

CYNGOR CYMUNED CYNWYL ELFED COMMUNITY COUNCIL

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PUBLIC MEETING HELD ON 30.07.2025

At Cynwyl Elfed Community Hall

At 7:00 p.m.

In response to requests from residents of Cynwyl Elfed

PURPOSE OF MEETING:

THE MEETING IS AN OPPORTUNITY FOR THE COUNCIL TO OBTAIN THE GENERAL OPINION

OF THE RESIDENTS OF CYNWYL ELFED TO A PROPOSED HOUSING DEVELOPMENT IN CYNWYL ELFED. i.e. What is acceptable and what is not acceptable.

THE SITUATION: 19.06.25 Statutory Pre-planning application letter from Amity Planning.

19.06.25-17.07.25 Letters/e-mails from local residents.

08.07.25. Public Engagement by Amity Planning and Obsidian Development Ltd. (Obsidian homes.co.uk).

14.07.25 Monthly meeting of Cynwyl Elfed Community Council

17.07.25. Response sent by Cynwyl Elfed Community Council

18.07.25. Closing Date for Amity to receive responses/representations.

AT THE TIME OF SETTING THE AGENDA THE COUNCIL HAS NOT RECEIVED A FORMAL CONSULTATION LETTER FROM CARMARTHENSHIRE COUNTY COUNCIL.

AGENDA

1. CALL TO ORDER BY THE CHAIR , TO START THE MEETING. INTRODUCE THE COUNCILLORS PRESENT, GIVE AN EXPLANATION OF WHAT IT IS HOPED TO ACHIEVE AT THIS MEETING AND HOW THE MEETING IS GOING TO PROCEED.

2. AGENDA . AGREE AND APPROVE OF THE AGENDA.

3. TIMELINE - RECAP ON WHAT HAS HAPPENED TO DATE - COMMUNITY COUNCIL RESPONSE HAS BEEN SENT TO AMITY AND ALSO INDIVIDUAL RESIDENTS HAVE SENT IN THEIR REPRESENTATIONS TO AMITY PLANNING.

4. REPORT ANY NEW INFORMATION/ DEVELOPMENTS SINCE 18.07.25.

5. MEMBERS OF THE PUBLIC TO SPEAK. EACH SPEAKER IS ALLOCATED 3 MINUTES.

6. DECIDE ON THE NEXT STEP.

7. MEETING TO CLOSE.

Minutes:

Community Councillors Present: Cllr. Amy Evans (Chair) Cllr. Robin Bowen, Cllr. Delme Phillips, Cllr. Eifion Jones, Cllr. Elfed Davies, Cllr. Aled Jones.

Cllr. Bryan Davies (County Councillor)

Apologies received from Cllr. Julian Evans.

Clerk: Enid Davies

A register was signed by all who were in attendance.

Cllr. Amy Evans (Chair.) opened the meeting and welcomed everyone.

General Housekeeping and Safety arrangements conveyed to ensure a safe and orderly meeting for everyone.

The Chair. Read the Agenda explaining each item and asked those present whether they approved of the Agenda - the Agenda was approved.

The Chair. Gave an account of how the Community Council had responded to the Pre-planning consultation.

The first e-mail from Amity was received on Thursday 19.06.25 at 15.54 p.m. The clerk told the meeting she had checked the Council's e-mails during the morning and dealt with Council work for the day. When the clerk checked the e-mails on Friday morning there was also an e-mail from

the Chair. of the Council asking for information regarding the proposed planning which she had heard about from resident who had received letters from Amity, as well as the Statutory Pre-planning application letter from Amity Planning.

19.06.25-17.07.25 Letters/e-mails were received from local residents. The Council was unable to respond to the questions and contacted Amity who arranged to carry out a Public engagement. 08.07.25. Public Engagement by Amity Planning and Obsidian Development Ltd. (Obsidian homes.co.uk).

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There had been a misunderstanding regarding the date of publication of response to the pre-planning consultation, clerk had contacted Amity and a reply had been received explaining that the responses will all be published online as part of the PAC Report (Pre-Planning Consultation Report) when the planning application is made to the County Council. No application has been made yet.

The Chair.told the meeting that the Community Council had collated all the feedback received via e-mails and letters in respect of the proposed planning. Many of the concerns were repeated and the clerk had drawn up a summary of the main concerns and these had been included in the Community Council response to Amity Planning. The Chair. told the meeting that no further development had come to the Community Council's attention since the pre-planning consultation had come to an end.

It had been identified that there was a perception that affordable housing meant affordable to buy. The Chair. asked County Cllr. Bryan Davies to explain affordable housing in the context of this proposed development. Cllr. Davies explained the elements involved:

- Amity Planning Consultant take care of the planning of the development
- Obsidian will carry out the development.
- Amity and Obsidian will liaise with Carmarthenshire County Council regarding the allocation of affordable homes
- Affordable homes in the context of the proposed development mean affordable to rent.
- Carmarthenshire County Council will liaise with A.T.E.B. Housing Association regarding the allocation of the affordable homes to suitable candidates i.e. those on the waiting list. The Housing Association may purchase and manage the affordable homes.

Cllr. Bryan Davies said that there were many people living in this area in desperate need of housing. Concerns were raised on whether or not the affordable homes would all be allocated to people from this area or whether they would come from further afield.

Before opening up the meeting to the floor, the Chair. read the summary of concerns which had been received by letter and e-mail and already discussed at the Community Council meeting and included in the Council's response to Amity. It was decided that the best plan would be to address any new concerns which may have come to light.

The following Concerns were raised:

1. The timing of the receipt of the consultations - it was noticed that the pre-planning consultation e-mail was received after the June meeting of the Council and the closing date was the Friday before the next scheduled meeting of the Council. The public was concerned that because the Council did not meet during August that the Planning Application Consultation would be received whilst the Council members were on holiday. The Chair. told the meeting that the Council had moved quickly when the pre-planning consultation was received, had arranged for Amity and Obsidian to hold the public engagement event at the hall and had brought the Community Council meeting forward by 7 days in order to be able to discuss the pre-planning application and form a suitable response. The clerk said that she is not going away during August and will alert Council members if a Planning Consultation letter is received. The Chair confirmed that in the event of a planning consultation letter being received, the Council would reconvene and a further public meeting will be arranged.
2. Responsibility of the Lagoon after 2 years.- Who will be responsible for maintaining the Lagoon once the obligation of the developer to maintain it has come to an end? And will the County Council take over the job of maintaining the Lagoon? This will be something that will have to be asked once the Planning Application consultation is received.
3. Overdevelopment and lack of infrastructure to cope with it. Although the 13 dwellings in the original Local Development Plan were not objected , there was a lot of concern about how this had increased to 32 dwelling, with the resulting strain this would place on the present

overloaded infrastructure. The traffic is often gridlocked in the village, where there are pavements, these are narrow, the road at the junction is very narrow. There is a lot of incidences of surface water run off down the hill and some houses often in danger of flooding. The Chair. told the meeting that this period was a good time to collate evidence, such as pictures and keeping a record of any gridlock and other incidences. Also for those experiencing problems relating to the water board such as low water pressure, faults, and also backflow in the sewage system, the importance of reporting these issues to Welsh Water and keeping a record of all dates/correspondence etc.

4. It was stated by a local resident that not all people in the village are opposed to Social Housing however another member of the public did voice concerns about A.T.E.B. and whether the Affordable Housing would be allocated to people from this catchment area.
5. A.T.E.B. - it was suggested that people should start by checking the website for A.T.E.B. in order to be as informed as possible. The ideal scenario would be for local people to be allocated the affordable homes however fears were expressed that this may not be the case.
6. Transparency - a member of the public raised concerns about the lack of transparency regarding the process. He said that not all people who would be affected by the proposed development had been contacted by Amity. In response the Chair. could only re-iterate on what action was taken by the Community Council and could not respond on behalf of Amity Planning.

The next step going forward.

It was decided that the plan of action is that if a Planning Consultation Letter is received or any other information is received which requires urgent attention the Council will reconvene.

Following submission of a Planning Application in respect of the proposed development to Carmarthenshire County Council, the information and Consultation Responses received in respect of the Pre Planning Consultation will be published and made available for the public to view on line at that time. This should be followed by a Planning Consultation period of 21 days. The Council decided to arrange for another Public Meeting once more information is available and prior to responding to a Planning Consultation Letter in respect of the proposed development.

The meeting closed at 20.30 hours.