



CYNGOR TREF LLANDEILO FAWR TOWN COUNCIL

Minutes of the Special Council Meeting of Llandeilo Town Council held in Hengwrt on Thursday, August 3rd 2023 at 7:00PM

Present : Mayor Cllr Christoph Fischer
Deputy Mayor Cllr Charlotte Morgan
Cllr Simon Brownsill Cllr Sian Lewis Cllr Gordon Kilby
Cllr Matthew Crayford Cllr Charlotte Walker Cllr Kate Glanville
Mr Owen James (Clerk)

Apologies : Cllr Geraint Price (work commitments)
Cllr Guy Evans (Prior engagement)
Cllr Keely Clarke (work commitments)
Cllr Rob Jones (Prior engagement)

Min 83 / August / 23 - Declaration of Interests

Cllr Matthew Crayford signed the book as he currently resides in Parc Pencrug

Min 84 / August / 23 - Outline meeting objectives

Mayor Cllr Christoph Fischer set out the meeting objectives, to draft a response from Llandeilo Town Council to Evans Banks Planning LTD who are accepting responses regarding the POBL pre-planning application of the Northern Quarter at Parc Pencrug. Comments will be noted from this meeting, including verbal and written public comment

Min 85 / August / 23 - Public participation and report

Mayor Cllr Christoph Fischer invited the public attending the meeting to comment prior to Town Councillors adding comment. Comments as follows :-

Public Member 1 –

“unacceptable access proposal, tight around the top section and dangerous coming down the hill where there are parked cars on a daily basis. Design goes against the existing policies. Is there an actual need for social housing in Llandeilo? And by that I mean these units will no doubt be filled by people outside the town and it’s boundaries. Parking is going to be a major issue, the site has been crammed with properties with minimal parking. With the amount of dwellings, you’d expect 1 car per property giving an additional 88+ cars at a minimum coming into the site, all expecting to park where exactly?”

Public Member 2 –

“Road access is the biggest issue here. There should be a new purpose built road for constructing site, but a forward plan to link further once site is developed. Is the infrastructure and road building included in final costings?
We should reject this development simply on that basis that the development is piggy backing on the existing Park Pencrug site where in fairness all of this was thought out thoroughly

There should be a clause if to accept, that a new access is built. The new flow of traffic coming in will be detrimental to existing residents, pollution of cars, including noise pollution. Also safety concerns of existing residents on a steep, fairly narrow road into Parc Pencrug”

Public Member 3 –

“Shocked to see that the perimeter of the site has been packed beyond with dwellings. No communal integration, no parks, no creative landscape. No pathways to schools or existing infrastructure. Disability and children safety have not been considered in any aspect of the design. And wholly agree with comments prior.”

Public Member 4 –

“adding to comments prior. This is the biggest development in Llandeilo for the last 20 years, and will be for another 20 years, this needs to be right from the very beginning. We all agree that there is a need for housing in Llandeilo, and this site is an obvious opportunity to do so. But this has to be quality, not just for the sake of erecting dwellings. This current scheme does not complement a placemaking engagement. From what I can see, no public comment prior has been take into consideration.

To add, they have not taken into account the fall on site. Which is quite substantial. How can we accept a plan that isn’t retrospective to the area?”

Public Member 5 –

“To re-iterate points made earlier. Access is the key issue here, alongside the amount of housing being implemented. We need an access from the A40, simple as that. We need to do this right. Existing Parc Pencrug was thought out thoroughly and, yes can be an access point but this cannot be the only option, especially at the building phase.

The design is a dumped plan on an area of map, which is very disappointing! The social housing has been put in sections, not integrated in the site where there would be more likely of community engagement”

Public Member 6 –

“I helped on the existing design in 2008, which in fact still stands on the site. This new design does not replicate that first draft in any way shape or form. This is oldschool in terms of design. They have redesigned it to suit a quick fix site built ticking boxes that houses have been built. Lacking character, environmental benefit and placemaking. This will be going in front of the Design Commission for Wales and it will be interesting to see their comment as it is not in line with any newer policies for Sit building.”

Public Member 7 –

“No Bungalows in the project. Dwellings are small, crammed in. From a health and homecare point of view, this would not be suitable at all, which narrows potential tenants of these homes. I’m very supportive of social housing but it has to be modern and done right. Has local amenities been contacted in this development? GP surgery, Leisure facilities, schools, roads? We’ve seen in other areas where sites are plonked on paper, and the traffic and infrastructure around can’t cope. Prevention is better than cure”

Public Member 8 –

“this development is not in keeping with the existing Parc Pencrug development, nowhere near. It’s ludicrous to think that they’ve put images in the pre-planning application of existing dwellings, and

not followed suit at all. Ongoing upkeep of the development is a concern. Currently Park Pencrug has a maintenance group and is working very well, how would this be affected? Would the second phase fund road repair or park maintenance, as they will be driving past every day. Are the existing committee just expected to pick up any additional work, as there definitely will be with the additional vehicles, unless a solution is found.”

Public Member 9 -

“Following on from previous, the park is still owned by DR design where residents pay in to maintain upkeep. Who will be responsible if this goes ahead? I don’t see POBL being concerned. Design Commission for Wales seriously need to assess this, and will be a benchmark for future developments on how they comment. There are drainage issues on the existing site along with access issues, these are certainly not taken into account with this development as it stands”

Public Member 10 –

“Working from home and employment needs have changed drastically. This development does not invite young people to purchase these properties. Space is very limited in the dwellings which does not entice young families. How many of these will be ‘Air bnb’ or private rent at vast rental pricing”

Min 86 / August / 23 - Council discussion

Cllr Charlotte Morgan as Chair of planning, shared a draft report highlighting key areas for council to vote and forward in their response. The report we expect as a minimum is to be referenced and responded to :-

1. Wider Area

Please find below the response from Llandeilo Town Council with the minimum expected to be referenced and responded to.

a. “Llandeilo Conservation Area Appraisal” 2023 by Donald Insall Associates for Carmarthenshire County Council.

This document has been commissioned by Carmarthenshire County Council to study the detail of Llandeilo Conservation Area, this (not including Dinefwr Park) is approximately 1/3 of the town and therefore has significant impact on the overall image. It contains a wealth of research discussing development, views, materials, heights and details and has not been referenced even though relevant sections should be reflected in the proposal being presented;

- i. Refer to page 9 to 15 – Historic Development.
- ii. Refer to page 17 – Street Views.
- iii. Refer to page 41 to 42 – Building Materials.
- iv. Refer to page 44 to 46 – Building Heights.
- v. Refer to page 48 to 49 – Typical or Significant Details.

Proposed Cllr Charlotte Morgan
Seconded Cllr Charlotte Walker
All in favour

b. “Llandeilo Heritage Report” 2004 by Cambria Archaeology for Llandeilo Fawr Town Council.

This is an in-depth study of the town covering a wide range of aspects that is as relevant today as when it was written. Specifically relevant to this proposal it describes the importance of the footpath

network and the description of how new residential developments were able to create a new civic heart. This proposal does not compare and it should reference;

- i. Refer to page 12 – Footpaths; Footpath Network Precedent.
- ii. Refer to page 32 – 20th Century Development.

Proposed Cllr Charlotte Morgan
Seconded Cllr Rob Jones
All in favour

c. Pre-Public Meeting Discussions with Andrew Rees MCIOB POBL Senior Project Manager.

Before the public meeting in December 2022 LTC met for a discussion with POBL to address some initial concerns. This discussion has not been referenced nor has there been any amendment to the proposal alter highlighting many shortcomings.

Proposed Cllr Charlotte Morgan
Seconded Cllr Rob Jones
All in favour

d. Public Meeting. 8th December in Horeb, Cawdors

There are many concerns that this has not been referenced or reacted to. The literature presented, specifically the site plan, has been amended to include additional housing with no explanation. The advert and the precedent development referred to are no comparison to the sub-standard plans presented to Llandeilo in this pre-application scheme.

The feedback from the public engagement has been dismissed. Many concerns spoken about have not been included in the feedback even though the public were given the impression that it would be. Whether there was one person raising a concern or 20 each of the points should be addressed.

i. Literature on 86 homes from 8th December has increased to 88 homes.

1. Parc Pencrug Community Engagement Event Advert.
2. Parc Pencrug Site Layout.
3. KEY POINTS from Loftus Garden Village Precedent.

Llandeilo is approx. 1/3.

ii. “Wishes and Worries Feedback” from by POBL issued to Llandeilo Fawr Town Council.

Cllr Simon Brownsill added the density on site is vast, without much thought

Proposed Cllr Charlotte Morgan
Seconded Cllr Matthew Crayford
All in favour

e. Current Known Concerns in Llandeilo

This is an area with a problem that is already known to POBL as demonstrated by the correspondence attached. With no link provided to Rhosmaen Street by road or by improvement of an existing footpath then there is likely to be a further increase in school drop off traffic to an area with an unresolved problem.

Llandeilo Town Council have carried out their own assessment of the condition of the footpath and it is unsuitable in its current condition without added foot traffic. It is wholly unsuitable as an

accessible route and the design in the corner of the site does not appear to provide level access to this for future improvements.

Carmarthenshire County Council have responded in the past awaiting development plans before making any commitments to improvements in conjunction with developers.

i. Parking at Maes Y Farchnad correspondence.

1. Refer to page 1 to 2 (path C-D) – LTC internal footpath report 2021.

f. “Northern Quarter Planning & Development Brief” 2009 by CDN Planning and Davies Richards Design Partnership for Carmarthenshire County Council.

This document was referred to in the sales particulars with a direct website link provided. It is a valuable document for Llandeilo and has not been referenced in any way. There is a wealth of information that has gone into this supplementary planning document which was produced with extensive master planning and design knowledge and community consultation. This should lead development proposals.

i. Including Northern Quarter Planning & Development Brief Agreed Responses and Changes.

ii. Sales Particulars – with reference to Llandeilo Northern Quarter.

Proposed Cllr Charlotte Morgan

Seconded Cllr Gordon Kilby

All in favour

g. “Llandeilo: Where Rural Meets Chic. Economic Growth Plan” 2019 by Welsh Office (www.themeans.co.uk) for Carmarthenshire County Council.

This is one of the latest consultation documents to have been produced for Llandeilo and again it has not been referenced. This should have a significant impact on the development proposal that is being submitted for Llandeilo as it contains references to the exact requirements for housing and infrastructure that are needed.

i. Refer to page 6 and 14 – Identified housing requirements.

ii. Refer to page 16 – Cycle friendly infrastructure.

iii. Refer to page 18 – Lower layer Super Output Areas (LSOAs) conclusion.

Proposed Cllr Charlotte Morgan

Seconded Cllr Matthew Crayford

All in favour

h. “RIBA Starling Prize” 2019.

The chair of the committee concluded that this should be setting a standard to strive for when designing social housing. Our question is simple; Why have we not been presented with a holistic design of this standard for Llandeilo?

Llandeilo want a design to be proud of and this proposal falls short.

i. “These desirable, spacious, low-energy properties should be the norm for all council housing.”

Proposed Cllr Charlotte Morgan

Seconded Cllr Sian Lewis

All in favour

i. Sewage/Drainage/Phosphates.

There is no evidence to show that POBL have attempted to mitigate phosphates on site, supporting the proposal to utilise another location in Llandeilo.

Cllr Christoph Fischer added that they should not offset the phosphates in another area to tick a box. This should be dealt with within the boundaries of this site.

Cllr Charlotte Walker added that this is stated in the LDP and should also be considered.

Proposed Cllr Charlotte Morgan
Seconded Cllr Simon Brownsill
All in favour

j. LDP 2018-2033 Draft.

The new draft local development plan is readily available on the Carmarthenshire County Council website and although is not yet adopted it is the way that local planning is going. There is no reference to older generations either in provision of suitable properties, be it bungalow level or with space for carers, and there is little thought to the site levels, within this site or the neighbouring Parc Pencrug, in terms of ease of access.

i. Refer to page 33 – A Healthier Carmarthenshire (as one example though the whole document needs to be read and referenced).

Proposed Cllr Charlotte Morgan
Seconded Cllr Charlotte Walker
All in favour

k. Quality Impact Assessment.

There is no evidence that any independent research has been undertaken during the design process for these proposals.

Proposed Cllr Charlotte Morgan
Seconded Cllr Kate Glanville
All in favour

Min 87 / August / 23 – Council draft report

All above comments from Public and Councillors will be added to the draft response, along with all relevant documentation. This will be available on the Evans Banks Planning LTD website once sent.

Min 88 / August / 23 - Dates for approved report

Draft report to be circulated to councillors on 10th August for feedback prior to sending to Evans Banks Planning LTD on the 12th or 13th August, within the 14.08.23 deadline

Min 89 / August / 23 – Any other Business

Mayor Cllr Christoph Fischer again thanked the public for their input and thanked Cllr Charlotte Morgan for her relentless work with this application.

Meeting closed with no other business 8:30PM