



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



Llanfairfechan Community Town Hall Village Road Llanfairfechan LL30AB
Mayor Cllr Chris Jones **Deputy Mayor Cllr Laura Fielding**

WEDNESDAY 22nd FEBRUARY 2023
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.
In attendance: Members of Llanfairfechan Town Football Club
5. To receive and approve minutes 8th February 2023 and current action list (LGA1972 Schedule 12)
6. To receive information on CCBC Sustainable Services – public toilets
7. To receive information and approve Chwarae Allan details for Summer 2023
8. To receive information and approve formal feedback to the Castle Green pre-planning consultation
9. To arrange the launch event for the Glan y Mor Elias Enhancement project Sunday 19th March 10am
10. To receive and approve current payments for February 2023

Join Zoom Meeting

<https://us02web.zoom.us/j/89897048362?pwd=amVRSTFIWTRmRnF6bjBWSzR6Rkdldz09>

Meeting ID: 898 9704 8362

Passcode: 765735

Payments to be made
1. Petty Cash request £50.00
2. Kirsty Merrell Daily TENS licence March £21.00
3. Menter Iaith translations underpayment of previous invoice - attached information To discuss
4. Community Town Hall Venue hire for February market £120.00
5. British Gas MUGA £51.08
6. S137 grant payment Town Twinning £2000.00
Retrospective payments
1. Antur Waenfawr paper shredding £14.40

11. To discuss planning matters

0/50419 The Warehouse Village Road Llanfairfechan LL33 0AA

12. To receive correspondence

1. Letter received about memorial benches
2. Requirements for Town Council Biodiversity report

13. To receive reports from meetings

1. Community Library Meeting 13/02/2023
2. UK Shared Prosperity Fund 15/02/2023

14. To receive urgent concerns & compliments



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TOWN COUNCIL MEETING

Minutes

Due to staff illness, this meeting took place on ZOOM

In attendance: Chair: Mayor Chris Jones; County Cllr Penny Andow; Cllr Leena Farhat; Cllr Andrew Hinchliff; Cllr Elgan Owen; Cllr Christine Roberts; Cllr Preben Vangberg; Town Clerk Jayne Neal

15. All were welcomed to the meeting and apologies given for the last minute change to ZOOM

16. To receive apologies for absence (LGA 1972 Schedule 12) Deputy Mayor Laura Fielding; Cllr Claire Hughes; Cllr Nia Jones; Cllr Gareth Jones; Cllr Alun Rhys Jones; Cllr Pat Griffiths Resolved to receive and take note

17. To receive declaration of interest – (Disclosable personal or prejudicial interests) None received

Resolved to receive and take note

18. To receive representations and queries from the public.

1. In attendance: Members of Llanfairfechan Town Football Club: Dewi Roberts Treasurer, Rhys Griffiths Chair, Thank s were given for the all the financial support received from Llanfairfechan Town Council and a presentation was shown about recent achievements and plans that are in place. Short term focus on reducing damage through vandalism. CCTV grants have helped in this, and improvements based on physical shutters for the tea hut are planned. It's a key focus as a lot of money is currently wasted on remedial work due to criminal damage. The club are keen to work in partnership to improve the local area for example, the MUGA. This would allow for community based activities such as junior football, walking football, thereby widening community engagement for all ages. Pitch building and tennis court leasing are of interest for the future. There is a problem with diseased trees that need to be removed, but these are not on club land, so this would need to be in partnership with Conwy and Town Council. There is no disabled access and grants to address this are unavailable as there is no lease on the football pitch. Ideas about how to improve the whole area as a partnership project were shared, to better use the area around the MUGA pitch. In addition, if plans to improve facilities at the club such as safe storage areas were achieved, then other sports clubs could start to share the facilities e.g., fitness groups etc. A workable lease must be a priority going forward and it was requested that Town Council support this application. This could be a starting for much wider active lifestyle participation and the football club are keen to support this. With proper facilities and security, the area could be better controlled and targeted to provide a wide range of wellbeing activities. An enclosed football pitch would lead to greater sustainability for the club through gate receipts and would take the club to another level.

Chair reassured that, whilst the lease would be for Conwy CBC and the Football Club to decide, Town Council could certainly support the process. Town Council could be more directly involved through a partnership bid for funds through the UK Shared Prosperity Fund stage 2 grants that are due to be out in April time. In partnership with ConwyCBC, these could lead to refurbishments at the MUGA and on the green space between.

Comment 1 – Previous County Councillor Bryn reported that previous attempts to gain a lease had been stalled due to objections from residents who did not want a dedicated football club space. However, he stated that Town Council should support the idea of a lease as there is a precedent in the area as the bowling club has a lease. The Bowling club opposed the idea of having fixed goals for the public on the green space by the MUGA due to the worry about balls going into the bowling club – it would be important to put up a high fence to prevent this happening. It was commented that control of the pitch area would be a positive development.

Comment 2 Current County Councillor Pandy reported that a meeting had taken place with the legal team previously. CCBC are very happy to start negotiations. They would require a 5 yr business plan, a 99 year lease with clarity about what happens to the lease if the football club folds and evidence of good governance. The process can

be quite easy but is a legal process and just has to be water tight before it can be drawn up. All things are very positive as the current committee have raised their profile in the community and have done a great job in developing activities, it will be great to see this go through.

Comment 3 Could Town Council include football club activities into the community schedule that is already produced for the Community Hall and the Library? Recruitment for FAW club developers currently and it is hoped the club would link up with the club developer. Football club is aware, and this could help a great deal – representatives have attended the FAW football roadshow.

Comment 4 Extra information that the bridleway at the end of the pitch. It does belong to Conwy so any work on that land would need to be in partnership with them.

Comment 5 Shared Prosperity Fund – Stage 2 could be a real opportunity for partnership. Clerk to keep in touch with the club as details come in. Thanks were given to the club committee for their attendance and presentation.

2 Resident query about the pre planning [Castle Green project](#). It was agreed that Item 8 be moved up the agenda to discuss whilst resident was present. Town Council has previously discussed the matter and all information is in the minutes from 8th February. Matters discussed and gathering of information as follows:

1. **Affordable housing** This site was allocated under the previous LDP adopted in 2017. A revised LDP is currently being developed but this site was included in the previously agreed LDP. Housing strategy team will be involved in the process to make sure there is affordable housing. If they request social housing units on the site, this would be inline with allocations. The units for sale or rent would be advertised through [Tai Teg](#) – this is an application process to make it fairer for local people to access these houses. There are no Conwy planning policies currently in place to limit second homes or air B&B. WG have given the legal right for local authorities to develop policies to limit this and Conwy and Gwynedd are considering this at the moment.
2. **Size of the area and how many houses.** Clerk is awaiting a response from other Town Councils but search on the internet has shown that the limit is around 96 houses on a 5 acre parcel of land. This site is 6.48 acres, and 55 houses are planned so this is well within expectations.
3. **Trees in the area** – it has been identified that the trees in the field are not coming down. It was also noted there is a fair proportion of the area that is not planned to be used for housing.
4. **Concerns about the pressure on Penmaenmawr Road access**
5. **Eco statement with regards to passive housing project.** Conwy CBC has reported that planning policies don't go far enough with this. However, they would expect any new development to be built to [Passivhaus](#) level. Looking at the Castle Green website, all their houses do meet this requirement. In the Town Council statement, we could choose to be more robust in the requirements and ask for zero carbon housing.
6. **Welsh Language** – Conwy are saying that this has been addressed through the LDP and the [documentation](#) does show some work on this. Town Council had previously mentioned Menter Iaith as a link and this could go into the statement.
7. **Query about Equality Impact Assessments** – Clerk unable to answer but this may found in [LDP document](#)
8. **Infrastructure report** – GPs Schools etc. Conwy CBC will be recommending that discussions take place with health and education providers and the matter be considered.
9. **New query about effect on nature** – effect on curlews and oystercatchers on site. In the documentation there is quite a lot on the biodiversity

This is pre-planning consultation, so the Town Council are formulating a statement from information gathered to represent the community. However, any resident who raises a query has been urged to respond directly to the consultation as well.

1. **Resident response** – agreed there is a need for affordable housing but anything in village over 200k does not sell quickly as people cannot afford it. A similar scheme can be [viewed here](#): These are 45 houses that will not be affordable for anyone in the village. No way that the people we are trying will afford anything put forward by this company. Should we be supporting this? Better to build a hundred housing that people can afford. Who can afford a house in that elevated position? They should build what is required not what they can make money on. This does not support the community it is doing nothing for Llanfairfechan. Why can't the brown sites be used for example The Heath.
2. **Town Council can only raise observations and will formulate a statement.** It was noted there are very few quality houses that are energy efficient. It is agreed we don't want them at £300,000 but these would be the first modern eco housing we have had in the village. The Heath is not an easy building to develop.

3. County Councillor Pandy response any builder can come in and build – Conwy CBC are aware there is an extreme housing need. Building costs are very high. All we can do is make sure we have some engagement with residents and Town Councils. We understand the frustration but it is very difficult to dictate to the builder.
4. It was noted that other estates in Llandudno Junction have been bought by local people so it shouldn't be assumed that Llanfairfechan residents will not be interested in these houses.
5. Clerk shared the information that 2 bedroom houses start at £185,000 and 3 bedrooms are around £250,00 – do Town Council want to include comments about pricing? There are bigger houses on the plot but the majority of houses will be 2 and 3 bedrooms. Statement to include comments from resident about pricing.
6. Response is needed by the 1st of March – Clerk will put together an initial statement for Town Council to consider and then we can firm it up over email.
7. Did we get any feedback on Sunday at the market? We had very little feedback actually and most discussions were between the partnership team members. Comments on Facebook have been very much the same as the discussions we have had so it feels as though our information will cover resident queries.
8. It was noted that Tai Teg criteria can be tight and include local link. The issue is with the 44 houses that are not covered in the affordable housing. The fact there is nothing in planning law about local link is worrying but we can raise this in our statement. We should push for 11 houses to meet the 20%.
9. Highways have not responded about any concerns about effects. The access road would be down onto the far end on Penmaenmawr Road so it won't affect the school and GP Surgery as much. However, the roundabout may be affected further.
10. Beech Homes on the revised LDP will be looking to see how these progresses so it's important we respond clearly. With the discussions so far, we can put together a strong statement. Concerns are about how much power we actually have within the UK open housing market. Resolved to receive and take note

19. To receive and approve minutes 8th February 2023 and current action list (LGA1972 Schedule 12)

No Action List was available as we had already considered a February action list at the last meeting. No matters arising from the minutes

Proposed Cllr A Hinchliff Seconded Cllr E Owen Unanimous Resolved to approve and take note

20. To receive information on CCBC Sustainable Services – public toilets

County Councillor reported on site meeting. Station Road toilets have been closed for a few months due to damage and maintenance problems. A significant amount of work is needed to meet health and safety requirements. Concerns about a pay for toilet system. A business case will be put together to consider whether this work will be completed. However, Conwy CBC will be unable to provide cleaning and maintenance on the property going forward and it will be up to Town Council to decide if they will take on this facility or decide to close it. The building would be left boarded up – previous experience shows that refurbishment as an empty building is not effective due to vandalism threat. All Town Councils will be approached about public toilets and offered an asset transfer. Once all the information is gathered, it will be sent out and then it will be up to town council to decide on what to do.

Resolved to receive and take note

21. To receive information and approve Chwarae Allan details for Summer 2023

Information is in – the cost will be £850 in summer 2023. The team would like to know where Town Council would like these to happen? Previously, it had been agreed Victoria Gardens would be better as it would service more local residents. Pendalar park – sessions have been tried and not many people attend. Valley Road is perhaps too far away for Pendalar residents. It was agreed it should stay at Victoria Gardens as it's more convenient for most people. Session will be on a Friday for 5 weeks.

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

22. *To receive information and approve formal feedback to the Castle Green pre-planning consultation – previously moved up the agenda*

23. To arrange the launch event for the Glan y Mor Elias Enhancement project Sunday 19th March 10am

Things are developing well, all items are due to be completed by the first week of March. Thanks, will be given to all those who have been involved, in particular, the Conwy officers Haf Jones and Lesley Lawson. Site visit had taken place with the Carneddau project officer, and they were extremely positive about the project work going on in Llanfairfechan. All are welcome to join us on the launch day and invites will be sent out to families who have the memorial plaques. The cob benches are now full so any future plaques will need to be on Glan y Mor Elias with permission from Conwy or on the highway benches. Resolved to receive and take note

25. To discuss planning matters

0/50419 The Warehouse Village Road Llanfairfechan LL33 0AA

The building is not listed and at least the building has been saved. This solves a problem with access and so no concerns were logged. Resolved to receive and take note

26. To receive correspondence

- 1 Letter received about memorial benches – concerns about the number of benches that have been agreed on the promenade. Town Council has really covered this problem and will have some control going forward. The plan is to reply to the letter as sensitively as possible.
- 2 Requirements for Town Council Biodiversity report - this is now a legal requirement and Clerk made the council aware that we have to issue a biodiversity statement. Clerk to produce draft and bring to next meeting for discussion and decision. Resolved to receive and take note

27. To receive reports from meetings

- 1 Community Library Meeting 13/02/2023 - The committee are working closely with Conwy CBC to keep the service in Llanfairfechan. However, there are some real concerns for the service in the future and its important for some measures to be put in place to protect it. This possibly could be the volunteer route or funding from Town Council. The library building has not been bought by the resident and its likely this wont happen going forward. Concerns raised that the matter of the upstairs property needs to be resolved as there are damp problems that causes concern.
- 2 UK Shared Prosperity Fund 15/02/2023 – The power point covers most information. There is a follow up message – Conwy are still awaiting the stage 2 application process, but it is thought this will come. The caveat is that the application must be predominantly revenue and we will need to be focussed on the revenue part of the project. We do need to be starting to put the bids together as the deadlines will be short. The project must be completed by December 2024 and so recruitment may be a concern. Any this type of work would be better placed to be contract work with local clubs or businesses.
- 3 Discover Llanfairfechan – receipts from the calendar have been good so there is no need to ask for a TC grant in this financial year. The remainder calendars are to be sold at cut price; postcards are not selling well so car stickers may go better. The community activities are now going to be shared with Discover Llanfairfechan for the online website calendar. This is a massive piece of work not just for the Clerk but for the Discover Llanfairfechan committee member. We will do what we can, but it is something that would normally be handled by a marketing officer. Resolved to receive and take note

28. To receive urgent concerns & compliments

Dog warden query. This has been emailed over to Conwy, but it was stated that it would be very difficult to implement a Town Council warden programme. There is no dog warden in Conwy and enforcement is due for more cuts so nothing will happen there. We talked about signs, and this is being looked into. The idea of a warden is extremely difficult as it's a legal process to issue fines. This is not something that can be easily taken on.

U turn sign at the east end of the promenade. A new sign has appeared and there are concerns it will send large vehicles down the back of Glan y Mor road. Clerk to email Conwy to ask for details and raise concerns.

Meeting closed at 8:50pm