



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



**Llanfairfechan Community Town Hall Village Road Llanfairfechan LL330AB
Mayor Cllr Nia Jones Deputy Mayor Cllr Sharne-Marie Bellis**

AGENDA Wednesday February 25th, 2026

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

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 receive representations and queries from the public
5. To receive and approve minutes February 4th, 2025, and Action List (LGA1972 Schedule 12)
6. To receive update information regarding Town Council leases/freehold options for Conwy CBC assets.
7. To receive and approve updated plans for Town Council Events.
8. To receive information and approve plans for the 2026/27 Bench Project.
9. To receive information and consider new play equipment in Llanfairfechan.
10. To review and provide comments on CCBC’s Housing and Homelessness Strategy 2026-2031.
11. To receive information and approve Town Council representative to Place Plan workgroup.
12. To receive and approve financial reports and current payments for February 25th, 2026.

Microsoft Teams meeting

<https://teams.microsoft.com/meet/31734414161246?p=PiL3Aldbyy5unxRG0K>

Meeting ID: 317 344 141 612 46

Passcode: Hu2DZ2mz

Payments to be made

Equalities Project and Dydd Dewi Sant funding

- | |
|---|
| 1. Tew Tew Tennau band £700 |
| 2. Osian Gieke £100 |
| 3. Amazon business account Hearing Loop mobile system £149.70 |
| 4. Marketing and refreshments £200 |
| 5. SETS Ltd Christmas lighting 2025 £6000 |
| 6. Menter Iaith translations £281.31 |
| 7. Delwedd SSL certificate £192.00 |
| 8. Scribe accounting monthly charge £88.80 |
| 9. Scribe accounting set up fee £862.80 |
| 10. Amazon Business account Utilities key £2.75 / Key £13.54 |
13. To receive information about planning matters:
 - Welsh Government Appeals Reference: **CAS-04497-C7C2W2 Gorwel**
 - **0/53186** Edensor Park Crescent Llanfairfechan LL33 OAU
 14. To receive correspondence:
 - Resident’s 100th Birthday
 - To receive invitation to become a ‘Partner Community’ of Ethos Universitas.
 - Update on water leak on Village Road
 - Raised by County Cllr Penny Andow – Update regarding resident issues with retaining wall in Nant Pandy
 - Invitation to SP Energy Networks’ stakeholder workshop in Llandudno RE: ED3 Business Plan
 - Welsh Government register for accommodation providers in Wales
 - Paddling Pool Update
 - Raised by Mayor Nia Jones – Concerns raised by residents RE garden fires.
 15. To receive reports from meetings and events
 16. To receive compliments, complaints and urgent matters for consideration and to log for future meetings.
 - 17.

Wednesday February 25th, 2026
TOWN COUNCIL MEETING, 7pm Llanfairfechan Council Chambers and online with Teams

MINUTES

In attendance: Chair: Deputy Mayor Sharne-Marie Bellis; Cllr Andrew Hinchliff BEM; Cllr Chris Jones; Cllr Alun Rhys Jones; Cllr Christine Roberts; Cllr Preben Vangberg; Town Clerk: Jayne Neal Deputy Town Clerk: Callum Morrison

1. Deputy Mayor Sharne-Marie Bellis welcomed all to the meeting and it was agreed the meeting would be recorded for minutes purposes. Resolved to receive and take note

2. To receive apologies for absence (LGA 1972 Schedule 12) Cllr Rhys Griffiths; Cllr Leena Farhat; Mayor Nia Jones, County Councillor Cllr Penny Andow; Cllr Charlotte Davies Resolved to receive and take note

3. To receive declaration of interest – (Disclosable personal or prejudicial interests)

Personal interests were declared by Cllr Andrew Hinchliff BEM for item 10 as he is a landlord. It was noted that this item is just gathering comments and so his attendance is allowed. Resolved to receive and take note

4. To receive representations and queries from the public

None in attendance

Resolved to receive and take note

5. To receive and approve minutes February 4th, 2025, and Action List (LGA1972 Schedule 12)

These had been distributed previously and were taken as read. The following matters from the draft minutes were discussed:

1. Cllr Alun Rhys Jones noted changes needed to the draft minutes in relation to agenda Item 12 (planning matters). The following wording has been agreed:

“A member of the Environmental Team attended the site to assess the trees included in the application.

0/53133 – 34 Parc Henblas, Llanfairfechan LL33 0RW It A member of the Environmental Sub Committee attended the site to assess the trees included in the application. It was noted that the cypress would benefit from the proposed works, however, works to pines and oak were queried whether needed. The Council recommends that the applicants follow the guidance of the Tree Officer.

0/53163 – 2 Mona View, Station Road, Llanfairfechan LL33 0AR. A member of the Environmental Sub Committee attended the site to assess the trees included in the application.

It was noted that the trees would benefit from the proposed works. The Council recommends that the applicants follow the guidance of the Tree Officer”

The following matters from the Action List were discussed:

1. Community Skips have now been booked and confirmed with our supplier (Worldcare Wales Ltd) for the 2026/27 financial year as per agreement at the last meeting.
2. Conwy CBC have confirmed that their road cleaning service is now much more reactionary rather than ‘on a rota’ and that they are currently working through a backlog of issues. It was note that this shoes that reporting every issue is essential for getting issues fixed rather than waiting for when the team are next in Llanfairfechan. It was noted that this is a reduction in service when compared to previous years. Town Clerk to instruct our Environmental Officer to make notes of every issue he spots on is daily rounds so that they can be reported to Conwy CBC.
3. Staff have previously been asked to find out more information about the 75 bus as there were concerns that the route and number of stops had been decreased. Deputy Town Clerk has been in contact with Transport for Wales and been able to compare the current service with the service route provided in 2021. He discovered that there has not been a reduction in service. There are some stops that are ‘request only’. These can only be requested when on the bus. The idea is that the public can walk down hill to the stops in the central/lower Llanfairfechan but the bus will drop off to more distant areas of Llanfairfechan upon request. The timetable can be found here: https://www.traveline.cymru/uploads/OmniPDF/OWPDF_Llew_Jones_Coaches-75_-_Llandudno_-_Llanfairfechan-9/075LJA9.pdf
4. Llanfairfechan Town Council recently invested in an upgraded IT network in the Community Hall to improve security. The system was still slow and needed further work. Community Hall management has confirmed that they have grant funding available to perform the final upgrade to also improve speed. It was noted that this has been a good partnership project.
5. A report for the Equalities Project has been created as the request of grant funders. Clerk to add to next meeting’s agenda. Additionally, we have a big event for Saint David’s day funded by UK Key Fund through Conwy CBC. This will be a arts and music day for the schools in Llanfairfechan and a free gig open to the public in the evening with Tew Tew Tennau as the main act.
6. At the last meeting, staff were asked to display the Volunteers Awards nominations. Translations have now been completed, and Deputy Clerk is to print out and display around the Community Hall.

7. Deputy Town Clerk has joined as representative to the Flood Group – a working group aimed with keeping communication open, transparent and accountable with the Conwy CBC flood defence project team. Meetings have been agreed to take place every month. Work on the flood gates for Glanmor Road and access road will start w/c 16th March. The replacement of the outfall flap valve opp Shore Road East will be done during the same site intervention. Conwy CBC have agreed the installation of the new pole to carry the cameras to monitor the sea tide on the shorefront. Electric Car chargers in the car park are to be installed by an independent supplier. Conwy CBC are currently agreeing a contract with the supplier to service the whole of Conwy County. Once this process is completed the chargers will be installed in Llanfairfechan and other sites across Conwy County.
8. RLDP is currently open for consultation. The consultation end date has been extended from 8th March to the 22nd March. Llanfairfechan's RLDP Info Day was a success with 58 residents in attendance throughout the day. Further info to be shared about the RLDP and offering residents to come to the Town Council office if they have additional questions/queries.
9. After an invite from One Voice Wales, Llanfairfechan Town Council have officially nominated Rena Griffiths to enter the lottery to attend the Palace Garden Party. Rena has been nominated for her work running the LLANFAIRFECHAN and Aber branch of North Wales Cancer Research. Thanks to Rena, North Wales Cancer Research have a charity shop in Llanfairfechan, attend every Food and Artisan Market, and often attend/help support events in Llanfairfechan such as the Open Gardens.
10. Deputy Town Clerk has found someone willing to create and produce 'What it means to be a Llanfairfechan Town Councillor' interviews with current councillors. The aim is to create marketing material to promote the Town Council and help with recruitment. This service will be provided free of charge. Project completion aimed for 20th May (annual meeting).
11. A meeting has been set for the Environmental Committee on 16th March with SETS LTD who erect Llanfairfechan Christmas lighting. The aim of the meeting is to plan this year's Christmas light project.
12. All register of interest forms have been completed, and Clerk is currently processing the admin and will publish.
13. S6 biodiversity report has been published.

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

6. To receive updated information regarding Town Council leases/freehold options for Conwy CBC assets.

County Councillor Cllr Penny Andow has shared with Town Council some information being discussed at Conwy CBC regarding their willingness to offer freeholds/leases on their assets in the Llanfairfechan West Shore recreation areas. This is presented as a high-level idea with not much detail other than willingness to offer freeholds/leases to Llanfairfechan Town Council if the Council wished to pursue them. There was a lot of discussion to consider the benefits of being able to have control of the assets directly by Llanfairfechan Town Council VS. the associated costs and responsibilities that would burden Llanfairfechan Town Council if it were to take on the assets. It was seen that the cost (paying for maintenance, needing to take on additional staff, complexities of being a landlord, etc) outweighed the benefits (being able to have direct decision making power etc.). It was noted that Llanfairfechan Town Council currently does not have the resources to take on all of these assets and provide the same level of service as Conwy CBC currently does. However, Llanfairfechan Town Council are interested in taking on a long-term lease of the Football Club grounds which would benefit a current partnership project with Llanfairfechan Football Club and allow Llanfairfechan Football Club access to additional grants allowing them to further develop their facilities. Town Clerk to report back to County Councillor Cllr Penny Andow with Town Council thoughts.

Resolved to receive and take note

7. To receive and approve Updated Plans for Town Council Events.

A) **Food and Artisan Market** – Next market is on 8th March with the theme of 'Mother's Day Prep. Market stall holder list is now full. Marketing is scheduled on social media to go out. Deputy Town Clerk was asked to share a list of all market dates with Town Councillors.

B) **Litter Pick** – Both schools (Babanod and Pant y Rhedyn) are wanting to join the event. We are waiting on them to confirm the date/time works for them. Current suggested date/ times: Thursday 26th March. 10am private litter pick event for the schools walking from Victoria Gardens along the Promenade and back along Glanmor Road. 3pm – 4:30pm event open to the public for litter picking along the shoreline.

C) **Llanfairfechan Celebrates** – This year's theme will be celebrating the newly upgraded paddling pool equipment. Correspondence for the paddling pool was also brought forward to this section. The new equipment allows for a filtration system to automatically apply appropriate levels of chemicals to the pool and provides constant monitoring. This makes the paddling pool safer and reduces the need for daily manual testing. works has started on the drainage, the pipe work and the plant room. On the week beginning the 23rd Feb, the electrician is coming

down to install the electrics in the plant room. Leaving the whole of March for when the plant room is getting kitted out. Project completion by the end of March. Deputy Town Clerk has worked with the Conwy CBC team to arrange for the Llanfairfechan paddling pool to be ready for a 'Grand Opening' at Llanfairfechan Celebrates. This event is now planned for Saturday 2nd May. Conwy CBC will get suitable representatives from their play and facilities team to attend and say some words.

Proposed Cllr C Roberts Seconded Cllr C Jones Unanimous Resolved to approve and take note
8. To receive information and approve plans for the 2026/2027 Bench Project.

Town Clerk reported that there are no funds left in the Bench Project. This is partly due to a large investment in benches over the past few years combined with a lack of donations from residents towards this project. A survey of lower Llanfairfechan benches has been completed by Cllr Christine Roberts. A survey of upper Llanfairfechan benches is needed to assess their current state and note if any need repair. Councillors discussed the priority of the bench project. It was proposed that the bench project is not a priority for the coming year and so will be looked into again in 2027/28. There is one bench with a known issue on Aber Road, Town Council has agreed to direct Gareth Roberts (local blacksmith) to repair.

Proposed Cllr A R Jones Seconded Cllr P Vangberg Unanimous Resolved to approve and take note
9. To consider and approve new play equipment in Llanfairfechan.

A company has reached out to Llanfairfechan Town Council offering to help apply for grant application for a specific aluminium climbing frame play equipment and if the grant is approved, they will install the equipment. Deputy Town Clerk has done some vetting and found the company to be reputable with high-praising references. However, they are located in central lower England and Llanfairfechan Town Council have experience issues with distant suppliers of play equipment being reluctant to return to provide warranty repairs/ongoing maintenance. Deputy Town Clerk also reached out to the Playground Inspector at Conwy CBC. They reported that Conwy CBC are not financially able to accept ongoing maintenance for additional play equipment. Conwy CBC would therefore only agree to new play equipment being installed in Victoria Gardens which Llanfairfechan Town Council currently manage under lease. Playground Inspector also noted that the majority of play equipment companies provide a grant application service and has shared the company that Conwy CBC use. He also noted that any equipment used needed to be coastal specific (plastic and stainless steel) to prevent corrosion. The council considered points raised and agreement was made that the original company was probably not best suited for our specific site needs. It was thought that there has been a good amount of investment in Victoria Gardens in recent years and so there is less need for additional play equipment at this site. Town Council now has contact information for Conwy CBC recommended provider. Councillors proposed to shelve the project until play equipment in Victoria Gardens is again a priority or Conwy CBC will accept new equipment in other play areas.

Proposed Cllr P Vangberg Seconded Cllr A Hinchliff BEM Unanimous Resolved to approve and take note
10. To review and provide comments on CCBC's Housing and Homeless Strategy 2026 - 2031.

Conwy CBC Housing and Homelessness Strategy 2026-2031 is currently going through a consultation, and a request from Conwy CBC has been sent to Llanfairfechan Town Council to provide comments in a survey. The survey was brought up on the large display screen for the Town Council to run through together and agree feedback comments. To summarise: Town Council strongly agreed with the strategy's vision and felt the 5 priorities of the strategy are very important to focus on (1. Maximise the supply of affordable housing, 2. Bring empty properties back into use, 3. provide timely, targeted housing support, 4. Increase affordable and suitable options in the private sector, 5. Deliver an effective Homeless Prevention and Rapid Rehousing Service) Town Council provided comments of potential challenges to achieving these objectives and ideas for potential solutions to overcome them. There is a lack detail in the strategy and so Town Council commented that it is unsure if the strategy would actually meet the needs of the following groups: families, young people, older people, people with disabilities, minority ethnic communities, LGBTQ+ communities.

Resolved to receive and take note
11. To receive information and approve Town Council representative to Place Plan work group.

Cllr A R Jones had been the Town Council's representative on the Place Plan workgroup but is having to step back due to other commitments. He has requested that Place Plan is a community-led planning document that lets local people shape how their area develops. It focuses on local land-use issues, sets out community priorities, and can guide decisions on things like housing, facilities, green spaces, and local improvements. When prepared with the Local Planning Authority, a Place Plan can be adopted as Supplementary Planning Guidance, giving it real weight in planning decisions. Town Council agreed that it was important to have a representative on the group to help support the Place Plan creation and implementation. Deputy Mayor Sharne-Marie Bellis volunteered and proposed that she takes on the responsibility of being the Town Council's representative to the Place Plan group.

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

12. To receive and approve financial reports and current payments for February 25th, 2026

All information had been distributed and no matters were arising.

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

13. To receive information about planning matters:

It was noted that due to the lack of clarity at the last meeting which led to an issue with the minutes, staff are looking to test a new procedure for planning matters: 1) When staff receive notification of planning applications, these will be forwarded to councillors to review and inspect site (from roadside). 2) Comments on the application should be submitted to the Clerk (swyddfa@llanfairfechan.net) by mid-day on the Monday before a meeting. 3) Clerk to add all comments to the meeting pack. 4) Comments and applications can be discussed in the meeting and wording can be agreed to be submitted to the planning officer. Councillors noted this new process and will provide comment on its effectiveness in the future.

Welsh Government Appeals Reference: CAS-04497-C7C2W2 Gorwel – It was noted that this appeal now has a hearing date. The hearing is online and has been shared to councillors via email to attend if they wish. Deputy Mayor Sharne-Marie Bellis and Cllr Andrew Hinchliff BEM both expressed interest in attending and shall report back to Town Council.

0/53186 Edensor Park Crescent Llanfairfechan LL33 0AU – Councillors discussed this application and decided that there were no observations and that applicant should follow any advice from the Conwy CBC planning officer.

Resolved to receive and take note

14. To receive correspondence:

Resident's 100th Birthday – this is the 3rd application for a 100 year certificate in recent months. Mayor Nia Jones attended the birthday party and awarded the certificate. A photo has been shared to the Town Council for sharing on Social Media.

To receive invitation to become a 'Partner Community' of Ethos Universitas - Ethos Universitas is a values-based framework under the auspices of the university platform PCU Committee of Panathlon International, a non-governmental and non-profit organization recognized by the International Olympic Committee (IOC) in the field of ethics and Olympic values. The program applies these values in a universal sense – integrity, transparency, inclusion and non-discrimination – to local public life, far beyond sport. Councilors noted that we already apply these principles to the work we do. Joining the partnership program would cost approx. £250 to give us use of their logo and a chance to go to France for their awards ceremony. It was felt that this is not a good use of public funds and councilors declined to accept the invitation.

Update on Water Leak on Village Road – This has been reported to Welsh Water. Residents have raised this issue with Town Council staff and asked for help to escalate the issue. Staff have contacted Welsh Water for further updates. Welsh Water currently have a planned work date of 4th March, but this requires Conwy CBC to allocate a road closure license. If this is not allocated, then work will be pushed back again. Deputy Town Clerk to request update after 4th March.

Raised by Cllr Penny Andow – Update regarding resident issues with retaining wall in Nant Pandy - Cllr Penny Andow unfortunately gave her apologies for this meeting and so was unable to provide an update. This item will be moved to the next agenda under correspondence.

Invitation to SP Energy Network's stakeholder workshop in Llandudno RE: ED3 Business Plan – SP Energy Network supply and maintain national energy infrastructure (pilons, sub stations etc). Over the coming years, the company need to heavily invest in infrastructure to meet changing energy demands. They have created a business plan and are inviting local stakeholders to attend their workshops. The workshop is on 12th March. Councilors agreed it would be good to have representation but unfortunately no councillors present were available to attend. Clerk shared the invitation with all councilors. If no councilor can attend, then the Clerk or Deputy Clerk will attend remotely via the online session.

Welsh Government register for accommodation providers in Wales – A new law is coming into force in Wales requiring those who provide holiday accommodation to register with Welsh Revenue. Registration is free but required by law. Welsh Government is running a marketing campaign and has asked us to help spread the work. Social media posts will be developed, and the information has been shared to the Discover Llanfairfechan committee as the legislation falls under the tourism remit.

Paddling Pool Update – Moved up and discussed alongside agenda item 7.

Raised by Mayor Nia Jones – Concerns raised by resident RE garden fires – Mayor Nia Jones unfortunately gave her apologies for this meeting and so was unable to provide an update. This item will be moved to the next agenda under correspondence.

15. To receive reports from meetings and events -

Cllr Chris reported that he has been to the GP practice partnership meeting. The manager of the GP practice has been in contact with the RLDP team to raise the issue of additional housing and the issues with the extra demand that it would put on the GP practice. Cllr Andrew BEM reported back from the Community Hall that the roof repairs are now fixed on the west facing roof. New solar panels will be fixed next week. Bookings are up in general for the hall so all good news. Cllr Preben raised that the Friends Of Llanfairfechan library Chair is looking for an exit strategy after many years of service and will report back when there is further information.

15. To receive compliments, complaints and urgent matters for consideration and to log for future meetings – Cllr Andrew BEM reported that he used the new portable hearing loop and it has made a fantastic difference to his ability to follow and contribute to the meetings. This was purchased using grant funding and is a fantastic asset.

Meeting closed at 10:08pm