



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



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

WEDNESDAY 8th FEBRUARY 2023 (reorganised due to staff illness)
TOWN COUNCIL MEETING 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 representations and queries from the public.
5. To receive and approve minutes 11th January 2023 and current action list (LGA1972 Schedule 12)
6. To receive further information and approve financial contributions for the CCBC Sustainable Services Project 2023/24
 1. Paddling Pool
 2. Community Library Service
 3. CCTV
7. To receive information and discuss Kickstarter Community Plan due for launch on 1st February 2023
8. To receive and approve draft Community Events Calendar 2023
9. To receive information and discuss Dydd Dewi Sant Flags
10. To receive information and approve further installation of town benches
11. To receive information and approve Town Twinning s137 grant application
12. To receive and approve Finance Reports February 2023
13. To receive and approve current payments for February 2023

Payments to be made
1. Sional Welsh flag for flagpole x 2 £70.80
2. Kirsty Merrell Daily TENS licence February £21.00
3. CCBC Community Skips £288.00
4. Staff Wages and Pension payments for November 2022 £4700
5. Menter Iaith translations £300.00
6. Gareth Roberts Blacksmith – Llanfairfechan Bench project production and installation £3220.00
7. Community Town Hall venue hire for January market £120.00
8. Gareth Roberts January change of shop flags £228.00
9. Delwedd SSL Certificates for website £182.30
Glan y More Elias Enhancement Project EnRaw Funding
1. Discount Displays Poster boxes £1175.94
Retrospective payments
1. Kirsty Merrell Daily Canva annual subscription £107.88
2. Viking office and cleaning products £258.35

14. To discuss planning matters
 1. Preplanning application from Castle Green Homes Penmaenmawr Road
 2. 0/50393 23 Park Road Llanfairfechan LL330AE
15. To receive correspondence
 1. email about community skips and Nant y Berllan
 2. email about progress of CCTV at Station Road car park
16. To receive reports from meetings
17. To receive urgent concerns & compliments

WEDNESDAY 8th FEBRUARY 2023 TOWN COUNCIL MEETING

Minutes

In attendance: Chair: Deputy Mayor Laura Fielding; Mayor Chris Jones (on zoom); Cllr Leena Farhat (on Zoom); Cllr Andrew Hinchliff; Cllr Claire Hughes; Cllr Nia Jones (on Zoom); Cllr Elgan Owen; Cllr Christine Roberts; Cllr Preben Vangberg (on Zoom); Town Clerk Jayne Neal

1. All were welcomed to the meeting
2. To receive apologies for absence (LGA 1972 Schedule 12)
County Cllr Penny Andow; Cllr Gareth Jones; Cllr Alun Rhys Jones; Cllr Pat Griffiths

Resolved to receive and take note
3. To receive declaration of interest – (Disclosable personal or prejudicial interests)
Item 11 Cllr Christine Roberts committee member

Resolved to receive and take note
4. To receive representations and queries from the public.
One member of the public was in attendance to discuss Item 14:1. It was agreed this matter should be moved up the agenda to accommodate. Preplanning application from Castle Green Homes Penmaenmawr Road
The resident raised several concerns and wanted to know whether Town Council would be opposing the application to build 55 new homes on the site. Chair stated that we are not able to answer this at the present time. The pre-planning application has only just been made public and the Town Council needs to gather more information and discuss to formulate a response. The matter was discussed as follows:
 1. Concern about the levels of affordable housing and whether these will be specifically available for residents. Data shows that currently the housing stock across Conwy does not fit the housing need. If there are to be new houses built, they must be sold at a level that existing Conwy residents can afford. The number of planned affordable houses is 10 and so 18% of the build. This is above the government threshold but perhaps it would be possible to push the builders to include 11. Alongside this, it was felt that a guarantee should be sought that these houses are built on site and open to local residents. Houses should not be sold as second homes or as buy to let.
 2. Resident raised a concern about the size of the area and the plan to fit 55 houses – the site does not seem big enough. Complaints must be in line with planning law and one of these is overdevelopment of the plot. It was noted there is a precedent in the houses built in Penmaenmawr on a similar sized plot where 44 houses have been built. Clerk to email other town councils to ask about experiences in their areas.
 3. There is a line of trees in the area – these may have TPOs and would not be able to be taken down.
 4. Additional concerns raised about pressure on Penmaenmawr Road and the fact there is only one access road into the proposed estate. There is already traffic pressures in this area – data could be collected on this. Clerk to contact Conwy CBC Highways to gain further information.
 5. The eco statement on the pre-planning application is unclear on whether this will be a passive housing project. Town Council would support a zero carbon approach and more information will be sought on this.
 6. Concern raised that housing must have an adequate room size. Many housing developments include boxy rooms that are not acceptable.
 7. Council will be asking that the Section 106 legislation provides infrastructure support for projects in the area, in particular, for Pendalar Hall and facilities at that end of the town.
 8. Pressure on the GP is a significant concern. Several housing developments have also been built in Penmaenmawr and, as a shared surgery, this will have an impact. At a previous meeting with GP, town council were offered data on the proportions of patients using the surgery across the different towns. Clerk to contact the GP surgery to ask for data and seek their views on this building proposal.
 9. Query raised about how this proposal affects the LDP plan for Cae Ffynnon Road. Clerk to email the Conwy LDP team ask for clarification.The resident was thanked for attending and it was agreed that the minutes and any further information would be sent over to him

Resolved to receive and take note

5. To receive and approve minutes 11th January 2023 and current action list (LGA1972 Schedule 12)
No matters arising from the minutes.

Action list as follows:

Cyngor Tref Llanfairfechan Town Council Action List		
Date: 8th February 2023		
Item:	Date:	Progress
Nant y Pandy car park	10/01/2023	awaiting lease to be drawn up
Paddling Pool		on agenda
Promenade car park & flood protection	04/10/2022	no further information
Bus stop damage Y Bont west	10/01/2023	email sent to CCBC
Benches project		on agenda
Station Road Garden	10/01/2023	to discuss - funding and agreement
Victoria Gardens beams	10/01/2023	items on order work will be completed soon
Glan y Mor Elias & Morfa Madryn project		ongoing - launch date planned for Sunday 19th March
Victoria Gardens gates		plans in development awaiting further details
MUGA West Shore	postponed	further information being collected about Shared Prosperity Fund
Cenotaph - mural	future meeting	on hold for discussion on future agenda
Community Library		on agenda
Petanque court	awaiting	reminder email sent 10/01/2023
Audit	completed	awaiting response no queries sent through
Kickstarter Community Plan		on agenda
Calendar of community events		on agenda
Flags project		on agenda
Meeting dates		calendar to be shared
Community Skip Dates		calendar to be shared

1. Skip list – skips are booked for 2023/24. Correspondence from resident asking for an extra skip in Nant y Berllan. There will be three skips a year in Nant y Berllan, Pen Dalar and Llannerch Road and monthly skips at Station Road
2. Draft meeting dates – one date needs changing
3. Car park – Clerk to email Conwy CBC for an update. Town Council is very unhappy that Conwy officers have not kept us informed about progress and we have had to chase information.

Proposed Cllr A Hinchliff Seconded Cllr G Jones Unanimous Resolved to approve and take note

6. To receive further information and approve financial contributions for the CCBC Sustainable Services Project 2023/24

1. Paddling Pool

Figures have been received from Conwy Leisure services about costings for the paddling pool. Town council have previously agreed £1883.00 as a contribution but Conwy are asking for £3785 in 2023/24 as they say costs have doubled. Queries were raised about this as the staffing figure does not show an increase and the R&M figure is based on a capital repair that shouldn't be an annual increase. Town Council had allowed for a £500 increase in their £2023/24 budget so it was agreed this should be offered and Clerk to seek clarity on the figures that have been queried. It was noted that slip tests that are currently being completed across all Conwy paddling pools and if they reveal any problems, the pools may be closed as it would result in a £250000 cost to repair. Clerk will report back information as soon as possible.

2. Community Library Service

The Manager for this service has stated that it is unfair to focus cuts on the Community Libraries and has ordered a full service review to see where cuts can be made. No staffing will be lost in the current financial year but this cannot be made a promise for 2024/25 and further contributions from Town Council will be sought. Town Council had agreed an extra £3000 for the community library service. It was agreed that this be kept in reserve for 2024/25. Clerk to email Conwy CBC to report this and confirm this money will be reserved for the library when needed.

3. CCTV

CCTV have reported an increase of £24.00 so this was agreed

Resolved to receive and take note

7. To receive information and discuss Kickstarter Community Plan due for launch on 19th February 2023 market day

The plan will be launched for resident consultation at the Food and Artisan Market on 19th February. Residents are invited to come along to discuss any aspect, and, in view of the recent Castle Green housing development proposal, there will be an opportunity to comment directly on this matter. The Llanfairfechan Community Partnership group now has nine resident members and five Town Councillors involved and the group are in the process of deciding

officers for their constitution. The next formal meeting of the group is Thursday 2nd March in the Council Chamber at 7pm
Resolved to receive and take note

8. To receive and approve draft Community Events Calendar 2023

The following drafts events are already planned for 2023:



Dates 2023

- St Davids Day- Town Hall 3.30-6pm
TC to attend the community run event with Lucky Dip gifts
- Easter tree project
Wooden Easter eggs handed out to Ysgol Babanod pupils to decorate and return to the hall on 26th March Market to receive a chocolate Easter egg treat.
- Sunday 9th April - Easter Picnic at Victoria Gardens -
Event run by community team which TC will attend
with gazebos/ garden games/parachute games and possible link with Incredible Edibles
- Coronation -
Pupils from Ysgol Pant y Rhedyn to decorate/ design Coronation crowns which will then be handed in at 23rd April market to display in a Coronation window and small crown biscuits could be supplied by Sweet Snowdonia for crown design entries
- Town Twinning visit 20th May - Petanque and Picnic at Victoria Gardens
- Plant swap - at the Food & Artisan Market on 21st May
- Big Green Week 10th - 18th June Llanfairfechan Celebrates / clothes swap.
- Llanfest - 22nd July
Event run by community events team where TC will attend with a stall providing press on tattoos.
- Kite Event - Play day 30th July.
- Toy swap at the hall in the morning and Kite Festival taking place on the beach in the afternoon
- Halloween Pumpkins provided by TC to be handed out at the market on 22nd October ready for pumpkin trail etc
- Fireworks November (date to be confirmed)
- Remembrance Service - 12th November
- Festive Fayre - 10th December
Brass Band, Choir, Street Fair, Food & Artisan Market, Community Market

St David's Day – Clerk to email to the school to check about Urdd and add value to the planned event at the hall
King's Coronation – it was decided that a consultation will be posted so that residents can have their say about what type of event should be planned. It was agreed that the crown window could be organised.

All proposed activities were agreed, staff to progress plans and feedback to Town Council.

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

9. To receive information and discuss Dydd Dewi Sant Flags

Clerk to meet up and check if material flags will work on the new poles. If so, it may be possible to add Welsh Flags for 1st March. Town Twinning would also like to add Breton flags for the visit in May. Clerk to contact Menter Iaith.

Resolved to receive and take note

As this was a reorganised meeting, several Councillors were unable to stay for the whole meeting. Six Councillors stayed for the last 45 minutes. Therefore, more than a third were present, so business could continue.

10. To receive information and approve further installation of town benches

The metal benches had been well received so far and one bench remains to be placed. Thanks were given to the local blacksmith who had produced the benches and installed them. It was agreed that the last bench would be placed at the crossroads to replace the one that is worn. The family plaque will be removed and placed onto the new bench. Clerk to action this and to progress the plan to place a picnic bench at Pendalar Park. It was agreed that up to three plaques could be added to metal benches but that only two should be added to the GyME benches due to the nature engravings. Families to be notified of the new system and a limit of 20 years be put onto the plaques. Resident query about the work being contracted with local ex councillors. Research and quotes had shown that this was the best option. In addition, Town Council aims to support Llanfairfechan businesses where possible.

Resolved to receive and take note

11. To receive information and approve Town Twinning s137 grant application

The grant application had been submitted and Town Council the grant of £2000 should be paid to the group to cover costs for the visitors to Llanfairfechan 2023.

Proposed Cllr L Fielding Seconded C Hughes Unanimous Resolved to approve and take note

12. To receive and approve Finance Reports January 2023 - No queries were raised

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

13. To receive and approve current payments for January 2023 - No queries were raised

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

14. To discuss planning matters – Castle Green dealt with previously. Other matter – follow the advice of tree officer.

Resolved to receive and take note

15. To receive correspondence

1. Resident query about the fact there are only two skips at Nant y Berllan – concerns about river tipping. This has been addressed and 3 skips are planned for 2023/24.

2. Resident query – concern there is still no update regarding installation of cctv to cover the car park on Station rd re flytipping? Clerk to email Conwy to ask for update and meeting

3. Delwedd price increase:

Report that the hosting company has increased the cost of SSL certificates as follows: SSL Certificate: Increasing from £4.92 a month / £59.04 a year to £6.33 a month / £75.96 a year.

Resolved to receive and take note

16. To receive reports from meetings

1. Community Hall Committee meeting – this had been a special meeting to discuss the site inspection report and future sustainability of the hall. There are concerns with regards to damp caused by inadequate guttering and lack of insulation raised by the Energy Audit report. Funds are available but its difficult as Conwy CBC own the building. First step is to call a meeting with Conwy CBC estates department to discuss the future and ways we can access external funding to upgrade the insulation, heating system and power at the hall. Clerk is progressing this and will feedback information to Council.

2. Warm Spaces session at the library. The sessions are going well with local residents holding themed sessions and up to 17 people attending regularly. In addition, the Friday Warm Spaces session with the librarians are also going well. It was noted that Claire Hodgkinson has given up her lunchtimes to enable school children to get to know the library. This is all excellent news towards the library becoming a vibrant community hub.

17. To receive urgent concerns & compliments

1. Concern raised about a possible loss of the 75 bus service. We have not heard of this but Clerk to email Conwy CBC link officer to ask if this could happen.

2. Complaints about dog mess in the town and suggestion that Town Council employ someone to fine individuals who do not clear up after their dog. It was noted this is a legal process and it would not be possible for Town Council to simply set this up. Clerk to send an email to Regulatory services to ask for advice. The Town Council emergency bag project continues to help to reduce the problem in the town. Dog owners must take responsibility and clear up the public spaces. It is possible to report dog mess to Conwy CBC and residents are encouraged to do so.

3. It was reported that the new online system at the GPs appears to be working better. Residents should be encouraged to sign up and try it to gain better access to appointments. The service can be found here: <https://www.plasmenaihealthcentre.co.uk/>

4. Concerns about safety in Parc Crescent have been followed up and the County Councillor has agreed to look at emergency access to the Crescent.

5. Station Road tunnel – water leak. It has been confirmed this is a river leak and work will undertaken once the matter has been agreed between NRW and the Trunk Agency. The area was extensively gritted during the recent icy weather and the pavements did not freeze.

6. The water leak outside the house by Nisa has now been repaired.

Resolved to receive and take note

Meeting closed at 9:30pm. Next meeting will be on Wednesday 22nd February at 7pm in the Council Chamber and online

DRAFT