

CYNGOR CYMUNED CYNWYL ELFED COMMUNITY COUNCIL

Tryal Bach, Cynwyl Elfed, Caerfyrddin, Sir Gaerfyrddin SA33 6ST
clerc@cynwylelfed@gmail.com 01267281128 07792765732

PUBLIC MEETING HELD BY CYNWYL ELFED COMMUNITY COUNCIL

At CYNWYL ELFED COMMUNITY HALL

On Monday 10.11.25 at 7:00 p.m.

PL/10013 - Residential development with landscaping, access, drainage and associated works - Land off Surgeon Street, Cynwyl Elfed, Caerfyrddin

Members of the Council Present:

Cllr. Amy Evans (Chair.) ,Cllr. Robin Bowen, Cllr. Delme Phillips, Cllr. Elfed Davies, Cllr. Bryan Davies, Cllr. Julian Evans, Cllr. Aled Jones. Clerk: Enid Davies.

Apologies received from Cllr. Eifion Jones.

Members of the public. Register of attendance kept.

The Agenda was approved by the Council prior to the start of the meeting and it was decided not to allow photographing, recording, broadcasting or transmitting the proceedings of the meeting by any means.

The meeting commenced at 7:05 . The Chair. Cllr. Amy Evans formally welcomed all those present to the meeting. Cllr. Amy Evans introduced the members and clerk of the Council and presented the rules of the meeting so that everyone present was aware of how the meeting would be structured. Cllr. Evans thanked members of the public for any information provided by them. The Chair. Reported that the Council had written to Dŵr Cymru and although they had acknowledged receipt of the e-mails no formal response to the questions asked have been received to date. The Council had also written to Natural Resources Wales with a request for results of samples taken from the Gwili - a response and some guidance on how to extract information from its website was given.

Cllr. Robin Bowen who had consulted an expert in these matters addressed the meeting with the impression of the findings. The conclusion arrived at is that the sampling is carried out strategically by the NRW and does not give an accurate picture. In order to do this it was advised to obtain private sampling and to take samples during times when the river is low. Cllr. Bowen volunteered to do this and asked for any volunteers who are able to help to contact him. He went on to say that local observations report of a dwindling wildlife population in the Cynwyl Elfed river section and its surrounding habitat and that this is a huge loss to the area.

Members of the Public were invited to speak:

A. Tasker: asked the Council whether the 13 Houses mentioned in Dŵr Cymru's response also included the dwellings which had been granted full planning but not yet constructed within the village. The Clerk responded that this question had been asked by the Council and formed part of the e-mail sent to Dŵr Cymru and is waiting for their response.

Also expressed concern that the Slurry Tank is to form the structure of the Water Lagoon in the proposed development and feared the consequences if something went wrong especially as it is situated on the hill above the main street through the village.

S. Webbing: Asked if there was a real need to build affordable housing as there is a number of empty , low cost houses for sale in the village.

E. Tasker: If the development results in an influx of a large number of children who do not speak Welsh, she is concerned that it will dilute the number of children speaking Welsh.

B. Spiers: Asked the Council on how it would come to its decision to respond to the Consultation: Cllr. Amy Evans explained that members of the Council will read all of the responses to the Planning Consultation available on line and also review any letters received by the Community Council and the comments/observations made at the public meetings on the matter should reflect a general consensus of public opinion. The matter will be discussed at the monthly meeting of the Council on 17.11.2025. There will be a vote taken and the response formed. Cllr. Evans also urged the public to send their views on the proposed development directly to the County Council and she had copied the e-mail address and address with post code and reference number.

A. Evans: asked whether County Councillor Bryan Davies could speak on behalf of the village, taking the letters received, at the planning meeting.

J. Jones: asked for a show of hands of those present in the hall who were opposed to the planning application - Cllr. Amy Evans agreed (council members to remain impartial) - A show of hands of those against the proposed development and after for those in favour of the proposed

development and the outcome was overwhelming in that the members of the public present were not in favour of the development of 31 dwellings.

The members of the public were asked whether they had any thoughts on the 13 dwellings of which 4 allocated as affordable homes as specified on the Local Development Plan - E.Spiers: responded that providing that the infrastructure and the water capacity could cope with the 13 dwellings they did not object.

Concerns raised about the safety and the efficacy of the proposed water lagoon.

M. Evans: said that there had been a problem with water running from the area of the slurry pit and some slurry running into the graveyard.

E. Evans also said that there had been problems with slurry/dirty water in the graveyard which had been very difficult to deal with.

M. Evans also asked whether drilling had been carried out to test the integrity of the site, it was noted that someone had seen equipment at the site however this had not been verified. He raised his concern that he thought there may be a possible conflict of interest however again not verified at this time.

Other questions and concerns were raised but will be discussed again by the Council regarding flooding and weather warnings.

The future of the site of Bethel Chapel.

Air Quality in the village.

The meeting was concluded at 20:05 by the Chairman who urged people to send in their individual responses to the County Council and advised them to provide the County Council with the reason behind their comments. She also told the meeting of the importance that people put their views forward in their own words because it is understood that carbon copy responses are not as effective.

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