

Minutes of the Ordinary Meeting of the Penrice Community Council held on Wednesday 10th December 2014 at Oxwich and Horton Village Hall at 7.30pm

Members Present:

Councillor M Williams (Chairman)
Councillor R Lewis
Councillor J Ellis
Councillor R Newman
Councillor A Glass

Two members of public were also present.

94/14 Apologies for Absence.

Cllrs T Methuen-Campbell, B Richards, G Roberts and M Barnett.

95/14 Declarations of Interest.

Cllr R Lewis declared an interest in all items to be discussed under the Planning section of the meeting due to being a Member of the Area 2 Planning Committee and would withdraw for this item.

96/14 To confirm the minutes of the Meeting held 10th December 2014.

Cllr J Ellis proposed that the minutes were a true and accurate record of events, seconded Cllr A Glass, carried unanimously.

97/14 Matters arising from the minutes.

Item 83/14 , 69/14 sub item 57/14

Cllr R Lewis to meet with Chris Seagar in order to get the bus turning area repaired. Cllr R Lewis reported that Chris Seagar had been off sick so he was unable to discuss this with him as yet. Decided: deferred until the next meeting. RL

Cllr R Lewis reported that the Countryman had stopped the buses turning in the car park so they were now having to turn on land that due to the wet conditions, was quickly turning to mud.

Item 83/14 sub item 57/14

Oxwich sign needs to be made. GR

Item 89/14

Council had sought advice from its solicitor so that the land could be transferred for the proposed purpose without further impact on the local community and the surrounding land which includes important amenity land/open space. The solicitor had advised that restrictions on use, an option to offer the land back to the Council, and a certificate on sale could all be included. The option would have to be for a specified time to be valid and a restrictive covenant could be overturned at a later date if it were challenged and there was no other land in the area capable of benefitting from it and the covenant was in all the circumstances obsolete.

Council confirmed it required that the land be protected for as long as legally possible for the benefit of the local community, the retained land and (if relevant) other surrounding amenity land/open space; that the land should only be developed for the specified building and used as part of a lifeboat station; and that there should be an option for the land to be transferred back to the PCC should it no longer be required as a lifeboat station.

97/14 **Matters arising from the minutes cont.....**

Sale of land to RNLI – Covenants and protecting the land.
Advice from Solicitor was

An option is valid for such period of time as is agreed. It must, however, be in writing and there must be some time limit placed upon it as otherwise it could be void for uncertainty.

The restrictive covenant remains and runs with the land until such time as the person having the burden of the restrictive covenant applies to the Land Tribunal for it to be released. This is a lengthy and costly procedure and therefore somewhat rare. The Land Tribunal will view an application to discharge a covenant sympathetically if:-

There is no other land in the area capable of benefitting from the covenant; and

The covenant is in all the circumstances obsolete.

Council considered the following points

- 1 That the covenant was to protect the land for the benefit of the community.
- 2 The benefit of the dominant tenement – it is amenity land and it is important that it is kept for the community as open space.
- 3 Certificate on the sale.
- 4 To ensure that the land is protected enough if the lifeboat station is closed and the building is sold in the future. So if the land could be restricted providing that the use remains as a lifeboat station.

Decided that the Clerk to work with Cllr J Ellis to compose a response to the Solicitor. JE/SC

The Chair proposed that Standing Orders were suspended to alter the order of business in order to discuss the defibrillators at this stage. Unanimous.

98/14 **Defibrillators**

The Chair reported: The Defibrillators and cabinets have been purchased.

- 1 Both defibrillators and cabinets had been given to Greenways Leisure Park, Oxwich and Penrice Community Hall and Horton Village Hall.
- 2 One had been proposed to be placed on Sea Breeze, a private residence in Horton, but due to the proximity of the wall being in direct sunlight this might not be a suitable location.
- 3 Who would be the designated guardian?
- 4 Each would need a power supply and would require a weekly battery check.
- 5 The adult pads were ready, with children ones to follow.
- 6 Keypad codes need to be decided, need to be known by the community, tourists etc.
- 7 Locations of the defibrillators would be known if a 999 call to be made.

101/14 Financial cont....

Payments

1	Defibrillator cabinets	£ 1800.00
2	Clerk Salary	£ 408.01
3	Horton Methodist Church(donation sect137)	£ 300.00
4	Horton Village Hall (donation sect137)	£ 300.00
5	Oxwich and Penrice Community Hall (donation sect137)	£ 300.00
6	St Illtyds Church (donation sect137)	£ 300.00
7	St Andrews Church (donation sect137)	£ 300.00
8	Oxwich and Penrice Community Hall Childrens party(donation sect137)	£ 100.00
9	Horton Village Hall Childrens party (donation sect137)	£ 100.00

Propose payments Cllr M Williams, seconded Cllr R Lewis carried unanimously.

102/14 Planning.

Cllr R Lewis declared a personal interest in all items to be discussed under Planning due to being a Member of the CCS Area 2 Planning Committee, and withdrew at this point and left the meeting 8.25pm.

- A Application no 2014/1737 Mr & Mrs M Reilly Oxwich Leirsure Park
Non Material Amendment – Construction of 3 No Holiday Chalets.
To remove conditions 6,7,8 from planning permission 2011/1116

Council felt that the new application contained less sustainability restrictions on the new application.
Planning now require much higher standards.

No 8 month limit.

Planned for full occupancy.

Resolved: Object due to higher energy usage by the building if the original conditions were removed.

- B Application no: 2014/ 1712 Mr and Mrs D Holmwood Ash Cottage, Horton
Single storey side extension and first floor extension to rear elevation

Resolved : No comment.

- C Application no: 2014/1751 Mr E Mahoney Honeysuckle Cottage, Oxwich
Non Material Amendment – Application approved for rear dormers, detached garage, porch and single storey side extension.

Removal of porch off approved drawing and change of roof design and size of single storey side extension. The existing front door to become a window to match others in elevation.

Resolved : No objection.

- D Application no: 2014/1758 The Caravan Club Bank Farm, Horton
Caravan Rally 40units 8th to 22nd August 2015.

- E Application no: 2014/1762 The Caravan Club Bank Farm, Horton
Caravan Rally 30 units 27th December 2015 – 2nd January 2016

102/14 Planning cont....

F Application no :2014/1763 The Caravan Club Bank Farm, Horton
Caravan Rally 40 units 1st to 6th September 2015
Resolved Items D, E and F : The Council had no objection to the applications, providing the CCS are monitoring the number of caravans in the Gower area at any one time and that this number is not detrimental to the area and the residents who live in the area.

G Application no: 2014/ 1746 Oxwich Leisure Park
Removal of 8 month occupancy to be replaced with 10 month occupancy.

Resolved: No comment.

103/14 Notice Board – Little Reynoldston

The Clerk and Chair to order.

MW/SC

104/14 Enhancement of PCC website - no financial costs involved.(JE)

Cllr J Ellis gave a verbal report regarding having a secure area on the website for documents relevant to Cllrs. Documents accessible to Members could include standing orders, land deeds, code of conduct etc.

All thought a good idea so Cllr J Ellis will arrange for it to be progressed.

JE

105/14 Taking the initiative on community planning.(JE)

Cllr J Ellis had previously attended a community planning seminar because Cllrs had expressed concern about the impact the PCC was able to make on local planning decisions. She gave some ideas for taking the initiative in this area. They included: taking steps to ensure the PCC is informed of planning consultations; engaging with relevant consultations; collecting information on the current system into an easily accessible form for use by Cllrs; taking up training opportunities; carrying out a pilot study to trial approaches for sourcing and collating information (engaging with local people, carrying out characterisation studies, etc) and preparing findings within a local action plan and as evidence-based input to place plan consultations, etc.

These suggestions were discussed but not taken further.

As One Voice Wales contact Cllr J Ellis is notified of training courses. The training sessions for planning are provided by Community Planning Aid. Councils can host a planning course by providing a venue and taking a minimum number of places, or individual Cllrs can take up places elsewhere. Community Planning Aid also offer online resources.

It was resolved to keep this item on the list for the next meeting to enable the Council to respond to the LDP. SC/JE

It was decided to arrange a meeting with the CCS Planning Department in the New Year to find out the best way to make responses following consideration of planning applications to the CCS Planning Department. To include four or five Councillors. SC

106/14 **Councillors reports/questions.**

- 1 Wild Flowers – The Chair reported : The CCS had responded to requests from the PCC to prepare areas of land to plant wild flowers. The Parks Department advised that Oxwich Green was a suitable site, however both Slade Cross and Horton Green did not have enough passing traffic to warrant these being prepared. The Council considered if the PCC should still plant in these areas. The Council felt that Horton Green was a location that did receive a lot of foot traffic rather than road traffic during the summer with additional tourists using the coastal path and also the beach.

Resolved : The Chairman to forward the email.

MW

- 2 Cllr A Glass reported: The sewer was once again blocked up and spillage had been all over the road, nearly up to the hotel. Work again was ongoing.

- 3 Also, garden waste had been tipped on the coastal path just off the road. NRW dealing with this.

107/14 **Public Questions relating to the agenda. (limited to 10 minutes)**

Member of the public from the floor :

The sand dunes were an ongoing problem each year with glass on the sand. Resolved: CCS email and talk to CCS to see if this can be cleaned on a regular basis.

SC

108.14 **Date and venue of next meeting.**

Oxwich and Penrice Community Hall 21st January 2015.

Date _____ Chairman _____