



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



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

Wednesday July 31st, 2024

**TOWN COUNCIL MEETING, 7pm Llanfairfechan Council Chambers and online with Teams
MINUTES**

In attendance: Chair: Mayor Alun Rhys Jones; County and Town Cllr Penny Andow; Cllr Sharne-Marie Bellis; Cllr Leena Farhat; Cllr Andrew Hinchliff BEM; Cllr Chris Jones; Cllr Christine Roberts; Cllr Cathryn Taylor; Cllr Preben Vangberg. Town Clerk: Jayne Neal; Events and Communications: Callum Morrison

1. Mayor Alun Rhys Jones welcomed all to the meeting and gave general housekeeping information. It was agreed the meeting could be recorded for minutes purposes
2. To receive apologies for absence (LGA 1972 Schedule 12) Cllr Rob Jewell; Cllr Gareth Jones; Cllr Nia Jones; County Cllr Jacob Williams; Cllr Laura Fielding away on agreed leave of absence
Resolved to receive and take note
3. To receive declaration of interest – (Disclosable personal or prejudicial interests) Callum Morrison stated an interest in Item 13 Staffing changes and left the room for this matter
Resolved to receive and take note
4. To receive representations and queries from the public – there were four members of the public in attendance and Emily Payne, River Quality Liaison Manager was present to discuss Llanfairfechan Water Quality

Q1: Housing developments: what will be the effect on systems in Llanfairfechan? There is a report that Welsh Water are already discharging illegally into the water course. - **A1: Dŵr Cymru are not operating illegally in Llanfairfechan and there is not a problem. Welsh Water are a statutory consultee and the developers team assess the current assets and give their opinion on the effect of future loading. Advice is then given to the Conwy CBC planning team about anything that the developer would need to put in place to mitigate any concerns. This has been done and the models show there would be 0.64 litres per second increase at one site and 0.49 litres per second at the other site. This is a small change and as a result there are no concerns that the system will be put under strain. New developments have a legal requirement to install a SUDS system to handle surface water which will help. There have been concerns about historic flooding issues, but these are linked to maintenance and repair needs which have to be addressed.**

Q2 If there was evidence of discharge and flooding, are you saying this couldn't affect the planning decision? - **A2: Where Dwr Cymru knows there is a headroom issue that affects capacity, there is no hesitation in advising planning of this fact. The developer would then have to address this and undertake extra work to mitigate. This would become a conditional planning matter. This is done frequently, but in the current cases in Llanfairfechan, there is no concern**

Q3 At the last meeting, there was clear evidence of pollution leakages and spills provided by a resident. We are still awaiting information on this? - **A3: There are differences between a spillage event and general lack of headroom in a system. Spillages are more likely as a result of blockages and repair issues, and these have to be reported to the regulator when this happens. It is not a feature of an underlying problem with capacity. Natural Resources Wales (NRW) regulators check the water course every two weeks and no concerns have been raised. Clerk shared the received letter from the developer's team about the two planning current estates at East of Gorwel and Penmaenmawr Road and detailed the information which confirms the figures shared by the officer. It also states that Llanfairfechan won't be included in the capital plan as regulators have not identified any serious concerns about the water system in the area. In fact, in the NRW [2023 Water Bathing Report](#) Llanfairfechan's bathing waters are reported to be excellent.**

On the investment side, it was clarified that Llanfairfechan is not earmarked for capital investment, but ongoing maintenance will continue and there will be a lot of day to day work taking place.

Q4: What is the figure of house expansion that would risk approaching capacity? - **A4: There is significant room in the Llanfairfechan system to accommodate expansion and figures can be shared if required but would need to**

come from the development team. They research and model future needs so that it can be assessed whether an asset area needs to grow to accommodate future growth.

Q5: Are there any plans to build a storm storage tank at the plant in Llanfairfechan? **A5: There is no permit to allow this, but it could be considered in the future. There is no storm overflow at the plant and so no storage tank is currently required. There is a question about whether a storm tank is a solution. This is not to say there are no spills or issues but there is evidence from NRW to show that there is not any threat to health or a detriment to water quality.**

Q6: Are you saying there isn't any raw sewage spillage in Llanfairfechan? **A6: There is no storm overflow at the treatment works so no overflows come from there. There are three storm overflows in Llanfairfechan that flow into the Afon Ddu (Parc Crescent, behind the Co-op car park and at Bryn y Neuadd site). A pollution event is different to a storm overflow – a pollution event might happen when a drain collapses or a specific problem has occurred and that will involve raw sewage.**

Q7: There was a protest in Llanfairfechan recently and people couldn't go in the water – why was this? **A7: There can be reasons why a storm overflow occurs. It can be blockages etc, but in this case, the ultrasonic monitor was malfunctioning and during May this caused several readings that looked like a storm overflow. There is a storm overflow map that clearly shows the condition of Llanfairfechan [storm overflow points](#). Sometimes a storm overflow might discharge in dry weather. This may be due to the catchment area covered, it may not be raining at the site of the storm overflow but could be in another area. Infiltration can take place where ground water in the water table below the surface can find its way into the network, or it can be a localised blockage caused by non-flushable items introduced by domestic users. In the life of a storm overflows there might be overflows that operate outside of the permit regulations, but these do not happen generally.**

Q8: Concerns about the current drainage situation in Gorwel. During storms, the surface water runs into a resident's garden. Is it right that the resident has to open the manhole so that the water drains into the system? **A8: This could be an illustration of a wider issue that would include local authority management. Anything that improves the way that surface water is handled will be positive for the drainage system. Dŵr Cymru cannot use a maintenance issue to recommend refusing a planning development. Maintenance has to be addressed through repair, education of the domestic users and refurbishment where needed.**

Q9: At what point would an asset be considered to be at capacity? **A9: This would be considered by the technical teams through modelling and research on use of the asset. This information would all go into the business plan. Investment is only awarded by the regulator if a business case is made for funding to be made.**

Q10: Could there be a little more information about these forward plans as they specifically relate to Llanfairfechan? **A10: There are a number of officers working to protect the future of the Llanfairfechan water system and they would be willing to share information about this.**

Q11: For transparency, could we invite NRW into a future meeting? **A11: Clerk to action this for September**

Chair thanked Emily for attending and it was clarified that there is always an option for a return visit to Town Council. **Resolved to receive and take note**

Item 15 moved up the agenda as residents have an interest.

0/51286 Proposed demolition of 11 Gorwel to facilitate highway access and erection of 43 no. dwellings.

Following the changes to certain documents in the application pack, it was noted that Conwy CBC highways have now said they have no objections. Town Council, however, are very clear that access is still an issue, and it was agreed that our original response to planning still stands.

Question about planning matter 0/51305 development Penmaenmawr Road. It was clarified to residents that no progress has been made on this matter and it's a case of waiting for the matter to come onto the Planning Committee's agenda.

Clerk to email the planning teams to ask about progress of these developments and the replacement LDP (Local Development Plan).

Residents were unhappy that they didn't know Welsh Water were attending the Town Council meeting. Clerk reminded all in attendance that the agenda for Town Council is always advertised 5 days before the meeting in the window at the Community Hall and on the Town Council website. There are simple minutes advertised on Facebook that have a link to the full minutes so residents can choose to read either document. Residents were informed that Town Council has received very positive feedback about the quality of minutes and communication from inspectors for our service. It was stated that the LDP hasn't been published as yet and everything has been on hold due to the general election so we hope communication from CCBC will improve. Resident voiced extreme frustration about the lack of information about projects. Clerk to email LDP

5. To receive and approve minutes July 3rd and current action list (LGA1972 Schedule 12)

Minutes were taken as read and accepted as a representation. Action list will be considered at the next meeting
Unanimously resolved to approve and take note

6. To approve and finalise plans for Llanfairfechan Bench Project and painting flower beds

It was agreed that accessible picnic bench could be purchased from the Llanfairfechan blacksmith at a cost of £1137. This will include fitting on the flag stoned area in Victoria Gardens. It was agreed that flower beds by the Towers could be painted in blue to match the boats.
All Unanimously resolved to approve and take note

7. To approve and finalise plans for Llanfairfechan Community Skips 2024/25

The skip calendar had been shared and was taken as read. It was noted that Friday 30th August 9am would be a community clean-up day in Pendalar, Litter Pick possibly 11am. Keep Wales Tidy will provide two skips and Town Council will provide one skip. Pandy Ward councillors were invited to come along to the event and asked to support.
Resolved to approve and take note

8. To approve and finalise plans for Llanfairfechan Celebrates Friday 9th August 2024

- 10am to 12 Chwarae Allan Playing Out session
- 11am Stalls arrive & Setup
- 12:15pm cutting the ribbon
- Mayor's speech
- Football team/FAW Ambassador speech
- 12- 4pm stalls and activities will be available on a general admission basis:
- Community group activity stalls: Rotary; Reality Boffins kites; Brownies: Gel B crafts; button and bows x 2; wildlife trust; Grwp Ynni Cymunedol Llanfairfechan Community Energy Group
- Croquet and Bowling will be open for the afternoon
- Pro Skills crazy golf course
- Food and Flame pizzas / Jerk Pan Chicken
- Ninos Ice Cream
- Face painting etc – youth club
- Garden games
- Town Council information stall to help people sign up to LTA booking system

Contact to the newspapers to be made and share posters All Unanimously resolved to approve and take note

9. To review and finalise operational plans for West Shore Recreation project site

Charges need to be considered – suggested three month trial period and then a review will be undertaken, and this will be discussed again. Other sites charge anything up to £35 for a 3g pitch.

Warning signs for dog walkers Clerk to check and action this. Goals are going to put into both courts.

Resolved to approve and take note

10. To receive information and approve plans for 'Connect my Community' fibre line project.

Clerk to produce flyer to advertise this scheme – Town Council are in favour of supporting this service to come to Llanfairfechan.
Resolved to approve and take note

11. To review and approve Llanfairfechan Kickstarter Community Plan

It was agreed that Llanfairfechan Town Council accepts the draft plan in principle. It was noted this is a live document that will change as Discover Llanfairfechan Community Partnership Group complete their governance exercise and ratify the document.
Unanimously resolved to approve and take note

12. To receive information from Penmaenmawr Town Council and discuss areas of possible joint practice.

- It was unanimously agreed that Llanfairfechan Town Council want to continue with an annual firework display on the promenade in the Autumn. A reminder was given that legislatively, Town Councils have to spend their budget in their specified wards and so it is difficult to pool resources.
- It was felt that the staffing team do not have capacity to support the deputy clerk position on a regular basis at this time. It was agreed it would be difficult at this time, especially when we are also going through a staffing review process ourselves. It was agreed that it would be worthwhile to have a line of communication to consider partnerships. Clerk to feedback to PTC. Resolved to approve and take note

13. To review and approve plans for staffing changes in September.

A staffing review had been circulated and was taken as read. An extra four weeks of contract tender to complete 30th September was agreed. HR Adviser has agreed all other information regarding the changes to contracts.

Recruitment as follows: : Advert to be out by Friday 30th August

Shortlisting Friday 13th September

Interviewing Friday 20th September to include a presentation by candidates

Unanimously resolved to approve and take note

14. To receive and approve current payments for July 24th, 2024

Payments to be made
1. Staffing costs August £4000.00
2. HMRC employer payments Apr May Jun £2135.16
3. Menter laith 4325 £161.23
4. Annual Petty Cash £250
5. Councillor training part 1 & 2 Cllr S Bellis Biodiversity £80
6. Conwy CBC Play Team Chwarae Allan project £2,325.00
7. Worldcare skips July, August Station Road and August Pendalar £720.00
8. Ninos Ice Cream £40.00
9. Amazon sundry items £86.95 tarp, rope, pegs, toilet brushes

Unanimously resolved to approve and take note

15. To receive information about planning matters:

0/51845 Modification to downstairs bathroom and exterior painting. Bolnhurst, The Close, Llanfairfechan, LL33 0AD - No observations – follow the advice of the planning officers

Other matter discussed earlier in the meeting

Resolved to approve and take note

16. To receive correspondence

1. Phone call from resident about recycling problem - dog mess. Concerns about a matter that looks like it could be intentional anti-social behaviour. Clerk is in contact with the resident who was very upset and will report to PCSO if there are any other instances of this matter.

2. Email about skate park – skate park is now closed with a warning not to enter as it is dangerous. The wood underneath the unit is rotten and needs replacing. Clerk working with CCBC Play Officer to engage a contractor. It was agreed this should be repaired and paid for asap. Coping stones in the area need reporting to Conwy CBC

Resolved to approve and take note

17. To receive reports from meetings

1. Discover Llanfairfechan committee is working on their governance set up with Community Plan Partnership and calendar and merchandise currently.

Resolved to approve and take note

18. To receive compliments and urgent matters for consideration and to log for future meetings

1. The cob area may need to be cut back – clerk to check and action if needed

2. Transport for Wales are going to provide Active Travel session at the railway station in the half term holiday. There will be bike marking and information sharing. It was agreed that Town Council will help to advertise once the information is finalised.

3. Town Council were notified that Ysgol Babanod PTA wish to erect a bench in memory of the dining room staff member Vicky who recently passed away suddenly. Town Council were very sad to hear the news and condolences were given. Clerk to send over details about our bench project.

4. Clerk to send a letter of thanks and best wishes to the outgoing Chair of Llanfairfechan Football Club for their sterling work over a two year period.

5. Asset Transfer and building information from Conwy CBC Cabinet Meeting:

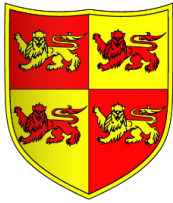
i. Llanfairfechan Community Hall – it was agreed ownership of this building will be transferred to the Llanfairfechan community Hall Committee

ii. The flat above the Community Library will be re-developed into housing

iii. The hall at Pendalar will be re- developed as housing

6. Bird hides – Mayor had been to the hides to clear as much as possible but there are still repairs to be made. This will be completed by councillors in house, and it is hoped that the vandalism is a one off incident.
7. Promenade coping stones and cones need reporting as they are being moved about by residents and may present a risk.

Meeting was closed at 9:30pm



Cyngor Tref Llanfairfechan Town Council

Sgip Gymunedol Llanfairfechan Community Skips 2024 /25



Maes Parcio Ffordd Yr Orsaf Station Road Car Park

Dydd Mercher Wednesday 17/07/2024 9am

Dydd Mercher Wednesday 21/08/2024 9am

Dydd Mercher Wednesday 18/09/2024 9am

Dydd Mercher Wednesday 16/10/2024 9am

Dydd Mercher Wednesday 20/11/2024 9am

Dydd Mercher Wednesday 18/12/2024 9am

Dydd Mercher Wednesday 22/01/2025 9am

Dydd Mercher Wednesday 19/02/2025 9am

Dydd Mercher Wednesday 19/03/2025 9am

Mae'r sgipiau hyn i helpu'r trigolion hynny na allan nhw ddefnyddio Canolfan Ailgylchu Mochdre – Ailgylchu Bryson. Ewch â'ch eitemau yno os allech chi. Defnyddiwch gynlluniau ailgylchu a gwastraff ar garreg y drws gan Gyngor Bwrdeistref Sirol Conwy lle bo modd. Cofiwch fod tipio anghyfreithlon yn drosedd a bydd Cyngor Bwrdeistref Sirol Conwy yn erlyn troseddwy.

These skips are to help residents who cannot use the Mochdre Recycling Centre - Bryson Recycling. Please take your items there if you can. Please use Conwy County Borough Council kerbside recycling and waste schemes where possible. Remember that flytipping is an offence and Conwy County Borough Council will prosecute offenders

Ffordd Llannerch Road

Dydd Mercher Wednesday 23/10/2024 9am
Llannerch Road layby opposite the fire station

Pendalar

Dydd Gwener Wednesday 30/08/2024 9am

Nant y Berllan

Dydd Mercher Wednesday 29/01/2025 9am
Nant y Berllan lay by



No waste will be accepted from Traders or sign written vans

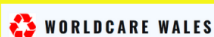
Ni dderbynnir unrhyw wastraff gan Fasnachwyr nac arwyddo faniau ysgrifenedig



Bydd person dibynadwy yn bresennol i gludo eitemau metel sgrap oddi yno

There will be a reputable person in attendance taking away scrap metal items.

Provided by Llanfairfechan Town Council buying in services from Worldcare Wales Ltd



#ProtectingOurCommunity

#DiogeluEinCymuned

