



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



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

**WEDNESDAY January 17th, 2024
TOWN COUNCIL MEETING AGENDA**

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 congratulate Cllr Andrew Hinchliff for his BEM award in the New Year’s Honours List
5. To receive representations and queries from the public
 1. Dwr Cymru information from resident
6. To receive and approve minutes 29th November and 6th December 2023 and current action list (LGA1972 Schedule 12)
7. To receive information and approve Christmas Lighting plan for 2024/25
8. To receive information about precept and set the final budget for 2024/25
9. To receive information about staffing matters (closed chamber matter)
10. S137 Grant application – Crown Green Bowling Club & Llanfairfechan Veteran’s Breakfast Club
11. To receive and approve finance report and current payments for January 17th, 2024

Payments to be made
1. Staffing and oncosts January £4000
2. G Roberts Christmas flags installation
3. One Voice Wales training The Council Cllr Christine Roberts £38.00
4. Delwedd Annual SMTP £25.20
5. Delwedd Annual Maintenance £698.72
6. G Roberts flags removal £144.50
7. British Gas £19.29
8. Sets LTD Christmas Lighting £6000 tbc
Retrospective Payments
9. Cawthray shop award £45.00

12. To receive information about planning matters:
 - 0/51286 East of Gorwel site – statement in meeting pack
 - 0/51305 Land off Penmaenmawr Road – statement in meeting pack
 - 0/51309 Ty Gwyn Penmaenmawr Road Llanfairfechan Conwy LL33 OPL – New matter
13. To receive correspondence
14. To receive reports from meetings
15. To receive urgent matters for discussion

WEDNESDAY January 17th, 2024 TOWN COUNCIL MEETING MINUTES

In Attendance: Chair: Deputy Mayor Alun Rhys Jones; Mayor Laura Fielding; Cllr Penny Andow (Town & County Councillor) Cllr Sharne-Marie Bellis; Cllr Andrew Hinchliff; Cllr Rob Jewell; Cllr Chris Jones; Cllr Gareth Jones (online); Cllr Nia Jones; Cllr Elgan Owen (online); Cllr Christine Roberts; Cllr Preben Vangberg; Cllr Jacob Williams (County Councillor) Town Clerk Jayne Neal. The meeting was held in Council Chambers and on ZOOM platform In agreement with attendees, the meeting was recorded for minutes purposes.

1. Deputy Mayor Alun Rhys Jones welcomed all to the meeting and shared general housekeeping for the meeting Resolved to receive and take note
2. To receive apologies for absence (LGA 1972 Schedule 12) Cllr Leena Farhat Resolved to receive and take note
3. To receive declaration of interest – Cllr Gareth Jones – Item 12 Site East of Gorwel planning. Due to family connection, Cllr was online and did not take part in the discussion. (Disclosable personal or prejudicial interests) Cllr Laura Fielding – Item 9 Staffing Matters. Personal interest - it was agreed that Cllr would not take part in the conversation. Cllr Andrew Hinchliff Item 12 Ty Gwyn. Personal interest – it was agreed that Cllr would not take part in the discussion. Resolved to receive and take note
4. To congratulate Cllr Andrew Hinchliff for his BEM award in the New Year's Honours List

Chair congratulated Cllr Hinchliff for his award in the New Year's Honours List and there was a hearty round of applause Resolved to receive and take note

5. To receive representations and queries from the public

1. There were over 20 residents in attendance to discuss the 0/51286 planning matter East of Gorwel Site so it was agreed the item could be moved up the agenda.

Clerk presented the planning statement that had been sent in by the Town Council on the 20/12/2023. It was explained that the statement is available to all residents on the agenda and minutes page of the Town Council website. [prepared-statement-east-of-gorwel-development-site.pdf \(llanfairfechantowncouncil.co.uk\)](https://llanfairfechantowncouncil.co.uk/prepared-statement-east-of-gorwel-development-site.pdf) Residents were then able to comment and ask questions:

Point 1 Does Town Council support the housing type chosen? Town Council has said they do not support the overall development but recognise that there has been an effort to focus on smaller housing which could meet some local housing need. The concern about the houses is that they may be beyond the reach of residents due to price, and this has been reported to Conwy planning.

Point 2 Will there be representation from Town Council at the planning meeting ?

The County Councillor for Pandy will be at the relevant planning meeting and would be speaking against the development. However, residents were encouraged to attend themselves and it was noted that residents can request a 5 minute slot in the meeting to speak. Residents were reassured that the planning committee will listen to material concerns and speaking at the meeting is not too daunting. Here, it was also noted that the replacement LDP team in Conwy CBC have deemed this site as unsuitable and it will not be included in the new plan.

Point 3 Why has Conwy CBC not just rejected the planning as it is clearly marked as unsuitable? The proper planning processes have to be followed and it has to be considered in meeting as part of the democratic process. At this point, further concerns were raised about culverts and surface water flooding and several residents told stories of current flooding and disruption on site. Residents have already had insurance problems due to flooding incidents in the area. Residents were reminded these were all issues that could be raised at the Conwy planning meeting, and they were encouraged to attend.

Point 4 Concerns about general infrastructure in the town Doctors and schools are under tremendous pressure. It was noted that trying to get a doctor's appointment now is difficult and would be worse with an extra 40+ households in the town. Concerns about bus service – it was clarified that currently there are extra buses coming in the new timetable. Discussion then developed about extra cars and the pressure on parking and access in the upper town.

Point 5 Question about planning committee The process was explained, and further encouragement was given to residents to attend the meeting. Residents were reminded all planning committee meetings can be viewed online so that its possible to see how the process works beforehand. [Conwy Local Democracy : Browse meetings - Planning Committee](#)

Point 6 Will mature trees on the site be protected? Residents were reassured that the CCBC tree officer would protect the trees and it was noted that the planning documentation shows trees are to be retained.

Point 7 If rejected, how long before they could apply again? The only recourse would be to appeal to Welsh Government (WG) but in this case, where Conwy CBC LDP team have ruled out the site, this would likely be viewed by WG as a negative. In addition, WG policies such as active travel supports our concerns.

Point 8 Concerns were raised about the road surfaces and underground infrastructure caused by construction traffic.

Point 9 Worries about the effect on the general landscape and history of Llanfairfechan. It was noted that this had been discussed by the Town Council but not submitted as it was not felt to be a material concern in law.

Point 10 Concerns about the height of the hills at the site Residents were concerned about the steep access and the fact this site is on the hillside. Residents were reminded this could be brought to the committee. There are two dates for planning meetings up on the Conwy website 14th February and 13th March – we currently do not know when the matter will be tabled but Clerk will request the information from Conwy planning and share with residents.

2. Resident in attendance who had received information from Dwr Cymru on sewerage water incidents in Llanfairfechan as a whole. Town Council have sought further clarification from Dwr Cymru and asked for an officer to attend to discuss the data. Resident stated he could report as he used to work for Dwr Cymru and went on to give an account:

1. 2010 and 2023 - 3000 incidents of breach regarding sewerage and sewage treatment data. Resident knows what to look for and it narrows down the information from the treatment plant at Madryn. These events are only recognised by the regulators if the breach lasts 12 hours, so it doesn't show up. Resident suggests this shows the water treatment system is overloaded.
2. Resident discussed the fact that new housing drainage separates waste and surface water but the system in Llanfairfechan relies on a single system using rainwater to flush the sewerage system. As a result, there are concerns if storms lead to dislodged manhole covers and subsequent flooding incidents.
3. Resident suggests there is evidence to say Dwr Cymru have lost some information regarding the treatment works

Town Council has sent all the data to the link person in Dwr Cymru and requested an officer attends a meeting. The email from Town Clerk asked:

- Does this data suggest there is a problem? How do the numbers compare with other areas of a similar size?
- How will Dwr Cymru protect the system if new developments are built? (approx. 150 extra houses in the town if all goes ahead)
- It is regularly stated by residents that the drainage system is not fit for purpose – comments there are always lots of spills. In your opinion, is this correct or myth?

The response so far has stated they are unaware of any particular issues with Llanfairfechan itself, considering the catchment as a whole compared to other catchments. For new developments there is a full sewerage network assessment and the query about fit for purpose has been referred to the CSO team for advice. There is a further problem to be queried about the fact that the CSO system in Llanfairfechan is not registered and therefore somewhat unregulated. Town Council will respond to Dwr Cymru and request that an officer attends to answer these concerns. Recommendation to residents to send in questions so that Dwr Cymru can gather the evidence together prior to the meeting give clear answers. Clerk will contact Dwr Cymru and add a date to the next agenda.

Resolved to receive and take note

6. To receive and approve minutes 29th November and 6th December 2023 and current action list (LGA1972 Schedule 12)

Matters arising from 29th November minutes.

5 Correspondence matter was struck from the record and apologies given

5.17 Typo at Action List point 17

In attendance - Cllr Rob Jewell attended for part of the meeting online until technical issues occurred

12.1 The Heath. There will be further information about The Heath in the coming weeks and it is expected that the news will be received favourably.

6.2 clarification that Town Council have not been asked to take ownership of playgrounds as yet but have agreed to fund broken play equipment if Conwy are unable to do so.

Proposed Cllr N Jones Seconded Cllr C Roberts Unanimous Resolved to approve and take note

7. To receive information and approve Christmas Lighting plan for 2024/25

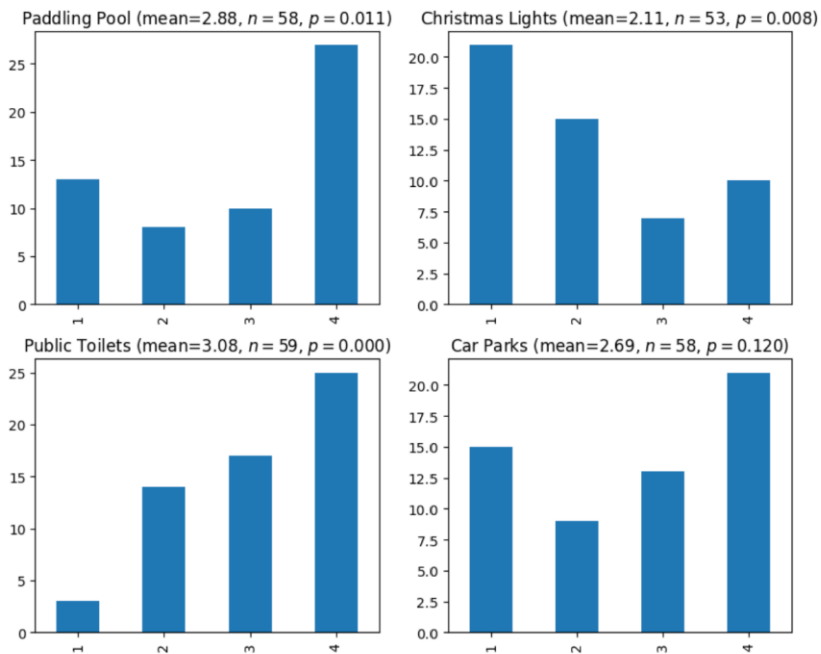
Sets Ltd have apologised that they did not have the time to install the lights on the tree at the crossroads but that they will only charge for the lighting set, and they won't charge for install. These will be installed now so that they are ready for next year. A considerable discussion took place about where lights should be placed with strong feelings raised that Station Road should be included and if new lights should be purchased from Colwyn

Bay Town Council. It was agreed that a task and finish group be set up to plan the project and that a representative of SETS-LTD and CCBC should be invited. Resolved to receive and take note

8. To receive information about precept and set the final budget for 2024/25

The draft budget had been received by Town Council at the November meeting and the Finance Committee met on 15th January to receive update information. There is a necessary rise in the precept value for 2024/25 due to inflation, real living wages increase and Conwy CBC financial asks for paddling pool and community library service. Other Town Councils are facing the same challenges. The public sector cuts are making an impression on services that residents consider are essential and the Independent Review Panel on Community and Town Councils in Wales report 2018 recommends that *Community and Town Councils have the power to raise precept and shouldn't be reluctant to do so where a clear case has been made through local conversation with their electorate.* (page 22). Llanfairfechan Town Council returned a standstill precept request during two years of the COVID pandemic, but now find they must increase to meet the proposed budget. Work undertaken through the Kickstarter Community Plan and the Sustainable Services survey shows that certain services are important to the residents. An interim report had been prepared by the Sustainable Services subcommittee and was presented at the meeting as follows:

1. 61 responses received so far. 49 on paper and 12 online. Questionnaires had been shared with partnership groups, at events and markets and two sessions at the local Co-op store. These sessions had focused on sharing the online link and were clearly not very successful. It was agreed that further work will take place to update the survey for 2025/26 precept discussions and share again over the summer of 2024. The responses equate to about 2% of the population, that, for a survey, is not too bad and worth considering to some degree.
2. 58 people responded to the paddling pool question and a statistically significant number of respondents were in favour of keeping the paddling pools open at a cost of up to £4000 from Town Council
3. Christmas lighting - there were confusions over this question so, although the results are statistically clear that respondents feel there should be resident fund raising for this, it was suggested we may have to look further into this to get a more reliable idea of views.
4. Public Toilets – when asked which toilets should be funded. The only toilet that did not come out as statistically significant in favour of keeping is Village Road. Station Road and Promenade toilets were favoured.
5. Car parks – the questions in this section led to some ambiguity in responses. The results for this are not statistically significant. There was a wide range of responses, and it was very controversial. In response, it was reported by County Councillor for Pandy that the only way the refurbishment work can take place at the car park will be if pay and display is installed to pay for the Conwy CBC Spend to Save loan scheme. There was a question raised about car park permits and it was suggested that these will form part of discussions going forward. However, at £25,000, paying towards permits is the most expensive option and this will have to be weighed against the other budgetary challenges.
6. Priorities - The end of the survey had four priority questions, comprising the four topics previously mentioned. These include the paddling pool, Christmas lights, public toilets, and the car park. The overview of the results can be found in the figure below:



It was agreed that a precept of £145,000 would be requested and that £12,000, would be used to balance the budget. Clerk to submit the form by the end of day Friday 19th January.

Proposed Cllr A Hinchliff Seconded Cllr P Vangberg Unanimous Resolved to approve and take note

9. To receive information about staffing matters (closed chamber matter)

It was agreed that a tender would be developed to advertise a temporary role to cover all things linked to event planning. The markets have been postponed until March and it is hoped staffing capacity will be able to support this going forward. In addition, due to the staffing pressures, it was agreed that the Town Council meeting on 28th February 2023 would be cancelled so that Town Clerk can catch up with leave and that the development tender document should be finalised and advertised as soon as possible. Following a discussion about the voting process, Clerk to research about the named proposer and seconder process and add to next agenda.

Proposed Cllr A Hinchliff Seconded Cllr P Vangberg Unanimous Resolved to approve and take note

10. S137 Grant application – Crown Green Bowling Club & Llanfairfechan Veteran’s Breakfast Club

Crown Green Bowling Grant – A concern was raised about supporting revenue costs like electricity and concerns that this might open the floodgates for similar funding requests. It was reported there is no regulation stating we cannot pay electric or other revenue costs, however, it is an unusual ask. It is understood that fuel costs are very challenging presently and putting community groups at risk. CVSC are receiving increased requests for help and the situation is worrying. A suggestion was made that Town Council should support this year and refer the group to CVSC for advice on reducing fuel costs for future years. The point was raised that s137 funding is set aside for community groups in need and it is not for the Town Council to sit on funding. It was agreed by majority vote that the group should be protected from closure for this year and the £500 funding could be given with the proviso that the group seeks help to reduce costs. Clerk to action **Resolved to approve and take note**

Llanfairfechan Veterans Breakfast Club – Town Council were happy to order and pay for the items to the value of £353. This will enable them to advertise what they do more effectively and also pay for room hire in the winter months. It was agreed by unanimous vote that the funding should be allowed. **Resolved to approve and take note**

11. To receive and approve finance report and current payments for January 17th

It was suggested all information be taken together and no queries were raised.

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

12. To receive information about planning matters:

0/51286 East of Gorwel site – moved to earlier in the agenda

0/51305 Land off Penmaenmawr Road – statement is available [on the Town Council website](#)

0/51309 Ty Gwyn Penmaenmawr Road Llanfairfechan Conwy LL33 OPL – New matter. No observations – applicant to follow the planning officer’s directions.

13. To receive correspondence

1. Football Club email to CCBC

Conwy CBC are averse to giving a lease to a club that is not secure so reassurances will need to be made. County Councillor for Pandy has already set up a meeting with the club to discuss a way forward.

2. Email from Trunk Agency about speed limits and bus stop

A response to queries previously sent to CCBC. WG are reviewing the Setting Local Speed Limits in Wales and they are unable to advise on the timescale for the completion of this review. They are reviewing the schemes / programmes identified in the National transport delivery plan 2022 to 2027 and seeking funding priorities for 2024/25 and we will keep Town Council updated on progress.

The eastbound stop on the A55 (accessed by footbridge from Pendalar) is not served by the main trunk bus service #5 operated by Arriva which links Bangor to Llandudno as the bus stop has been assessed as unsafe to stop and pull away from / into fast flowing traffic, and Conwy CBC fund a local contracted bus service #75 which still serves that stop (bus is smaller and operator is happy to serve the stop). Pendalar is served west bound by both the #5 and #75 bus services as buses pull off the trunk road onto Penmaenmawr Road which has two bus stops on its length. WG / TfW have looked at this before along with potential bus turnaround facilities close to the bus gate, but not operationally possible to deliver. Concerns were raised about greater delays at the roundabout if traffic limit is changed to 50 MPH. Clerk to acknowledge the letter and query about a cycle lane at Mona that was promised aside from the cancelled roundabout project.

3. Community Transport - clerk to acknowledge but update that there is a rural community bus around Betws y Coed so their information about Conwy County is not accurate.

All other items were moved to next meeting due to worsening snowy weather conditions and the meeting closed at 9:45pm