

**CYNLLUNIO / PLANNING**

**COFNODION AM CYFARFOD A GYNHALIWYD AR-LEIN ar 20<sup>fed</sup> CHWEFROR 2023 am 7.30yh**  
**MINUTES FOR THE MEETING HELD ONLINE on 20<sup>th</sup> FEBRUARY 2023 at 7.30pm**

<b>Pobol yn presennol:</b>	Cllr John Griffiths (Chair)	Cllr Paul Harries
<b>Persons Present:</b>	Cllr Ros McGarry	Cllr. Sandra Bayes
	Cllr Ros Cleal	Cllr. Paddy Davies
	Cllr. Morgan Lewis	Cllr. Elaine Lloyd
	Cllr. Jano Williams	Cllr. Morgan Lewis
<b>Ymwelwyr / Visitors</b>	County Cllr. Huw Murphy	
	12 members of the public (MOP)	

**1. Ymddiheuriadau am absenoldeb / Apologies for absence**

- 1.1. Apologies received from Cllr. Letten. Cllr Griffiths advised that members of the public can request to speak for 3 minutes each and that the town council will debate the matter afterwards. Members of the public cannot take part in this debate.

**2. Datganiad o ddiddordeb / Declarations of Interest**

- 2.1. No declarations of interest.

**3. Cofnodion draft o'r cyfarfod a gynhaliwyd ar 23<sup>ain</sup> Ionawr 2023 / Draft minutes of the meeting held on 23<sup>rd</sup> January 2023**

- 3.1. The minutes were proposed as correct by Cllr. Harries, seconded by Cllr. Lewis. All agreed.

**4. Materion yn codi / Matters arising**

- 4.1. No matters arising.

**5. Ceisiadau Cynllunio / Planning Applications**

- 5.1. No planning applications.

**6. Gwaith ar Coed / Tree Works**

- 6.1. No tree works applications.

**7. Gwaith coed mewn ardaloedd cadwraeth / Treeworks in conservation areas**

- 7.1. None received.

**8. Llain yr Eglwys**

- 8.1. Cllr. McGarry reported that the residents are going to arrange another meeting and will be inviting the town council to attend.

**9. Ystyried a ddylai'r Cyngor Tref olygu enwau a manylion cyswllt y sawl sy'n cyflwyno sylwadau i'r Cyngor ynghylch ceisiadau cynllunio sy'n cael eu hystyried gan y Cyngor / Consider whether the Town Council should redact the names and contact details of persons making representations to the Council regarding planning applications under consideration by the Council**

9.1. Cllr. Cleal not currently present at the meeting, keep on the agenda for the March meeting.

**10. Ystyried pa gamau, os o gwbl, i'w cymryd ynglŷn â diffyg darpariaeth llwybr troed diogel o'r tai fforddiadwy trwy'r tai marchnad i Goat Street / Consider what steps, if any, to take regarding the lack of provision of the safe footpath from the affordable housing through the market housing to Goat Street**

10.1. Cllr. Bayes has circulated various emails today with information on this agenda item. Cllr. Bayes apologised for the late sending of these emails. Keep on the agenda for the March meeting.

**11. Materion Gorfodaeth / Enforcement Matters**

11.1. No enforcement matters.

**12. Trafod a yw'r cyngor tref yn fodlon parhau gyda dim ond 2 brisiad RICS ffurfiol ar gyfer tir yn Parrog / Discuss if the town council are happy continuing with only 2 formal RICS valuations for land at Parrog**

12.1. The Barony are considering the future of Parrog land. The Barony's chartered surveyors have contacted the council to inform them that they have received 2 formal RICS valuations out of 7 individuals that were contacted and are asking if the town council are happy for them to proceed. Cllr. Griffiths proposed that the Clerk draft a letter in response to say that that town council are content with the 2 valuations for the Barony to proceed, Cllr. Lloyd seconded, all agreed.

**13. Hawliau tramwy i Gomin Carningli a materion cysylltiedig / Rights of way to Carningli Common and related issues**

13.1. Cllr. Griffiths advised that late correspondence from Matt Cloud from PCC, Anthony Richards from PCNPA and from 2 members of the public had been received by the Clerk and advised that he would take these into consideration at tonight's meeting. The Clerk advised that roughly between 56-60 emails had been received concerning this agenda item and read one email out which described the overall gist of most of the emails that had been received.

13.2. Cllr. Griffiths advised that an email had been received from Mrs. Watkinson on the 23<sup>rd</sup> January asking whether the Town Council would be willing on behalf of the community to register some of the historical rights of way to Carningli Common by applying to register them on the Definitive Maps of Public Rights of Way. Further emails were received on the 12<sup>th</sup> January and 19<sup>th</sup> February. 4 emails have been received after the agenda was issued, Cllr. Griffiths advised he will take these as late correspondence.

13.3. Cllr. Griffiths advised that the public cannot enter into a debate with the council and that the issue being considered is the request from the Watkinson's to register the rights of way. Cllr. Griffiths invited members of the public to speak, they can have 3 minutes, the Clerk to use a timer.

13.4. MOP 1 – Local person, lives in Crymych, uses the footpaths in the area, is proactive in keeping footpaths open, would appreciate the council's support in this application.

13.5. Cllr. Cleal asked whether they have had any trouble using the footpaths. MOP 1 answered that they had not but hadn't used the footpaths for the last couple of years.

- 13.6. MOP 2 – lives on the mountains, used footpaths all their life and would like the council to support this application to reserve these paths.
- 13.7. Cllr. Cleal asked the same question, whether they have had any trouble using the footpaths. MOP answered no but that the hedges have not been cut back and a gate has been locked. Cllr. Cleal reported that she had been up on these footpaths today and that many branches have been cut back.
- 13.8. MOP 3 – lives in Newport, has written to the council asking them to support this application, would be a shame to see these paths go and never be able to reclaim them back.
- 13.9. Cllr. Cleal asked why did the MOP think that these paths will be taken away? MOP answered that from their understanding it seems that some of these rights of way are being closed off. MOP has not had any problems accessing the paths.
- 13.10. Cllr. Griffiths read out the email received on 17<sup>th</sup> February from Anthony Richards, PCNPA's Access & Rights of Way Manager:  
 "With the cooperation of the current and previous landowners, the National Park Authority has for many years managed access for pedestrians where these lanes terminate at the common land. These lanes are not registered as public rights of way, however, to our knowledge pedestrian access by the public has not been contested or challenged during that time. We have recently contacted the landowner of the lanes regarding this matter and they confirm that they have no objection to pedestrian access by the public, indeed they had placed signs on these lanes in 2020 to reassure the public that they can walk to the common. Following consultation with the common land graziers and landowner of the lanes, the National Park Authority is currently replacing the pedestrian gate onto the common land above Stone Hill, to ensure that it is stockproof while being easy to use for walkers."
- 13.11. An email has also been received from Matt Cloud, PCC with attached "Background Information" and "Instructions to Applicants" explaining the process for applying to modify the map and statement. Cllr. Griffiths asked whether the 2 interested parties, the Watkinsons and Wards wished to speak at the meeting? No representations were made. Cllr. Griffiths invited each councillor to have their say on this matter.
- 13.12. Cllr. McGarry – has read all of the information. Does not feel reassured by the signs that have been put up, they could be interpreted that the paths are being turned into a permissive right of way. The council should seriously consider applying for the rights of way.
- 13.13. Cllr. Lewis – has walked these paths all of his life, walked up there the other day, path above Bryneithin used to be unpassable but has now been cleared. He has never had a problem accessing these footpaths and questioned whether there could be a lawful restriction put in place? Assumed the locked gate is to stop sheep coming through.
- 13.14. Cllr. Williams – there have been a number of issues between these 2 parties, the council should not get involved in this vitriolic dispute. We don't know what rights are attached to the land but paths should be kept open and rights of way protected. Need to stop the possibility of these paths being closed.
- 13.15. Cllr. Harries – has walked this mountain in excess of 56 years, there are a myriad of routes that take you up onto the mountain, none of these paths are on the definitive map, would hate to see any path being blocked. Agreed with Cllr. Williams regarding the dispute between the 2 parties and hopes it can be resolved.
- 13.16. Cllr. Bayes – agrees with Cllr. McGarry and would like to see the council apply for the rights of way.
- 13.17. Cllr. Cleal – has read all of the information and never had any trouble using these paths. The sign states that the landowners are willing for the public to pass over their land and have cleared hedges and the path. Does not think it is necessary to amend the definitive map and if an application is made for only 2 paths why not the rest of the paths? Members of the public can apply themselves. Personally, do not think the council should apply whilst the dispute between the 2 parties is ongoing.

- 13.18. Cllr. Lloyd – If there was an intention to block these paths the landowner wouldn't have kept up the maintenance of the area. If an application should be put in it should be for all paths.
- 13.19. Cllr. Griffiths – the council's responsibility is to act on the behalf of the community. PCNPA have stated that there are no current problems, Newport Paths group and PCNPA were consulted when the sign was put up and neither had any concerns at the time. There are 2 separate issues: 1. Urgency? There is no evidence to say access will be denied. An application can be delayed until the dispute has been settled. 2. Should the town council make the application? Any member of the public or community group can make the application. The amount of time and cost to put in an application should not be underestimated. Cllr. Bayes stated that the council could apply for all paths? Cllr. Griffiths advised that this would be a mammoth task for the council and its Clerk. Cllr. Cleal advised that PCNPA or PCC might not be able to make a decision about an application with the ongoing dispute.
- 13.20. Cllr. Griffiths proposed that 1. The Council takes no action presently on the request by Mr & Mrs Watkinson, 2. The matter be reviewed if in the view of the Council there is a significant change of circumstance and 3. In any event the matter be reviewed when the dispute between Mr & Mrs Watkinson and Mr & Mrs Ward is resolved by an agreement between the parties or a court order. Cllr. Harries asked whether any councillor had an amendment to the proposal but that it cannot negate the proposal, no amendment was forthcoming, Cllr. Cleal seconded the proposal, the majority voted in favour, 1 abstention.

#### **14. Gohebiaeth / Correspondence**

- 14.1. Email from K. Sanders re results of housing survey report and query re supporting a planning application for affordable homes – Mr. Sanders owns land above Feidr Eglwys. Clerk to ask Mr. Saunders for a plan of the land and keep on agenda.
- 14.2. Emails from C. Watkinson and members of the public re Protecting Rights of Way to Carningli Common – dealt with in item 13.
- 14.3. Email from Arborculture re approx. cost of £750 to remove tree y Pen y Bont – Cllr. Griffiths proposed that Arborculture carry on with the work up to a maximum of £750, Cllr. Lloyd seconded, all agreed,
- 14.4. Email from OVW re Technical Advice Note (TAN) 15: Development, flooding and coastal erosion - further amendments, respond by 31<sup>st</sup> March – the council do not have the expertise to comment on this, noted.
- 14.5. Email received from Mr & Mrs. Ward regarding ownership of lanes around their home, Castle Hill – dealt with in item 13.

**15. Cymeradwyaethau / Approvals** – nothing to report

**16. Apeliadau / Appeals** – nothing to report

**17. Diweddariadau / Updates** – nothing to report

**18. Gwybodaeth / Information** – nothing to report

**19. Gorchymyn cadw coed / Tree preservation order** – nothing to report

**20. Pwyllgor Rheoli Datblygu / Development Control Committee** – nothing to report

**21. Tynnu'n ol / Withdrawals** – nothing to report

**22. Gwrthod / Refusals** – nothing to report

The meeting closed at 9pm.