

Minutes of Special Meeting of Trawsgoed Community Council held at Lisburne Hall, Tuesday 19th April, 2016 am 7.00 y.h.

Present:

Cllr. C. Lloyd-Morgan (Chairman)

Cllr. H.M. Evans

Cllr. E. Lewis

Cllr. Sh. Edwards

Cllr. L.L. Owen

Cllr. R. Jones

Apolgies

Cllr. T.A.G. Davies, Cllr. A. Evans, Cllr. J. George, Cllr. B. Jenkins.

**Claire Griffiths, Land Agent Welsh Water;
Sonny Robinson , Development Control Officer;
Kevin James, Project Manager, Morgan Sindall;
Daniel Purchase, Assistant Project Manager, Welsh Water;
Andrea Law – Communication Manager, Welsh Water;
Shaun O’Leary, Capital Programme Manager, Welsh Water.**

Cllr. Ceridwen Lloyd-Morgan, Chairman opened the special meeting of the Community Council which had been arranged with representatives of Welsh Water in regards to concerns raised with the connection to the new Sewerage Scheme at Llanafan and following numerous correspondence between Welsh Water and the Community Council trying to resolve the issues. The Chairman proceeded to show the appreciation of the Community Council to the representatives present for attending the meeting and also for arranging drop in sessions with home owners and residents at Lisburne Hall that afternoon between 3 p.m. and 7 p.m.

The meeting was held due to concerns that had been raised with Community Councillors by home owners and residents of properties in Llanafan regarding the high cost inflicted on them to connect to the main Sewerage Scheme.

Cllr. L. Owen noted his appreciation of members of staff of Morgan Sindall and Welsh Water located at Llanafan and the curtesy and consideration the workforce have shown local people in regards to the road closure to undertake the work.

Cllr. Owen proceeded to note that the concerns raised included that the cost of connection was unreachable to some people and that there was a lack of transparency, with not enough information received from Welsh Water.

Cllr Owen made reference to a map of the area supplied by Welsh Water and Morgan Suddell which included information on properties that were noted as polluting the environment (duty houses) and which needed to be connected to the main sewerage system and other houses that were noted as not polluting (non-duty) but were free to join the system if they so required. Cllr Owen made reference to two properties that local people knew that were classed as non-duty but in fact should be noted as duty

properties. A discussion took place on how properties were allocated as duty and non-duty and

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Daniel Purchase referred that The National Rivers Authority had undertaken a survey of properties to establish if they should be duty or non-duty properties but there was no information available how the surveys were done. A discussion took place in regards to how the Community Council could arrange to change the classification of the said two properties and it was unclear who should be contacted. It was resolved that Andrea Law of Welsh Water would make enquires regarding this and forward relevant contact details to the Clerk of the Community Council.

The new sewer is being laid in Llanafan as a result of a Determination by Natural Resources Wales (NRW), following an application for a new sewer under s101A Water Industry Act 1991.

Welsh Water has a legal obligation under S101A to provide a public sewer free of charge but it doesn't have a legal obligation to lay lateral drains, which is the length of drain from the public sewer to the demarcation chamber situated at the boundary of the property. The legal obligation is to provide a lateral drain when a customer requests and pays for a lateral drain under s101B.

Andrea Law and Shaun O'Leary both noted that a decision had recently been undertaken to grant a concession by reducing the actual costs to householders whereby the cost of laying the lateral drains for duty properties will be upheld by Welsh Water and that leave the connection and infrastructure charges to the homeowners.

This is a considerable less of a cost to homeowners than previously requested and members of the Community Council showed their appreciation to this arrangement. Once the lateral drain is installed and the sewer becomes operational, property owners will be able to connect to the new sewer at a cost of a £183 connection fee which an application is made through Welsh Water and the infrastructure charge of £357.

It was believed that the above charges only apply to duty properties and an enquiry was made by the Community Council what would happen if a non-duty property owner requested to join the system, would they have to pay a considerably higher cost as noted in initial correspondences to property owners. Shaun O'Leary responded that if a non-duty property made a request to join at this present time the cost to them would be reduced at per the above figures, but that would only come into effect if they join the scheme now. A letter will be sent out to non-duty properties before the end of the week with information to that effect. There had been a delay in making that decision as the legal department needed to confirm the agreement.

Prior to the meeting with the Community Council, Welsh Water had arranged drop in sessions between 3.00 p.m. and 7.00 p.m. at Lisburne Hall, inviting local residents and homeowners to attend. It was noted that feedback from these sessions were very positive.

In response to a question from County Councillors R. Jones whether it was a compulsion to connect, Shaun O'Leary responded that it wasn't compulsory at this stage to connect but it would be frustrating for all to spend considerable sums of money on a sewerage system that nobody would use and that is why Welsh Water had reduced the connection

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Fee. He proceeded to note that if those properties do not connect at the present time and are then subsequently found to be polluting they will have an order against them to connect by which time the cost will be considerably higher as the offer of Welsh Water to waive the lateral drain connection is only open for a limited period and not indefinitely.

Discussion took place regarding new Building Plots in the Village and how would they go about connecting? It was noted that the sewerage system for a new build would be included within the Building Regulations plans.

Discussion also took place regarding whether demarcation chambers could be placed on private property but Shaun O'Leary responded that it wasn't possible to do so and the chambers needed to be situated on public roads, as if they were located within private properties there could then be a problem with access should representatives of Welsh Water or their contractors need to inspect the chambers. It was duly noted that in Llanafan a row of manholes will be situated on the side of the road.

The meeting regarding the Sewerage Scheme at Llanafan came to a close at 7.50 p.m. and the Chairman thanked officers for responding to the concerns of the Community Council and noted how important it was to work together to resolve issues as they arose.

The above meeting with various representatives came to a close whereby the following was discussed further at the Special Meeting.

Consultation on various proposed changes to speed limits on County Roads in Ceredigion

Communication from Ceredigion County Council was discussed in regards to the above consultation whereby it is proposed to include a maximum speed restriction through the Village of Llanfihangel-y-Creuddyn.

Discussion took place on the proposals of commencing the speed restrictions at the following locations:

- West of the Cemetary
- Near to Tŷ'r Ysgol
- East of Tymawr
- Near Dolawel
- To the South of Dolau Ceunant

West of Tanybryn

It was noted that the Community Council appreciated and supported the proposal to install speed restrictions in Llanfihangel-y-Creuddyn but with the following suggestions at certain locations.

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Near to Tŷ'r Ysgol – suggestion of extending the restriction to the top corner of the field above The Grange;

Near to Dolau Ceunant – extend the restriction further up the road as it was felt that the location suggested by the County Council was too near the entrance to the School.

To the West of Tanybryn – it is noted that the land in questions which has been allocated for speed restriction is an unclassified road therefore the speed restriction should commence the lower side of Caeglas.

Trees on the B4340 Llechwedd Dyrys

Discussion took place at the previous meeting of the Community Council whereby it was expected that the landowner was to proceed with work of tree felling/cutting back the following day to that meeting to meet safety requirements at Llechwedd Dyrys. An e-mail was recently received from Rob Duke from the County Council confirming that the landowner had complied with the requirement of the Statutory Notice to make safe the area from dangerous trees, noting that Ceredigion County Council were satisfied with the nature of the work undertaken and that the County Council would not be taking further steps at present in regards to the trees in question.

Following discussion, it was decided by the members present that the work undertaken on site was not sufficient and that some of the remaining trees had been previously earmarked as dangerous by Rob Duke and that they needed attention but had not had any work done to them.

It was decided that the way forward was for the Clerk to contact Kevin Kirkland, Rob Duke's Manager in order to arrange a site meeting with him to share the concerns of Trawsgoed Community Council in regards to the level of work undertaken by the landowner and that the Community Council remain concerned with regards to the health and safety of the public around this site. Copy of the correspondence to be sent to the Chief Executive of Ceredigion County Council.

Discussion also took place regarding the possibility of getting a tree specialist to make a safety assessment of the trees at Llechwedd Dyrys and that the Clerk to contact Llanfarian Community Council noting that Trawsgoed Community Council is concerned about the dangerous element of the trees, given that Llechwedd Dyrys is located within Llanfarian Community Council