

LAMPETER TOWN COUNCIL

MINUTES OF A COUNCIL MEETING THURSDAY 27th DECEMBER 2007 AT 7.30PM AT THE TOWN HALL, LAMPETER

1. CHAIRPERSON'S WELCOME

In the absence of the Mayor C.Thomas and the Deputy-Mayor Selwyn Walters, this evening's meeting was chaired by the Cllr Robert (Hag) Harris. He extended a welcome to all present, including a member of the public, Mr John Abel Jones.

PRESENT: Cllrs. Robert (Hag) Harris, (Chairperson), Cecilia Barton, Andrew Carter, Elsie Dafis, Margaret Davies-Evans, Greg Evans, Robert Phillips and Derek Wilson

Mr John Abel Jones

2. APOLOGIES

Apologies for absence were received from Cllrs. Mayor Chris Thomas, Deputy-Mayor Selwyn Walters, Hazel Davies, John Davies, Kistiah Ramaya and Dorothy Williams,

3. DECLARATIONS OF PERSONAL INTEREST: None.

4. BACKGROUND

Before the commencement of the discussion, Cllr. Harris explained the background to the discussion, which would take place at this meeting. *Hyder Consulting (UK)* has been commissioned by the "Mid Wales Region of the Department for the Economy and Transport" (formerly Department for Enterprise, Innovation and Networks), of the Welsh Assembly Government, in partnership with Ceredigion and Carmarthenshire County Councils, to prepare an Economic Development and Regeneration Study for Lampeter and its hinterland.

The "Lampeter Economic Development & Regeneration Strategy" (Draft Development Framework) attempts to produce a study that could influence regeneration and investment activity in Lampeter during the next decade

A number of project opportunities have been identified including:

Housing, Employment, Retail Development, Lampeter University, Education & Skills, Transport, Movement & Parking, Cycling & Walking Links, Tourism, Public Sector Hub, Local Produce, Food & The Rural Economy.

The purpose of this meeting was to submit observations in relation to the suggested projects, which were requested by the 31st December, by Hyder Consulting (UK).

5. After careful deliberations, members agreed to submit the following observations:

1. HOUSING

- 1.1 For the redevelopment of the Old Primary School Site, all options should be considered, including housing, community facilities and business possibilities. Community Facilities should be appropriate to the location. The rectangular field previously used by the Old Primary School as its Sports Field, north of St Peter's Church and abutting the Penbryn and Bryn-yr-Eglwys Estates, should remain as an amenity area and not built upon.
- 1.2 Affordable accommodation for students with families is needed. They could be accommodated on the University Campus. Affordable accommodation is also required outside the student fraternity. All housing location should be subject to the developing Local Development Plan.

2. EMPLOYMENT

Lampeter Town Council strongly supports employment opportunities by:

- 2.1 Extending the Lampeter Industrial Estate as the main location for workshop style premises and by creating additional employment units, where there is need, adjacent to Gwili Jones Site at North Road.
- 2.2 Developing the Lampeter Business Park, on the Old Mart Site, to be a high quality, modern employment site.
- 2.3 Any Business or Industrial Development should not impinge on the old railway line and should be sympathetic to the needs of people, who do not have access to cars; footpaths, cycle ways or bus-routes should be made available, as alternative modes of transport.
- 2.4 Implementing Marketing Strategies to attract potential investors in key sectors.
- 2.5 Supporting Business Incubation areas linked to the University.
- 2.6 Developing Lampeter as a Retail Centre. A *Retail Needs Assessment* and a *Retail Impact Assessment* are required. Retail businesses should be located as close to the Town Centre as possible.

3. LAMPETER UNIVERSITY

Lampeter Town Council agrees to:

- 3.1 The opening of the campus onto College Street, after public consultation and consultation with the University Authority.
- 3.2 The development of the sculpture park within the University.
- 3.3 The development of vocational courses at the University.

4. EDUCATION AND SKILLS

- 4.1 It would be useful if courses, based on the skills needed in the construction industry, were made available at the University.

5. TRANSPORT, MOVEMENT AND PARKING

5.1 A detailed transport, movement and parking review is imperative.

For Example:

5.1.1 Improvements to the Cwmann Gateway are required, eg: environmental improvements and a new Cwmann traffic island.

5.1.2 Pavements are needed to be provided on the west side of North Road.

5.1.3 Improvements to College Street.

5.2 Public Transport

5.2.1 The present hourly services to Carmarthen and Aberystwyth are reasonable, but provision of public transport to and from outlying areas and villages in Lampeter's hinterland are inadequate and in need of improvement.

5.2.2 A designated area should be available on buses to carry bikes. This arrangement would facilitate cyclists who wish to undertake part of their journey by bus.

5.2.3 **A rail-link to Lampeter** would be an enormous benefit and is strongly recommended.

5.3 Lampeter Town Council supports the provision of long and short stay car parks within the town and also bus and lorry-parking areas. A possible venue for long-stay parking could be opposite the Pioneer Co-op Stores on the A482, provided it can be built on the flood plain.

5.4 General improvements in relation to parking are required at College Street, including designated unloading bays.

5.5 The Town Council is strongly in favour of safe cycling and walking routes along the disused railway lines. The promotion of the cycle tracks at Brechfa, is also suggested.

5.6 The provision of strategic walking links including the development of the *Ystwyth & Teifi Trail* and *Aeron Way* is recommended. Improved signposting is required.

6. TOURISM

6.1 **Welcome Centre/Visitor Centre:** This is of paramount importance for the future of Lampeter. A convenient, highlighted *Welcome Centre* is needed within the town.

- 6.2 Accommodation should to be tailored for visitors undertaking outdoor activities e.g. walking and cycling, cultural events. The provision of a camping/caravan site on the edge of the town is recommended.
- 6.3 Events and Festivals: e.g. Lampeter Food Festival, Lampeter Agricultural Show; the success enjoyed by these events and festivals should continue, and grow.
- 6.4 The Town Council supports the development of marketing material for local tourism attractions and events.
- 6.5 The River Teifi, at present, is largely insulated from the town. More integration could be brought about by the organizing of river based activities such as canoeing, and by further development of fishing. A further hub to tourism could be provided by employing a Manager to run Menter Llambod's proposed "Gateways" project for promoting activities on the River Teifi. Generally, the employment of a Development Officer would be very useful for the town.

7. LOCAL COMMUNITY

7.1 Public Sector Hub- shared access to public services between Ceredigion & Carmarthenshire County Councils

Lampeter is on the border between the counties of Ceredigion and Carmarthenshire and is an ideal location for the development of services in the Teifi Valley and surrounding area. Co-operation and development of joint provision between the two County Councils and other Public bodies is encouraged.

8. LOCAL PRODUCE, FOOD AND RURAL ECONOMY

Another imperative in the future development of Lampeter is the encouragement of local produce (organic and non-organic). The ethos of the *Transition Town Movement* and the *Cittaslow Initiative* is the way forward. These can be promoted by the local schools and local accommodation providers, and by strengthening the prominence of local farmers in their farming activities especially in the selling of their produce. The Town Council wishes to keep the Farmers' Market in the town and not move its location to the University Campus. Should the University become more integrated with the town, as envisaged in future, this could change.

9. HIGHEST PRIORITIES

9.1 TRANSPORT

Provision needed, especially for the elderly, the young and students.

9.2 RETAIL DEVELOPMENT

A strong retail centre is required to help the local economy and to attract local customers and visitors.

9.3 **EMPLOYMENT**

After the recent closures of Slimma Ltd and the Cheese Factory at Felinfaich, employment prospects are poor. Employment for local people is seen as a priority as previously discussed above.

9.4 **ENVIRONMENTAL**

To make Lampeter a better place to live, work and visit. Environmental improvements are important for the Town. Townscape, pavements, street furniture, public spaces, parks etc can all assist with regeneration.

10. **OTHER COMMENTS**

10.1 Youth Facilities would be of advantage e.g. Youth Club. Members are actively striving for a dedicated Youth Drop-In Centre in the town.

10.2 Councillors wish to see the implementation of a *Townscape Heritage Centre* in the town.

The member of the public was allowed to air his views. He said that affordable accommodation for students with families is not really needed and that there is a great demand for vocational courses at the University.

The meeting ended at 8.45pm.

13. **DATE OF NEXT MEETING: Thursday 10th January 2008 at 7.30pm**

(Signed: Chairman)

(Date)