

CYNGOR TREF LLANFAIRFECHAN TOWN COUNCIL
MINUTES OF THE GENERAL PURPOSES MEETING
Held on 18 September 2019 in the Council Chamber at 7.00pm

**PRESENT: Councillors: Chair –Deputy Mayor Penny Andow; Cllr Andrew Hinchliff: Cllr Alan Jones; Cllr Chris Jones: Cllr Nia Jones; Cllr Iolo Kars Jones; Cllr Gareth Wyn Jones: Cllr Christine Roberts; Cllr Gareth Roberts
Town Clerk & RFO: Jayne Neal**

156. TO RECEIVE APOLOGIES FOR ABSENCE **Cllr Carol Gell; Cllr Claire Hughes; Cllr Delohne Merrell; Cllr Glenn Robinson**

RESOLVED to receive and take note

157. TO RECEIVE DECLARATION OF COUNCILLOR’S INTEREST – Code of Local Government Conduct (Members are reminded that they must declare the **existence** and **nature** of their declared personal interest).

Name of Member	Agenda No	Details of Personal interests	Details of the Council business to which it relates	Withdraw /Take Part
Cllr G Wyn Jones	18	Family link to matter		Withdraw
Cllr Andrew Hinchliff	15	Neighbour		Withdraw

RESOLVED to receive and take note

158. WELCOME & RECEIVE REPRESENTATIONS/QUESTIONS FROM MEMBERS OF THE PUBLIC

There were several residents in attendance, and it was agreed questions could be taken during the discussion Members of the A55 Junction project team were in attendance to report on progress and answer questions from the Town Council: In attendance - James Healey Welsh Government; Gareth Barker- Corduroys Welsh Government Advisors; Rob Griffiths – Ramboll, Designers; Andrew Wilkinson CCBC; Mike Gilbert Project Liaison

A presentation was shown, detailing the project so far. It was agreed this presentation would be added to the project website and a link be sent to Clerk for circulation to Councillors and residents. The project is currently at stage 3 and revised plans have been sent to the Minister for approval. Following feedback at the public exhibitions, the following matters have been addressed:

- a. **Height of walls and Visual impact and loss of light – plans have been modified to improve the height and look of wall areas with slopes and tree planting**
- b. **Property Demolition – The social housing by the roundabout will not be demolished as project developers have recognised this is impracticable. Gardens at Sunnybank side will still be affected but no property lost there. However, this change does affect two houses on the other side of the roundabout. It was noted that these were already badly affected by the proposal. The project team will work with the residents in these houses to help them through the process**
- c. **Noise impact – concerns that railway noise from the high walls has been taken onboard and the proposal now suggests viaducts to reduce the ‘bounce’. It was suggested that traffic noise might be mitigated by strategic planting in the area**
- d. **Impact on buses – the introduction of Active Travel routes to improve connectivity will address these concerns. CCBC are keen that highways, footpaths and cycle ensure safety and accessibility for the village. Noted that, after the public consultation, the junction will now be traffic controlled and this will slow traffic coming into the village**
- e. **Concerns about Junction 14 – Junction 14 advance works. The project team accept that work to Junction 14 must take place in advance of the roadworks to support the process and ease access. It is recognised that the junction is not adequate, and a proposal has been included in the project.**

Key stage 3 ends when draft orders are made and are dependent on the Minister’s decision. If the go ahead is given, then the statutory process begins and the process of public enquiries if required will take place.

Question1 Is it a single scheme – for example, if Junction 15 is refused will the project end? No, it may be possible for one junction to go ahead but it is highly unlikely as the Welsh Government aim to improve the A55 by removing both roundabouts.

Question 2 Why was the Madryn junction refused as an option? The cost benefit analysis score of 0.1 showed it to be a poor option. The chosen option had a score of 1.3 so although it wasn’t the cheapest option, it was found to have the most potential benefit

Question 3. When is expected sign off date? The Minister's final decision is expected in Winter 2020/21 with possible construction work starting in Spring 2021. Ultimately it is the Minister's policy to remove the roundabouts, but nothing is definite until the final decision is made.

Question 4. Has the project taken the proposed CCBC LDP into account? The team are working closely with CCBC and discussions will take account of any other developments affecting the village

Question 5 How does the village feedback their plans for possible community benefit. Responsibility for scoring potential contractors falls within the team and what community benefit is offered is a scoring criterion. Village and Town Council need to submit possible proposals. Promenade car park was suggested as one important need. Further work will take place to identify potential community benefits and these will be sent onto the team

RESOLVED to receive and take note

159. TO RECEIVE MINUTES OF THE FULL TOWN COUNCIL MEETING 4TH SEPTEMBER 2019

These had been previously distributed and were taken as read

Proposed Cllr C Roberts Seconded Cllr N Jones Unanimous

RESOLVED to approve and take note

160. MATTERS ARISING FROM THE ABOVE MINUTES

No matters arising

RESOLVED to receive and take note

161. TO REVIEW AND UPDATE THE TOWN COUNCIL ACTION LIST

1 There has been a problem at footpath 09 Clerk working with contractor to resolve the issue

2 Awaiting written response from CCBC but there has been movement forward – to be added to next agenda

3 Clerk working with Keep Llanfairfechan Tidy to address the problem with bottles that are unfit for use

6 Llanfairfechan Foodbank has promoted the project and Monty Don has issued his congratulations on setting up the Incredible Edibles project

8 Clerk to chase CCBC as bus stop has still not been fixed

18 Overgrowth on cob Clerk has contacted contractor for this

19 Clerk now has a spreadsheet logging all reports and responses **RESOLVED to receive and take note**

162. TO RECEIVE INFORMATION ABOUT PARKING IN GORWEL – Cllr P Andow

A map was distributed, and an email read out about a proposal to add restrictions at the Gorwel junction to existing proposals for parking restrictions in the village. The matter was fully discussed, and Councillors noted their concerns about displacement parking. It was noted this is a village wide problem and its important it is considered in a strategic manner. Councillors were unconvinced these proposals would solve the problems and requested more information be gathered on this. Councillors will consult with residents and feedback at next meeting.

RESOLVED to receive and take note

163. TO RECEIVE INFORMATION AND APPROVE PROCESS FOR JETTY GATES

To be discussed at next meeting

RESOLVED to receive and take note

164. TO REVIEW & APPROVE CENOTAPH MAINTENANCE AND RECEIVE INFORMATION ABOUT REMEMBRANCE DAY SERVICE SUNDAY 10TH NOVEMBER 2019

The flower bed maintenance is on the CCBC works list for September so will be completed in the next few weeks. Item to be discussed further at next meeting

RESOLVED to receive and take note

165. TO REVIEW AND APPROVE LLANFAIRFECHAN TOWN COUNCIL SOCIAL MEDIA POLICY

To be discussed at next meeting as not enough Councillors were present. In the meantime, the current policy was distributed for review and any Facebook posts are to be shared on the Town Councillors closed group before posting. It was noted that there needs to be clear Private post/Councillor post guidelines

RESOLVED to receive and take note

166. TO DISCUSS AND APPROVE PURCHASE AND INSTALLATION OF LOCKED POST BOX AT THE HALL

It was agreed this could take place as part of office maintenance as it will ensure post is secure.

RESOLVED to receive and take note

167. TO DISCUSS AND APPROVE PLANS FOR BASKETS OR FLAGS FROM AMENTIES BUDGET 2020/21

As a village, Llanfairfechan does not have enough funds or volunteers to care properly for hanging baskets and so it was proposed that the 2020/21 budget might include the purchase of flags to replace the hanging baskets. These

will involve minimal maintenance by shops and will not incur much extra cost. Clerk to investigate this option and feedback before precept discussion meeting. **RESOLVED** to receive and take note

168. TO APPROVE PAYMENTS TO –

1. **Community Library £2000** approved
2. **Discover Llanfairfechan £1000** approved
3. **Light Up Llan £1500** approved
4. **CCBC Playground Inspections - £22.01** approved
5. **Staffing costs: £2856.46** approved
 - a. **Town Clerk September Wages increased 5 hours = 25hrs**
 - b. **Environmental Operative September Wages increased 1 hour =26hrs**
 - c. **Gwynedd Pensions - September Pension Payment**
6. **Retrospective payment to CurtisHR – this has been paid as agreed previously** retrospectively approved
Proposed Cllr G Roberts Seconded Cllr N Jones Unanimous **RESOLVED** to approve and take note

169. TO DISCUSS AND APPROVE PLANNING MATTERS

1. **0/46611 Kingswood West Shore Proposed summer house to form part of main dwelling and replacement garage.**
2. **0/46606 Plot 63 Cae America Construction of a detached dwelling with integral garage**

These were reviewed - no observations were made about these **RESOLVED** to receive and take note

170. TO RECEIVE CORRESPONDENCE FROM:

1. **Urdd 2019/20 request letter – Town Council have previously agreed that we would fund Pant y Rhedyn and Ysgol Babanod subscriptions again**

Proposed Cllr Gareth Wyn Jones Seconded Cllr Chris Jones Unanimous **RESOLVED** to approve and take note

2. **CCBC response re: Bodlondeb House**

CCBC have said the building is not sufficiently at risk and it was noted this is a disappointing response. Regulatory services are also looking at this matter. **RESOLVED** to receive and take note

171. TO RECEIVE COMPLAINTS/CONCERNS/COMPLIMENTS

1. **Congratulations were received for a successful Mayoral Inauguration. Feedback has been excellent, and thanks were given to everyone who contributed – a real team effort.**
2. **It was reported that residents are not happy with the resurfacing that has been done in Pen Dalar and that the top road has not been done at all. County Councillor will investigate and report back**
3. **Concern that Station Road car park bins are a mess again. Clerk reported that we had been working with CCBC and using the Report It app each time there is a mess. It was suggested that some residents do not know the combination of the locks. Clerk to send email to Kerry to check the situation**
4. **CCBC hedges not being cut to standard – County Cllr will call a site meeting with Officers**
5. **Concerns about the Co-op building. Clerk to write a letter to owners to raise the issue**
6. **There had been an out of school provision at Ysgol Babanod school over the summer which had been underused. Can the Town Council help to advertise? Clerk reported that West Family Support are starting weekly drop in sessions at the Community Hall and so Clerk will ask them to raise awareness of the project**
7. **Path 09 back of Gorwel. There have been difficulties in making this PROW accessible due to overgrowth. An unknown individual has now cut down the high hedges and branches. Our contractor has now been asked to review this as the situation has changed.**

172. TO DISCUSS AND AGREE TOWN COUNCIL RESPONSE TO THE CCBC PREFERRED LDP STRATEGY

Town Council have been advised to hold this matter at the end of the meeting to allow Cllr Gareth Wyn Jones to leave due to declaration of interest. Due to unforeseen circumstances, several Councillors had to leave the meeting at 9pm and so the Town Council were unable to discuss this matter in full. This item will be the last item on the agenda on Wednesday 2nd October.

1. **Letters from residents regarding agricultural land – these were received by Chair**
2. **Letters from residents regarding infrastructure – these were received by Chair**
3. **Letters from various residents regarding number of houses and proposed site – these were received by Chair**
4. **Letter from residents sent to Councillors – These were received by Chair**
5. **Consultation session at CO-OP – Friday 27th September 2pm – 8pm Councillors will be available at the Co-op to support residents who still wish to submit their consultation forms. These paper forms will be taken to CCBC on Monday 30th September as agreed by CCBC Officers.**

6. Information from James Harland at CCBC - an email was read out and the following questions had been answered:

Residents did not accept that the consultation had already been extended and, again, asked for a further extension. Is there any possibility of this?

I can confirm that the Council has undertaken its legal requirements put down under the 'Town and Country Planning (Local Development Plan) (Wales) Regulations 2005'. Additional consultation approaches have also been implemented above the minimum detailed under Regulation 15. The consultation has also been implemented in line with the requirements of the Council's Delivery Agreement 2018 as agreed by Welsh Government. It is essential the Council does not deviate from the agreed timetable detailed in the Delivery Agreement. Such requests to do so would need to be agreed by the Welsh Government.

Background papers suggest that other sites had been available but that the preferred strategy is focussing on the one site at Cae Ffynnon. Concern that residents need to know that if we just accept this then it paves the way for more development in the future. How do we know that this is just an easy option?

All strategic sites (above 6 hectares) that have been submitted have been appraised in Llanfairfechan. They are assessed against sustainability issues/accessibility etc to determine which site is more appropriate in sustainable terms to accommodate growth. Other sites have been submitted for consideration, but these will be appraised and considered in the Deposit Plan (early 2020). As it stands there is limited additional land required in the West over and above the Cae Ffynnon.

The question of brown sites was raised, and residents asked why these had not been considered. It was recognised that these sites are not as attractive to contractors and so it's an easier route to keep the focus on the green field.

This is not the case. As it stands no brownfield sites have been submitted for consideration. However, the LDP takes account of brownfield lands through the predicted windfall calculation.

Email had been sent to CCBC with a query about the Welsh Government land at Bryn y Neuadd and the response was that the land had not been offered by Welsh Government and it is designated Historic Parks and Gardens so would not necessarily be eligible for house build (this is correct position). Is there any other information on this? I have been asked to email Welsh Government and would like to know if there is a contact name who would be able to consider this point?

No extra information and contact name will be sent onto Clerk

Resident asked why Llanfairfechan was categorised an urban settlement? We responded this is the categorisation because there is population of above 3000. However, it was felt this is an arbitrary measure – for example in other circumstances, we are considered to be a rural community. Please respond with further information.

This is covered in Background Paper 3 'Hierarchy of Settlements' on the Council's RLDP Webpages Welsh Government also consider Llanfairfechan and Penmaenmawr as urban locations and areas for growth in the Wales Spatial Plan (See also key Stakeholder Participation Consultation Paper 1

There were serious concerns raised about whether the necessary infrastructure would be in place to cope with the extra resident need. Council is not convinced anything can be done to make sites in Llanfairfechan suitable for such an influx of people.

Drainage – there is significant evidence to suggest the proposed site would not be suitable. The name of the road Cae Ffynnon raises questions about the land there. Known drainage ditch running down past the cemetery.

Dwr Cymru do not object to the land allocation. However, the site will require further modelling to determine drainage options. It is likely that the site will accommodate sustainable urban drainage and drainage ponds to accommodate the housing and improve the current drainage issues.

Playgrounds – the plan includes extra playgrounds. Assurance is needed that CCBC will be able maintain them even though they already seem unable to look after existing ones. We are asking for a wider approach to playgrounds. Ensure existing playgrounds are included in the LDP plans.

The maintenance will fall to a management company that the residents of the properties would pay into in perpetuity. The maintenance does not fall to the Council nor the T&CC.

Car parking, highways and shops – is there enough capacity to meet the needs of expansion. There is talk of collateral funding for the centre of the village to offset the school moving out. Discussions have taken place with the A55 project team about the inadequate junction at Madryn – this needs to be taken into account.

Highways do not object in principle, subject to a Highways Assessment being finalised, which is underway and will inform what wider highways infrastructure would be required, including the potential for improvements at Madryn.

Doctors capacity – unconvinced there will be no negative effects.

This is again subject to the requirements by Betsi, which the developer would need to contribute to. Further information on costs and priority phasing of the doctor's surgeries will be released as part of the Deposit Plan.

8 A map was distributed to consider the pipeline in the proposed field. Discussion with CCBC suggests this pipeline could be considered a hard boundary that would stop any further build at the site and may result in a lower total of houses, possibly more like 200 – 250. We would like to confirm this is a possibility – 200 – 250 is a different proposal than 400+?

The proposal is likely to be the region of 280 units when the pipeline and easement are considered.

9 Resident query: As a gateway to Snowdonia, consultation must take place with Snowdonia National Park. Please confirm if this has been considered by CCBC?

Yes, SNPA are a statutory consultee, although no comments have been submitted yet.

173. CLOSE 9:30pm