



**CYNGOR TREF  
LLANFAIRFECHAN  
TOWN COUNCIL**



**Llanfairfechan Community Town Hall Village Road Llanfairfechan LL330AB**  
**Mayor Cllr Nia Jones Deputy Mayor Cllr Sharne-Marie Bellis**

**AGENDA Wednesday September 10th, 2025**

**TOWN COUNCIL MEETING, 7pm Llanfairfechan Council Chambers and online with Microsoft Team**

1. Welcome all to the meeting and general housekeeping information
2. To receive apologies for absence (LGA 1972 Schedule 12)
3. To receive declaration of interest – (Disclosable personal or prejudicial interests)
4. To receive representations and queries from the public
  - 4.1. In attendance Conwy CBC Replacement Local Development Plan team members to discuss plans for Llanfairfechan.
5. To receive and approve minutes July 23rd, 2025, and September action list (LGA1972 Schedule 12)
6. To receive information from CCBC and approve plans:
  - 6.1 Llanfairfechan Paddling Pool upgrades – grant funded
  - 6.2 Llanfairfechan Toilet sponsorship agreement – to be signed
7. To receive information about the Deputy Clerk recruitment process and approve plans
8. To receive information the Cydraddoldeb/Equality project and SPF funding requirements
9. To receive information about IT and approve plans to update the network system
10. To discuss the co-option for Bryn Ward – no applications have been received
11. To receive the August Markets report and agree plans for the upcoming market season
12. To receive dates for the Winter events and agree the calendar for public marketing
  - 11.1 Llanfairfechan Remembrance – extra information about cenotaph prep
13. To receive information and approve subcommittee membership
  - 12.1 Environmental group / 12.2 School representation
14. To receive and approve Finance Report & current payments for September 10th, 2025

<b><u>Payments to be made</u></b>
<b>1. Staffing costs including HMRC employers July August Sept payments £5500</b>
<b>2. Sional High Viz waistcoats 48.60</b>
<b>3. Amazon Prime membership 11.99</b>
<b>4. Amazon sink drainer 17.99 sealed ID holder 3.49 Picture hanging strips, wall planners 8.47</b>
<b>5. Worldcare Skips Pendalar £258.00 Station Road £258.00</b>
<b>6. Councillor care allowance £189.25</b>
<b>7. Menter Iaith translations 8456 words (includes website text update) £684.94</b>
<b>8. Conwy BC Conwy Chwarae Allan sessions £2325.00</b>
<b><u>Retrospective payments</u></b>
<b>1. Amazon (Teddy bears picnic) 7.99 sand flags 6.98 tablecloths 14.97</b>
<b>2. Amazon Cenotaph flowerpots 42.91</b>
<b>3. Sional Cymraeg signs for MUGA £57.00</b>
<b>4. British Gas &amp; Elec MUGA electrics 41.90</b>
<b>5. CTH Painting LTD (MUGA anti vandal paint) £400.00</b>

15. To receive information about planning matters: 0/52705 Cae America / 052732 Plas Nant
16. To receive correspondence
17. To receive reports from meetings and events
18. To receive compliments, complaints and urgent matters for consideration and to log for future meetings

Wednesday September 10th, 2025

TOWN COUNCIL MEETING, 7pm Llanfairfechan Council Chambers and online with Teams

MINUTES

In attendance: Chair: Mayor Nia Jones; Deputy Mayor Sharne-Marie Bellis; Cllr Penny Andow (Town & County Councillor); Cllr Rhys Griffiths; Cllr Andrew Hinchliff BEM (online for part of the meeting); Cllr Chris Jones; Cllr Alun Rhys Jones; Christine Roberts; Cllr Preben Vangberg. Town Clerk: Jayne Neal

1. Mayor Nia Jones welcomed all to the meeting and gave general housekeeping information. It was agreed the meeting would be recorded for minutes purposes Resolved to receive and take note

2. To receive apologies for absence (LGA 1972 Schedule 12)

Cllr Leena Farhat; Cllr Charlotte Davies

Resolved to receive and take note

3. To receive declaration of interest – (Disclosable personal or prejudicial interests)

Cllr N Jones declared payment carer's allowance – no prejudicial interest as a statutory allowance

Resolved to receive and take note

4. To receive representations and queries from the public

4.1. In attendance Conwy CBC Replacement Local Development Plan (RLDP) team members to discuss plans for Llanfairfechan. There were 30 residents in attendance for information about the RLDP item.

The Strategic Planning Policy Manager presented a slide show on the processes involved in the project and took questions from the public. The following points were made:

1. The RLDP is only 2% housing related as it also applies to the full range of developments on Conwy and it is due for review every 4 years. The deposit plan has been approved by CCBC Cabinet, and it is now entering the public consultation phase. Once the comments have been received, the team has to look at all concerns and address them before the plan can be submitted to Welsh Government. At this stage, it is no longer with CCBC, and the Inspectorate will consider the plan along with the gathering of evidence from Conwy CBC and Developers. The Inspectors report and adoption is due around February 2027
2. It was noted this deposit consultation is extremely important. The submitted plan has to address all policy themes – Strategic and Spatial Choices; Healthy and Social Places in Conwy; Prosperous Places in Conwy; Natural and Cultural places in Conwy. It has to link with all other policy documents and the RLDP has to say how it will link. It is important to look at the whole picture during the consultation process
3. The first stage was the candidate's process – Conwy had many sites submitted by landowners and all sites have to be shown, even those that have not been accepted. The greyed out sites will not be RLDP preferred sites but may be chosen to take forward by a developer. However, their planning application would be considered against the adopted RLDP and it would be raised that it is not a preferred site and therefore outside of the future plan for Llanfairfechan. This is a considerable planning barrier to the development of the grey sites
4. 145 homes are planned for Llanfairfechan, and this is 10% of the total development across Conwy. Welsh Government criteria ([Future Wales 2040](#)) shows that Llanfairfechan fits the criteria for regional growth and the RLDP will be focused on the community need in Llanfairfechan and Penmaenmawr. This represents only 10% of the housing need across Conwy county. Most housing is needed in central Conwy and so the development is concentrated in those areas.
5. West area has a total housing need of 425 units, this number includes anything that has already been developed, what is already going through planning, windfall developments that have been produced outside of the existing LDP. The need to be included in the RLDP is around 200 – 250, for Llanfairfechan this translates into a preferred site with 145 houses at Cae Ffynnon (site 57) and a possible site at Penmaen Park to make up the difference, although this is not a preferred site. These are the only two sites that will form part of the RLDP.
6. The need is broken down into categories: Social need 125; Intermediate need (rental) 60; Open market 140. The Open market has to be included to bring in the developers.
7. The school is a big consideration. Ysgol Pant y Rhedyn has capacity to take more children, but Ysgol Babanod only has 5 available places (although this figure may need updating). Housing cannot be developed without available schooling, and the schooling has to be of quality standard. It is still part of the plan that a school will be on site at Cae Ffynnon (site 57) if the housing goes ahead. Developers only build 25 houses each year and the RLDP team has the power to stop further development until the school need is addressed.
8. The Deposit consultation has to include consideration of agricultural and historical significance; transport and access; protection of Welsh Language

9. Before any planning is approved, there will be a lengthy pre-planning and planning process that will look further into the site plans and include assessments of archaeological and heritage; protected species; ecological; transport; flooding
10. The RLDP team will work with the developer right through the process to create a masterplan that includes consideration of highways; active travel; affordable housing; infrastructure; facilities and services; flood /surface water; water supply and sewage capacity. This gives more protection during the planning process and has to include the community in the process.
11. Public consultation starts in October and there will be opportunities advertised to view the plans in full and talk to the team. Questions from councillors were invited:

**Q1. Knowing how tight the finances are, how realistic is it that there will be finance available to build the school?**

The school numbers change year on year and this will be monitored but the need for a new school is a clear priority for the RLDP. If a new school is not being developed, then measures would have to take place to extend the current provision and make it of a standard to meet the need. However, the new school is a clear priority for RLDP and the Education department and the provision will affect the housing build process. Education representatives will be asked to a future Town Council meeting to discuss the concerns.

**Q2. Previous sites that have been considered eg. East of Gorwel site can be considered by Welsh Government Inspector at appeal and Conwy planning decisions can be overturned Can this site be opened up? This matter has gone to appeal and is out of Conwy BC hands. However, because a change like this would set a massive precedent for the region and its unlikely to be approved.**

**Q3 GP provision is not in Welsh planning law, and the move is to develop primary health provision directly with the Betsy Cadwalladr. How does this affect us? There has been a substantial financial amount agreed for the GP surgery in Llanfairfechan to increase provision – they have asked for this direct finance.**

**Q4 There is a desperate need for accessible bungalows in Llanfairfechan to free up existing bigger properties. Can we ask for a certain number to be part of the build? Affordable housing is based on an actual list of people in housing need asking for specific housing. The open market number is more difficult to control, and this should come from the community consultation – we need to state this is a need and provide evidence to persuade the developer.**

**Q5 Which part of the site at Cae Ffynnon is to be used? The right side is the one on the Opus mapping and this link will be sent out for sharing – it's in the public domain currently. Active travel is going to have to be extended across Llanfairfechan to make sure there is full access to the school.**

**Q6 Which part of the Penmaen Park site is to be used? These sites are not preferred sites for the RLDP so should not be considered currently. They are sites that have been submitted to the team and, as a result, have to be shown on the map.**

Members of the public were advised that comments can be left on the feedback sheet or email Town Clerk on [jayne@llanfairfechan.net](mailto:jayne@llanfairfechan.net). It was noted a lot of people in attendance are concerned about the Penmaen Park site. It was explained it is a 'pipeline site' because of its inclusion in the current Local Development Plan. It is 16 months before the new plan comes in and, if the planning permission has not been granted by then, it will not be in the plan at all.

**Q7 There are three potential sites at Penmaen Park. The current planning application for 55 houses and two other fields. Does it mean the other two sites will not be developed? Correct, the only site to focus on is the preferred site for the new plan. There are issues with the current application at Penmaen Park so it might not happen before the new plan comes in.**

**Q8 On the current map, if it's in red, it's a site. The map includes council owned building The Heath. Will development at this site be counted in the target numbers? It hasn't been formally submitted as a site but if this comes though for housing, it will be considered windfall housing and be counted in the figures.**

**Q9 A thank you for providing facts about the RLDP as it has been really helpful. Please can Town Council continue to make sure that facts are shared to reduce the amount of confusion that occurs on social media.**

**Q10 Where does CCBC get the central direction from when deciding of number of houses built? Welsh Government do say growth must occur but does not prescribe the number. The percentage of housing planned for Llanfairfechan is based on the need in the west area only – Llanfairfechan and Penmaenmawr. It is true that part of that is need identified in Penmaenmawr, so the planned housing includes some housing need identified in Penmaenmawr.**

**Q11 About 10 years ago, Cae Ffynnon was rejected so has CCBC looked into why that happened? This will be looked into and info shared with Town Clerk**

**Q12 Does the west area include Dwygyfylchi for planning? This is classed as a tier 1 village so is handled differently**



10. To discuss the co-option for Bryn Ward – no applications have been received. Staff will complete the following:

1. Run an 'information about how to become a councillor stall' at a market

2. Re-share the information about the vacancy

Resolved to receive and take note

11. To receive the August Markets report and agree plans for the upcoming market season

The report showed that the markets were valued by stall holders and customers with footfall regularly 170 – 200 at each market and over 1200 for the Christmas market. A survey has been shared but only 3 stall holders replied. Town Council requests that the survey is shared again at the September market and then this can be considered at the next meeting.

Resolved to receive and take note

12. To receive dates for the Winter events and agree the calendar for public marketing

1. Pony Festival – largely funded by Equalities project money.

a. Saturday 1st November – Afternoon Lantern Workshops and Twmpath 7pm

b. Saturday 8<sup>th</sup> November - Lantern parade 6pm and fireworks at 7pm. Fireworks will be low noise and all donations will be given to Llanfairfechan Foodbank

2. Remembrance – Sunday 9th November 10.00am in the Council Chamber followed by parade and service at the cenotaph. Llanfairfechan Remembrance – Partnership meeting has taken place, and all agreed to leave the service as previous. Reverend Tom Saunders to lead the service. Names will be read out by Mayor and Deputy Mayor, veterans to lay their wreath first as they have a serving veteran from WWII in attendance this year. There will be a reception at the Council Chamber at 10am for wreath layers and participants in the service who are welcome to come along and share hot drinks and pastries. Mayor N Jones reported their planned work to refurbish the cenotaph. Some flagstones need refurbishing, and quotes have been gained to decorate the wall with soldier silhouettes. Town Council were asked to underwrite the cost of silhouettes at £325.00 if grants were not gained.

3. Mayor's Buffet and Volunteer Celebration Thursday 4th December 6:30pm to 9pm This is planned to be a Christmas Social Event for all who volunteer in Llanfairfechan.

4. Christmas Market Sunday 7th December 1pm to 6pm. It was agreed the road should be closed so a 6pm close takes full advantage of the closure.

Proposed Cllr C Roberts

Seconded Cllr C Jones

All unanimously resolved to approve and take note

13. To receive information and approve subcommittee membership

It was agreed that subcommittees should be booked for the slot before the Town Council to make attendance easier.

Environmental Committee and working groups

Bench audits - Upper Village - Thursday 18th September 10am Lower Village - Monday 22nd September 10am

Agreed to continue with current membership formation of the group.

School subcommittee to be discussed at next meeting.

Resolved to receive and take note

14. To receive and approve Finance Report & current payments for September 10th, 2025

1. Some items on this current payments have been reimbursed from the Mayor's fund. It has been agreed that any reimbursements will be paid into the account in one go at the end of the year because of the costs of paying in cash.

2. Due to an error, it was noted that there was a payment by cheque for toilets that went awry and resulted in a £15.00 bank charge. It was agreed that Clerk should not pay this charge, and that a request will go to CCBC for the toilet sponsorship to be split into three payments.

3. Clerk to check the terminology on allowances and feedback the correct title.

Proposed Cllr A Hinchliff

Seconded Cllr R Griffiths

All unanimously resolved to approve and take note

15. To receive information about planning matters:

0/52705 Cae America – this is a matter where conditions have been carried out. It was noted that the planted shrubs are not actually native.

052732 Plas Nant – Welsh water have observed there is a pipe running through the garden and neighbours have objected. Concerned this sets a precedent for building in gardens but it was noted that overlooked properties is no longer a planning matter. As we are in the middle of an RLDP process, Town Council would rather see building as suggested in the plan.

Resolved to receive and take note

## 16. To receive correspondence

1. Email from resident; The house owner at the house on the Cob with sniper windows has removed a length of the wall. There are still windows present. It was previously noted this is a significant WWII site, but it is not listed. Councillor will speak to the owner about possibly putting up a plaque on the current site. Clerk to contact Cadw for advice.

2. Email from resident: Footbridge on Caradog Place. This is a matter that has been going on for many years and there are now three railings that are missing and there are concerns about safety. It is rusty and needs refurbishment. Clerk to email Mike Priestly at CCBC and network rail for clarification.

### 3. Flood Protection team follow up:

It can be confirmed that, following the last meeting, the CCBC manager visited the promenade points of concern that had been raised and actioned maintenance work to be done however, this has so far not been completed. We have also been sent a letter from the CCBC Cabinet Member Cllr Goronwy Edwards (no longer in position – this is now held by Cllr Mike Priestley)) that was forwarded by MP Claire Hughes' office this states the following:

Following the TC meeting 23/07/2025, a visual inspection was conducted, confirming the structural integrity of the wall. It was noted that some mastic sealant has deteriorated and requires replacement. While these joints are non-structural, they can allow water ingress during significant

weather events. The letter confirms:

- Maintenance work to address both the deteriorated joints has been requested and surface cracking within the coming month.
- The gullies along the promenade will be cleared.
- Dŵr Cymru Welsh Water (DCWW) has been contacted regarding the outfall flap valve at Shore Road East, which has previously contributed to highway flooding during extreme conditions.
- It is important to note that all coastal defence schemes are evaluated in accordance with Welsh Government Business Case guidance and that Llanfairfechan, like many other coastal communities, faces considerable challenges due to sea level rise and climate change.
- the CCBC website will be updated with the current status of the project.

Clerk to feedback to the resident's meeting on 11<sup>th</sup> September and also contact the flood team to request they attend Town Council with an update on progress towards the resident information session about the full business case.

4. A letter has been distributed to all Town and Community Councils from a collective of bodies in partnership with Cymdeithas yr Iaith Gymraeg – it details *concerns about the slowness of the Welsh Government in seriously addressing the crisis facing Welsh-speaking communities. It is suggested that the key first step in such a multifaceted programme is the designation of areas of significant linguistic density. This is clearly stated in the Commission's report, and there is ample evidence in the field of language sociology to confirm the essential nature of this initial step—namely, the need to protect and strengthen the social fabric and structure of the language.* It was noted that Noteworthy is that at the 2021 Census, Llanfairfechan had approximately 32.6% of its population aged three and over reporting that they could speak Welsh. That is higher than the national average for Wales, which stood at 17.8%. It was noted it is less than the previous census so there should not be complacency. One of the positives in the town is that there are vibrant volunteer Welsh Learners groups and incomers to the town are taking these up and learning the language. This approach fits well with the new Town Council Cydraddoldeb/Equality project and shows a continued commitment to the language.

5. County Conversation Survey – Please complete the survey online before the closing date of Friday, 10th October 2025, which should take approximately 10 minutes. Paper copies of this survey are available to complete and return from any library in Conwy County. Clerk to have the information available at the market on September 21<sup>st</sup> as the closing date of Friday, 10th October 2025. County Conversation Survey - Conwy County Borough Council

6. The bus shelter at Y Bont has been refurbished and the living roof has been fitted. Formal thanks were extended to the CCBC officer who has gained the funding for this and led the project to upgrade the shelters. It was reported that following the work, a school child was spotted kicking the windows and this shows the difficulties faced in keeping the shelters in good condition.

## 17. To receive reports from meetings and events

1. The Mayor and Deputy Mayor have attended a number of events over the last few months, and this was detailed and distributed in a Mayor's report: Conwy Quay Day and river trip; Ysgol Babanod School Fair; Ysgol Pant y Rhedyn Leaver's event; 100 year old birthday celebration at Llys y Coed; Mayor's Civic Event Llanfairfechan Sandcastle Competition, and Teddy Bears Picnic.

2. Discover Llanfairfechan Community Planning Group – There will be a questionnaire at the next market that is based around the themes of the Kickstarter project. There is concern that the work of the group needs to be in partnership with the Town Council and County Council. There is not currently enough people to action the work of the planning and the following project work. With the RLDP project ongoing, it is crucial that the group is kept apprised of everything that is relevant in the upcoming planning climate. It was suggested that a hybrid place/community plan might suit the community best. Clerk to invite the group to a meeting with the CCBC Strategic Engagement and Place Plan Officer to share information and assess the RLDP work and how it links with the community plan. The group were congratulated for providing a

3. Town Twinning AGM has taken place Chair Peachy Frost and Secretary Nick Rushbrooke remain in post and Carol Edwards is now Treasurer. The trip will take place 26<sup>th</sup> May to 31<sup>st</sup> May, and this is currently being planned. If anyone wants to join the trip, please contact Janey Malone or email Cllr Christine Roberts

[christine.roberts@llanfairfechantowncouncil.co.uk](mailto:christine.roberts@llanfairfechantowncouncil.co.uk)

4. Meeting of Your Party at the Llanfairfechan Community Hall about 50 people attended with several local residents there. It was quite busy but rather chaotic, however, this is very early days, and they are in the process of setting up systems.

18. To receive compliments, complaints and urgent matters for consideration and to log for future meetings

1. Complaints about the GP surgery phone call back system. Could the surgery give times slots as the current phone call can come at any time during the day and is a challenge for confidentiality. Representative will feed back to PEG

2. There have been reports it now costs £27 for children to travel to Friars. Clerk will look into the new bus fares for children and young people and feedback. Concerns about possible absences due to travel problems.

3. Concern that Pant y Rhedyn is closing for maintenance. This would be highly irregular; Mayor will check and report back. Due to a recent incident at a secondary school recently, the schools in Llanfairfechan are going to do a lockdown drill soon to make sure that safety systems are in place.

4. There were some neighbour complaints about the Duck Race and where the activities took place which appear to be outside of the road closure. However, it was noted this is a valued community event and only one day in the year. Feedback to the project team to be mindful of road safety and monitor the pinch points around the road closure.

5. Thanks were given for the foodbank funding raised at the recent Sandcastle Competition, and Teddy Bear's Picnic. It was noted that the Mayor and Deputy Mayor are doing a great job, and it is really nice to have younger councillors taking responsibility and providing new ideas. A proposal for the development of a Youth Council – the funding application was refused but this is not necessarily a barrier to the project. Clerk has received a Parliament Week pack and there is a plan to run a session with Youth Services, Mini Police group, MP Claire Hughes and Town Council reps for Friday 28<sup>th</sup> November. Thinking of an Any Questions type event with a panel taking questions from young people. This could kickstart a move towards a more formal youth council in Llanfairfechan.

6. Report from CCBC County Councillor – the financial position in Conwy is extremely grim with an expected budget shortfall of £23,000,000. There are many councils in Wales with huge financial challenges this year and its likely there will be bad news in 2025/26. The councils are doing their best, but the pressures have come from the year on year austerity at central government that has been in place for over a decade. The Town Council recognises that changes need to be implemented, and we need to work towards extending our work to maintain resilience in the town.

7. Reports of drug use in the town and if any evidence is [found on the highway, please report to police](#).

8. Concerns about the growing number of road closures due to accidents. Could the barriers be used more to combat the traffic problems? Clerk will contact trunk agency to ask about this.

9. Could Town Council have a local business list on the Town Council website? This may be something for the Community website but will be looked into.

Meeting closed at 9:45pm

