: - 0**

There had been no fraud reports from the Ystrad Fflur area but a resident in the Lampeter area had a cold call on 27/06 from a male person stating he was from the Fraud Department and that there had been unauthorised transactions on the resident's Bank account with a story that that Bank staff were involved.

The person was advised to attend the Bank and transfer a substantial sum of money to a given Account. The person attended the Bank and requested this transfer but on query by Bank Staff the request was withdrawn. This was reported to police and the individual had also been in touch with the genuine Fraud department of the Bank. Neighbourhood Policing team had visited the individual and full details obtained and these have been passed to the DPP Economic Crime Team. Thankfully no monetary loss had occurred. Anyone can fall foul to such scams but in particular the elderly and those at risk.

Misc:

Vehicles parked at Maesydderwen : -

The land on which the vehicles were parked was owned by Ceredigion County Council. An officer from Ceredigion had been dealing with this issue and had served removal notices on the owners, which was extended.

PCSO John Evans had forwarded an e-mail to the officer from Ceredigion who was/had been dealing with this matter requesting an update.

It was reported, during the meeting that the matter was in hand.

6. DECLARATION OF PERSONAL AND PREJUDICIAL INTEREST: None declared.

7. CONFIRMATION OF THE MINUTES OF THE 20th of JUNE 2024

It was PROPOSED; SECONDED and RESOLVED that the Minutes of the 20th June 2024, were a correct record and were signed by the Chairperson.

8. MATTERS ARISING

8.1 Pantyfedwen Play Area

Cllr Gareth Owen had contacted Rosemary Whinnett who was prepared to assist the Community Council in its endeavour to source grant funding for the play area to include matting and fencing. Currently two swing seats were defective. Replacement cost £258. The Rospa Annual Play Inspection Report had been received. Cllrs Gareth Edwards and Gareth Owen will address the concerns to include the swing seats. A day during the summer will be arranged to deal with "maintenance" issues.

8.2 Defibrillators within the vicinity

The total number of defibrillators within Ffair Rhos and Bont was now 4-5.

Regarding the replenishing of Batteries and Pads Tomos Hughes, NHS Wales had been contacted.

Defibrillators, location, and Guardians had to be registered on the Circuit. The defib. should also be a Zoll Defib before pads and batteries could be issued free of charge.

If not Zoll make, NHS prepared to replace batteries/pads as a one-off.

Battery life-span – 5years

New defib. every 12-14years.

Pads to be replaced after use, expiry date and after 2.5 years.

Pauline Bett: NHS Wales for replacement pads and batteries 01545 580 944; 07922 080 553.

Current Situation:

LOCATION	POSTCODE	MAKE	GUARDIAN
1. TEIFI INN	SY25 6BP	MINDRAY	CLLR IEUAN DAVIES – REGISTERED- needs to visit the Circuit website on a regular basis
2. PANTYFEDWEN HALL	SY25 6BB	ZOLL	MRS CLARE HUGHES- REGISTERED reqd to visit the Circuit website on a regular basis
3. YSTRAD FFLUR ABBEY	SY25 6ES	?	?
4. BONT VILLAGE SHOP	SY25 6EE	ZOLL	CEREDIG
5. BONT SCHOOL	SY25 6BL	MINDRAY	?

8.3 Inscribing additional names on the Bont War Memorial. In a previous communication Mr John Jones, Ffair Rhos asked whether it would be possible to inscribe additional names on the War Memorial. Thanks to the dedicated research of Lyn Ebenezer, the names of the three who were killed in a plane accident in Pen-Bwlch were now known viz:

Pilot: Air Officer GB Bainbridge

Assistant Pilot: RG Cosgrave.

Auxiliary Air Sergeant: W. Powell

In addition, another name was missing from the memorial of the First World War Thanks again to Lyn, - Richard David Davies, Rock House. He lived in Pontrhydfendigaid until he emigrated with his family to Australia and joined the army of that country. He died in Fromelles in 1916.

James Memorials Ltd had submitted a Quote.

To supply one no Balmoral red polished granite plaque twelve" x 8" x 2". Inscription cut as requested and finished in gold leaf. Plaque fixed to war memorial below existing plaque as required.

Adding of new inscription (Richard David Davies, Rock House) onto the south side of the war memorial cut by hand to match existing lettering and finished in gold leaf.

Draft layout of the inscription had been enclosed.

All for the sum of £ 1495.00

VAT @ 20% £ 299.00

TOTAL £ 1794.00

The above quote was noted. Grant funding had been considered.

No grants available with Cadw for the work at present.

War Memorial Trust: A Grants' Pre-Application Form to be completed. The work will require Listed Building Consent. It would be enquired whether the names of the three individuals, tragically killed because of a plane accident, could be inscribed on

the War Memorial as they were not from the locality and their names could have been recorded elsewhere. Awaiting a reply.
Installing a Plaque was considered.

8.4 Grass-cutting, triangle of land adjacent to no 22 Maesydderwen. It was reported that Ceredigion County Council was responsible for this area.

8.5 Request to position a new bus-stop at Ffair Rhos to help passengers who travel in the direction of Ystrad Meurig. A meeting had been held between a delegation of the Community Council and Mr Ted Jones. It was believed that no planning permission was required to install the Bus Shelter. County Cllr Ifan Lloyd Davies was assigning attention to the matter.
A communication from Ceredigion CC on the 3.05.2024 had stated that due to budgetary constraints, the Authority was unable to meet the cost of the Bus Shelter, at present. On certain occasions, Town and Community Councils had installed and paid for Bus-Shelters, in their wards. It would be included within the Town and Community Councils' Fixed Assets Register which would meet maintenance costs. The County Council wished to know the proposed location of the Shelter (via a picture). It could then be ascertained whether the location was suitable for the purpose in hand.
It was reported that a parcel of land would be donated- this had been agreed upon verbally. Written documentation was required.
It was proposed that a fund-raising activity could be organised to meet the cost. OS Map Reading required. Ceredigion CC unable to assist financially at present.

8.6 Felling of Ash Tree on the Village Green: work in progress.

8.7 Committees:

Hall Committee: Cllr Richard Jones reported that the Hall Committee had decided to paint the exterior of Pantyfedwen Hall. Volunteers from each Village organisation were encouraged to enlist their services. Anticipated cost: £5,500. **Painting had started.**

Communication from Ray Mirkellian and Anji (Black Lion) keen to use the Pantyfedwen Hall Library as an accessible place to swap, share books and a place where food items could be donated for community use. **It was agreed to redirect the request to the attention of the Pantyfedwen Hall Committee.**

School Governors: Chairperson Elgan Williams had awarded the Scholarship to Owain Hughes, a pupil of Year 6 at Ysgol Gymunedol Pontrhydfendigaid.

Y Fynwent: the committee had addressed matters in relation to the Graveyard.

9. CORRESPONDENCE

9.1 Ceredigion County Council Consultation on the voting system for Ceredigion County Council Local Authority Elections.
Responses can be made by clicking on the link below:
<https://www.ceredigion.gov.uk/your-council/consultations/consultation-upon-the-system-for-voting-at-ceredigion-county-council-elections/>

Closing date for responding to the consultation: 6.09.2024.

9.2 **Alun Harries: One Voice Wales Mid & West Wales Development Officer**
Mr Eifion Evans the Chief Executive of Ceredigion County Council had confirmed his attendance at the next Area Committee meeting at New Quay on 25th September. Questions for Mr Evans to be forwarded to Mr Alun Harries, prior to the meeting. It was agreed to discuss further at the next meeting.

9.3 **Llais at the Royal Welsh Show: 22-25th July 2024.** Monday 22 July 2-3.30pm YFC Stand D6: an opportunity to discuss with Board members about Llais' newly launched National Conversation strategy and talking about the health and social care challenges faced by rural communities and open to questions from attendees.

9.4 **Other Correspondence: For information only- many emails had been forwarded to Cllrs, between meetings, electronically.**

10. PLANNING

Parc Teifi Development: see above.

11. FINANCE

11.1 **Audit Wales; Full Audit of Ystrad Fflur Community Council 2023-24.** Accounts had been circulated to members during the previous meeting. Internal Auditor, Mrs Enid Hughes had completed the Audit and was found to be satisfactory (Fee £100). To forward to Audit Wales by the 7th August 2024. Available on the Community Council's website.

11.2 **Clerk's Salary July 2024** £238.33

11.3 **RoSPA Play Safety Inspection:** £108 (inc. VAT)

11.4 **Clerk's Costs:** £62.20 (inc VAT)

12. Items for Facebook: None

13. AOB

13.1 **The hedge/tree adjacent to Rock House, Pontrhydfendigaid were encroaching onto the pavement.** To report to Ceredigion CC.

13.2 **Flower Box, Ffair Rhos:** in need of attention.

13.3 **Members were saddened to hear of the passing of four-year-old Maldwyn "Gwern" Evans,** under tragic circumstances on the 20.06.2024.

13.4 **Condolences were conveyed to Mrs Mari Arch and family on the death of Mr Charles Arch,** a prominent figure in the locality and Wales.

13.5 **It was agreed to forward a message a sympathy to Cllr Mel Briant,** whose father had recently, sadly, died.

As there was no other business the meeting ended at 9.10pm.

Date of Next Meeting: Thursday 19th September 2024 @7pm.

Signed/ Date -----