



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



Llanfairfechan Community Town Hall Village Road Llanfairfechan LL330AB
Mayor Cllr Laura Fielding Deputy Mayor Cllr Alun Rhys Jones

**WEDNESDAY December 6th, 2023
TOWN COUNCIL MEETING AGENDA**

6pm to 7pm Reception - please note this is primarily a social meeting to celebrate Christmas with an invitation to the grant recipients to join us for a social celebration of work through the year.

7pm a short meeting will be held with the following agenda:

1. Welcome all to the meeting
2. To receive apologies for absence (LGA 1972 Schedule 12)
3. To receive declaration of interest –
(Disclosable personal or prejudicial interests)
4. To receive and approve finance report and current payments for December 6th, 2023

Payments to be made
1. Staffing and oncosts December £4000
2. G Roberts Christmas flags installation
Retrospective Payments
3. Councillor care allowance £31.26 & £41.68

5. To receive urgent matters for discussion

**WEDNESDAY December 6th, 2023
TOWN COUNCIL MEETING MINUTES**

In Attendance: Chair: Mayor Laura Fielding; Deputy Mayor Alun Rhys Jones; Cllr Sharne-Marie Bellis; Cllr Leena Farhat (online); Cllr Andrew Hinchliff; Cllr Chris Jones; Cllr Gareth Jones; Cllr Nia Jones; Cllr Christine Roberts; Cllr Preben Vangberg (online); Town Clerk Jayne Neal. The meeting was held in Council Chambers and on ZOOM platform

1. Mayor Laura Fielding welcomed all to the meeting and shared general housekeeping for the meeting
2. To receive apologies for absence (LGA 1972 Schedule 12) Cllr Rob Jewell; Elgan Owen
3. To receive declaration of interest – Cllr Gareth Wyn Jones – Gorwel planning had been shared in the meeting pack as an urgent matter. Due to family connection, Councillor left the room and so was not part of the discussion. (Disclosable personal or prejudicial interests)
4. To receive and approve finance report and current payments for December 6th, 2023

It was noted the RFO is now working from a new finance workbook that will enable reserves to be recorded within their budget codes more easily. This is more important now that Town Council manage more external funding bids and also have SLAs being prepared for supporting some essential Conwy CBC services such as library and paddling pool. It was agreed this will allow the finance committee to better plan the precepts going into 2024/25 and beyond. No observations about the finance details and current payments were raised.

Proposed Cllr A Hinchliff Seconded Cllr C Roberts Unanimous Resolved to approve and take note

5. To receive urgent matters for discussion
 1. Increased levels of dog mess in the town reported. There are serious concerns about the mess that is around the schools at the moment and a post has been shared by the Headteacher asking for more care. In response, Town Council have supplied more dispensers at the schools and made sure that all

dispensers and topped up. Staff will continue to address the problem as best as possible and focus on particular areas of concern.

2. Trees in river at Nant y Coed – there were concerns these are a flood risk and so Clerk to contact the NRW inspector to ask him to assess as a matter of urgency. It was reported there is a reporting option on the [Natural Resources Wales website](#) if anyone ever has urgent concerns. However, Town Council also have direct contact with NRW officer who is responsible for Llanfairfechan so we can always make contact.

3. Planning application 0/51286

There was considerable discussion about the best way to approach this matter as it directly relates to the development of land to the East of Gorwel. As representatives of the residents of Llanfairfechan, it is important to consider this development in terms of the wider affect on the town and surrounding area of Gorwel. Main points discussed:

1. This planning application is to demolish a house to provide access to a proposed development on the land at the rear of Gorwel estate. In the first place this will be one less house available in Llanfairfechan at a time when access to housing is at a premium.
2. If the planned development goes ahead, there is considerable resident and Town Council concern about access routes to the site. It was noted that the whole of the upper village already suffers from poor access routes on roads that cannot be widened as it is built up with houses. Over the years, Conwy CBC and Llanfairfechan Town Council have been called to numerous site meetings discussing traffic issues due to the hilly nature of the land in the area and concerns about visibility of moving vehicles and parking. The concern is both about the construction traffic during any building period but, more especially, the long term affects once a new estate is built.
3. Concerns about drainage have so far been answered by Dwr Cymru with regards to sewage system. However, the standing water is still to be further researched through Conwy CBC and documentation received in the planning information.
4. Ongoing discussions with Conwy CBC have clearly stated that, although the East of Gorwel site was submitted as a potential LDP candidate site it has been ruled out for the following reasons:
 - a. CCBC Highways do not accept the access problems have been overcome and are concerned about extra pressure on the highways in that area.
 - b. The site sits outside the settlement area as noted in the [Hierarchy of Settlements LDP document](#)

It was agreed that the information for planning 0/51286 had only been received very recently and further research would take place to formalise the observations report for Conwy CBC. Clerk will provide the necessary information from the application to make sure Councillors have all the information they require. It was noted that a meeting about the LDP Replacement Plan is booked for Thursday 7th December in Llanfairfechan Community Hall and is open to all interested parties. This will be an opportunity to confirm the current information gathered about the candidate site and discuss reasons for the East of Gorwel site not being chosen. It was unanimously agreed that it would not be appropriate to meet with the developer unless in a public meeting. Time constraints will mean that Town Council will collate their information from the documents and representations received and send their document over in time for the deadline of 25th December.

Meeting ended at 7:50pm

Merry Christmas and a Happy New year to all!