**Minutes of the Meeting of the**

**Pwyllgor Lles Llangrannog Welfare Committee**

**9 June 2022**

**Present**: Paul Dawes, Gari Pwyll, Gerry Jones, Adrian Brice, Clive Bullock, Kat Dawes, Jane Green, Jez & Tracey Rix, Gail Robinson.  
**Apologies:** Helena Boyesen, Cynyr Ifan, Anne-Marie Bollen.   
**Minutes** of the last meeting proposed correct by Clive, seconded by Gerry.

**1. Matters arising**

**1.1** **Car park warning sign.** Beachfront car park warning sign has been made and will be picked up soon.

**1.2 Roy and Jan garden thank-you**. Ongoing.

**1.3** **Risk assessments.** Ongoing.

**1.4 Hawen Research.** Researcher has finished work on project re. pollution in the Hawen. We have invited her to speak.

**1.5 Siop Glynafon.** The Siop is now open.

**1.6** **Canolfan Crannog.** See below.

**1.7** Landscaping by the **phone box**.

Supporting wall by the entrance to the gents is collapsing. Contact Highways. BT have been blocked from removing rural phone boxes.

**1.8 Bwm’s Triangle (behind the Beach Hut).** GJ has strimmed this.

**1.9 Benches.** Timber is also ready and due for delivery.

**1.10 Ukrainian** refugees – there are about 250 people at the Gwersyll. Flag will go up this month.

**1.11** **Bell**. The bell is with **HB**. Can be mounted on the Sianti.

**1.12** **Land registration** around Llangrannog. See next item.

**1.13 Lime Kiln.** We have transfer documents and the solicitor’s reports. There is a crack in the boundary wall of the property above (Arnant).   
Are there any organisations who deal with this, or any history?  
What is our liability for accidents, slippage etc.?

Before our Chairman signs the transfer document we need to be aware that we are accepting the following risks:

* A change in Business Rates exemptions (see above) may expose the Welfare to charges.
* The restrictive covenant prevents any development on the site (we have no intention of development)
* It’s a Grade II listed property so we have an additional responsibility to maintain / meet any listing requirements.
* No survey has been done.
* No response from the vendor to the pre-contract enquiries and we are therefore taking the Lime Kiln ‘on trust’.
* There is a public sewer that runs across the land (to DC’s pump on the car park) ­– maybe just a rainwater drain.
* The environmental search shows ground instability of moderate to high in the area (not surprising really).

***Further information via PD:***

**The St Crannog Site**

Ownership is not clear – probably The National Trust or The Crown Estate, possibly Morfa Uchaf.

Solicitor’s advice: “Leave well enough alone for now.” Go back after another 10 years of ‘use'.

**Other un-registered sites around village**

For us to decide what to do.

**The Garden Site**

We will have to show usage over a number of years and obtain statements from individuals (e.g. Roy). We could then apply for possession. There would be a cost associated with this but it would secure the land. Solicitor’s advice: “Shouldn’t be a problem to achieve ownership and they suggest continuing with our current plans whilst pursuing possession".

We can prove possession for 50 years. Castle Rock donated the land? What’s the earliest plaque? Anything in Welfare minutes? We need someone to pursue possession – CCCCM committee.

**Canolfan Crannog** was given to the trustees in 2008.   
If we were to take on the trusteeship and look to redevelop, where would the money come from? Once we own it we can hand it to a HA or developer.

The site can be transferred to the Welfare simply on the signature of all four trustees, who actually own the site. The 2008 Deed of Transfer to them from the [Welsh Chapel Association Inc](https://welshchapels.wales/support-us/)(WCA) includes a provision for the payment of £180K, plus 50% of any excess, by the owners if the terms are varied.  Those terms are that the site is to be used for "religious purposes" or “for the community”.

Building on the land would require planning permission and an application for planning may trigger the payment even if the intention is that the land is used for Affordable Houses. We see this as "community purposes”; the WCA may not. A discussion is necessary to see if they will vary the terms of the 2008 Deed in line with our plans. They may still require some payment as well as additional terms. This would require careful negotiation.

JCP point out that Housing Associations deal with these sorts of issues all the time and may well be interested in our ideas for Affordable Housing in the village. However this would supplant Pat G.

**Documentation**

Reports from JCP will be filed with KD for members of the Welfare to review as required.

**1.18 Ffynon Fair.** The work party was successful and a report has been put online. Phil Cope’s report should be done by September.

**GJ** will call a meeting of those interested in progressing the project.

Putting some slate in the bottom to stop the mud going in and make safe with fencing would be the minimum.

**1.19 Beach Shower.** The broken showerhead has been reported to the Council.

**2. Agenda Items**

**2.1 Keep Wales Tidy grant** Local Places for Nature Grant. Gerry has signed the Welfare up. Three areas of funding – small garden, larger community-based organisation 240 square feet, smaller orchard.

**2.2 Plaque: Barbara Downard** This memorial plaque for the village garden was shown and wording was agreed on. The family used to live in the village and are related to Cranogwen.

**2.3 Village Garden.** The Welfare will create a fundraiser for money for the garden renovation. Information boards for garden are intended as part of the redesign.   
Plinth casting – A group went to Traeth Bach to cast a mould for Cranogwen’s plinth. Details have been put online on the Hwb and Welfare site.

**2.4 Pat Geary** has put in an application for planning. Plans are available to view on Ceredigion site ref: A220281. Individual responses should be submitted on the site.

**2.5 Wellbeing of Future Generations Act** – The Council’s new plan with regards to this Act will be sent around. It has useful implications for our work.

**3. AOB**

**3.1** Work on rebuilding the side of the Hawen opposite Maelfa Crannog cottages will include moving a cherry tree to the orchard field. Gabions will be put under the road to rebuild the banks.

Meeting ended 21:19

Next meeting Thursday 14 July 7.30pm

Capel Crannog Vestry