

COEDFFRANC COMMUNITY COUNCIL

Minutes of a Meeting of the Council held on Wednesday 17th April 2013 at Carnegie Hall.

Attendance: Cllrs APH Davies, DK Davies, HR Richards, B Richards, R Didcote, P Bebell, H Bebell, A Wingrave, JS Jones, M Harvey, J Thomas, I Whitehead Ross, HC Clarke.

9255: To meet representatives from Tidal Lagoon Swansea Bay.

The representatives asked the Members to view a short film and then gave a presentation. The Members were informed that the installed capacity of the proposal would be 250MW and could power up to 100,000 homes. The representatives then responded to the Members queries.

9256: Apologies: Cllrs K Whitehead Ross, P Fellows, P Davies, J Davies.

9257: To receive Declarations of Interest.

Cllrs APH Davies, A Wingrave and P Bebell and declared an interest in item 9262 as Members of the Planning Committee. They left the room during discussions.

Cllr M Harvey declared an interest in item 9262 P2013/0104 and left the room during discussion.

Cllr I Whitehead Ross declared an interest in item 9267 and left the room during discussions and the decision process.

Additionally, it was noted that no Member that had declared an interest in the last meeting took any part in the approval of the minutes for that meeting.

9258: To approve and sign the Minutes of Previous meetings: -

a) Council Meeting held on 3rd April 2013.

Approved as a true and accurate record.

b) Personnel Meeting held on 3rd April 2013.

Approved as a true and accurate record with the exception that the date should have shown the 3rd April not the 4th April.

c) Finance & General Purposes Committee Meeting held on 10th April 2013.

Approved as a true and accurate record.

9259: Matters arising from the minutes. (FOR INFORMATION ONLY)

None.

9260: To receive and approve the accounts schedule for payments and to select two account numbers for a full explanation at the next meeting.

Accounts were received in the sum of £19,723.37. Account No's 31 and 57 were selected at random for an explanation by the clerk at the next meeting. Copies of the accounts were circulated and the Clerk responded to member's queries.

9261: To receive an explanation from the Clerk concerning Account No's: 26 and 27.

The Clerk provided explanations, which were accepted by the Council.

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9262: Planning Applications: -

P2012/0719 - Retention of use of former shop (Class A1) as a single dwelling house (class C3) plus single storey rear extensions and velux roof lights. 68 New Road, Skewen. (Applicant – Mr Suntharamoorthy, 7 Wells Gardens, Ilford).

Objection because too many shops are being turned in to housing stock which detracts from the commercial viability of Skewen.

P2013/0286 – Change of use of land to self storage container and caravan storage depot (B8 Use) with associated office and access works. (Applicant – Portacover Machinery Movements, Unit 1 Clarion Close, Swansea Enterprise Park).

No observations.

Late Application: P2013/0174 – Retention of replacement patio doors to the rear elevation. 113 Crymlyn Parc, Skewen, Neath. (Applicant – Mr Elston, 113 Crymlyn Parc, Skewen).

No observations.

Late Application: P2013/0327 – Variation of condition 33 of planning permission P2012/0345 granted on the 22nd Feb 2013 to allow the redesign of the sales area. Land at Ocean View, Jersey Marine, Neath. (Applicant – BDW South Wales, Oak House, Village Way, Tongwynlais).

No observations.

Late Application: P2013/0104 – 17 Semi detached and link two storey dwellings and associated infrastructure. Land at 58 Cardonnel Road, Skewen. (Applicant – Greenhill Construction).

Object due to the following points:

- There are already parking concerns in the area without the additional parking requirement that this site would create.
- There is a difficult junction on Talbot Road – Cardonnel Road and there are concerns that this could cause an accident with the additional traffic that the site would create.
- There are concerns that the existing highway infrastructure leading to this site is not sufficient for additional traffic the site would create.
- There are concerns about drainage issues in the area.
- The Members query if there is a Right of Way running through site.
- There is one more house on the site that the original Planning Application requested.

9263: To receive a report from any Member concerning meetings at which he or she represented the Council.

Cllr APH Davies reported that he and the Clerk had attended a Training Seminar run by the Society of Local Council Clerks.

There were presentations from:

Lisa James, Deputy Director, Democracy Department for the Welsh Government.

Came & Co Insurance Company.

Steve Thomas CBE Chief Executive of WLGA.

Lyn Cadwallader Chief Executive of One Voice Wales.

There were 4 workshops to choose from during the afternoon session.

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9264: To receive a report from the Personnel Committee.

Cllr HR Richards reported on the Meeting and the information was noted.

9265: To receive a report from the Finance & General Purposes Committee.

Cllr APH Davies reported on the Meeting.

Resolved:

- 2) **That the Qtr 4 Accounts are approved.**
- 3) **That the Aged Debtors are noted.**
- 4) **That the Vandalism Report is noted.**
- 5) **That the interest rate for the loan for Skewen Cricket Club is set at 1%.**

9266: To receive a copy of the Neighbourhood News from South Wales Polices.

The information was noted by the Members.

9267: To discuss/approve erecting a “Keep Trade Local in Skewen” notice board on New Road as raised by Cllr Ian Whitehead Ross.

Cllr I Whitehead Ross presented the information and then left the room during discussions. The Members discussed the request.

Resolved: That the idea to erect a notice board was approved in principal, but that final approval would be not confirmed until the Council has received firm details on the location, planning permission if necessary, and how much the final cost would be. The Members have also asked for confirmation from the Business Forum for the proposed responsibilities for updating the Board, how space will be distributed to businesses (in case demand is more than capacity), and the Members wanted clarification on the term “Business” i.e. who will be allowed to advertise on the board - is it only shops on New Road or would anybody operating a business in Coedffranc be allowed to put an advert on the board?

9268: To receive correspondence from Sian Mainwaring regarding the artificial sports turf pitch.

The information was noted by the Members.

9269: To receive a request from Frank Little regarding the plaque commemorating Sir Samuel Evans.

The Members discussed the request. Cllr APH Davies reported that the Skewen Historical Society is currently holding the plaque for safe keeping. Cllr Davies reported that the owner of the property which used to hold the plaque has been approached, and has agreed to allow the plaque to be replaced on the property.

Resolved: That the Clerk should contract Frank Little to put him in touch with the Historical Society to make the necessary arrangements to have the plaque replaced.

9270: To receive information from Welsh Water on essential wastewater system improvements in Southall Avenue.

The information was noted by the Members.

9271: To receive an invitation to attend a Stakeholder Workshop for Western Power Distribution regarding their Draft Business Plan for 2015 – 2023.

The information was noted by the Members.

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9272: To receive an update from the Clerk regarding the VAT issue raised at an earlier meeting.

The Clerk reported on the information the VAT specialists had provided, and gave some background information about the issue.

The Members considered the options which were:

- Opt to VAT the Memorial Hall (which would mean charging VAT or absorbing the cost of the VAT element of the current charge).
- Try to introduce a Special Method for the partial exemption calculations.
- Not to claim back VAT in respect of purchases.

The Members discussed the issue at length.

Resolved: That the Clerk should inform HMRC that the Council wants to Opt to Tax the Memorial Hall. It was agreed that for the current financial year, the Council would absorb the VAT charges, unless the company/organisation was VAT Registered, in which case VAT would be charged on top of the current hire costs.

9273: Correspondence.

a) To receive information on a Public Consultation on the future of Gellinudd Hospital.

The information was noted by the Members.

9274: To resolve to exclude the public for the following item pursuant to Regulation 4 (3) and (5) of Statutory Instrument 2001 No. 2290 and Paragraph 15 of Part 4 of Schedule 12A to the Local Government Act 1972.

Resolved: That the press and public are excluded from the Meeting.

9275: To receive/amend/approve a copy of the draft Lease for Caewathan Community Centre Management Committee.

The Members discussed the issue.

Resolved: That the draft lease is approved with the removal of the utilities cap.

9276: To receive information from the Clerk regarding an ongoing Consultancy Agreement.

The Clerk reported on the background of the issue, and informed the Members that there had been an error in the original contract supplied to the Consultant.

The Members discussed the information.

Resolved: That a new contract should be issued to the Consultant for a period of one year to conclude on 9th May 2014.

Emergency Item: To agree an amendment to Clause 7.4 of the Lease with Wales & West Ltd at Elba Crescent, Crymlyn Burrows.

The Clerk provided information for the Members.

The Members discussed the issue and it was agreed that the receipt of notice should be changed to 56 days.

Resolved: That point 7.4 of the Lease is amended to show 56 days.

**Cllr HR Richards
Chair**