



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



Llanfairfechan Community Town Hall Village Road Llanfairfechan LL330AB

Mayor Cllr Chris Jones

Deputy Mayor Cllr Laura Fielding

WEDNESDAY 26th OCTOBER 2022 MINUTES

In attendance: Chair: Deputy Cllr Laura Fielding; Mayor Chris Jones; Cllr Penny Andow; Cllr Leena Farhat (on Zoom); Cllr Andrew Hinchliff (on Zoom); Cllr Claire Hughes (on Zoom); Cllr Gareth Jones; Cllr Nia Jones; Cllr Alun Rhys Jones; Cllr Elgan Owen; Cllr Preben Vangberg. Town Clerk Jayne Neal in attendance and prepared the minutes

1. Welcome all to the meeting
2. To receive apologies for absence (LGA 1972 Schedule 12)

Cllr Pat Griffiths; Cllr Christine Roberts

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

Dep Mayor Laura Fielding	personal interest	Item 13.5	no prejudicial interest
Cllr Nia Jones	personal interest	Item 16.2 & 14	no prejudicial interest
Cllr Gareth Jones	personal interest	item 14	no prejudicial interest

4. To receive representations and queries from the public.

County Councillor Jacob Williams was present and brought two matters to the Town Council:

1. Aber Road drains- concerns that the new covers are defective. CCBC have been notified and work is due to be completed
2. Dog fouling has been raised as an issue on Station Road. It was agreed that this does happen once the darker days are here. Emergency dog bags are still provided by Town Council across the town, but they often go missing on this road. It was noted other areas including the cob are also getting to be a problem.
Suggestion that a post is put out on Facebook to remind people to clear up. Its clear that CCBC will not patrol for this matter or provide extra signs. Clerk to ask Pen about their spray paint signs.
5. To receive and approve minutes 5th October 2022 and action list (LGA1972 Schedule 12)

Minutes had been circulated and were taken as read.

Proposed Mayor Chris Jones Seconded Cllr G Jones

Resolved to approve and take note

Cyngor Tref Llanfairfechan Town Council Action List			
Date: 26th October 2022			
	Item:	Date:	Progress
1	Insignia and past mayor badges	awaiting	email sent 18/10/2022
2	Nant y Pandy car park	03/10/2022	lease being drawn up
3	Promenade car park & flood protection	04/10/2022	no further information
4	Benches project	on agenda	Item 7
5	Cenotaph	emails sent	information being gathered
6	Victoria Gardens gates	email received	to discuss
7	Glan y Mor Elias & Morfa Madryn project	agenda	Item 11
8	MUGA West Shore	progressing	information being gathered
9	Petanque court	awaiting	Town Twinning grant application
10	Audit	completed	awaiting reponse no queries sent through
11	Office & GDPR IT	agenda	Item 12
12	Clerk's & Staff Training	Update	January start
13	Boat pond	completed	work has been completed to clear the algae
14	Kickstarter Community Plan	Update	to discuss
15	Halloween market and parties	update	to discuss
16	Fireworks event	on agenda	Item 8.1
17	Remembrance event	progressing	To discuss
18	Winter fayre and xmas lights	agenda	Item 9
19	Community Library	update	To discuss - meeting planned 21st November

Item 1 Insignia – Past Mayor’s Badges Clerk had been asked to source cheaper options and received the following information: Mould charge £180.00 70mm Bronze Stamped Medal - 5mm Thickness with no loop
Qty - 100 £6.30 each. The total cost would be £810.00. It was agreed this is still too much to allow in times of budgetary restraint. It was mentioned that past mayors could share their regalia if it is needed for civic functions. It was unanimously agreed that new regalia should not be bought.

Item 7 Victoria Gardens gates The following estimates have been provided by CCBC:

- Renovate the old balance beam = £2000 – have requested a quote from Sam Lock
- Supply and install new 3 x balance beams = £2000-£3000
- The cost for fencing the ‘red’ option is £ 5,890.00 + vat
- The ‘yellow’ option is £ 3,691.00 + vat

The Town Council recognise that, due to the constant problem with dogs in the playground, a fence will need to be fitted. They are still concerned about the high cost and would seek a local contractor for a lower quote. There may be a grants option available Clerk to send details to councillor to consider this option.

Item 7a Balance Beam at Victoria Gardens A local contractor has been to look at the balance beam and has reported it is too bad a state to repair. Clerk to gain further details about alternatives and to gain full specifications for the proposed fence work.

Item 11 Paddling Pool. Meeting of Clerks and CCBC to discuss 2023/24. Asset transfer – clerks refused this as an only option. CCBC will come back with a revised costing for contribution towards upkeep. This is currently £1800 but is set to rise considerably as a proportion of contribution.

Item 9 MUGA – Clerk to progress this asap as residents are keen to use the facility. ConwyCBC are due to send a quote and will complete the work.

Item 19 Community Library Figures have been received from Conwy CBC. The library costs £14,337 to staff and an additional £2000 to run the building on an annual basis. Town council £2000 in their budget to provide help for building costs. Conwy CBC are asking for a contribution to staffing. Clerk has proposed £3000 to be inserted into the precept for next year but is aware that ConwyCBC may ask for a higher contribution. This would lead to a further rise in Town Council precept request. It was noted that Town Council would expect greater control over the library if there is more contribution. There are great opportunities – Llanfairfechan has two excellent librarians who are keen to turn the building into a community hub and the Town Council Events & Community Engagement Officer is available to work from the building once a week. This is a time to develop a positive partnership between Friends of Llanfairfechan Library trustees and members, Town Council and Conwy CBC. An AGM has been announced for Monday 14th November and a stakeholder meeting for Monday 21st November at 10am. It was suggested a task and finish group should be developed to help steer the next few months’ discussion with clear aims to secure the future of the library. There are several new councillors who are willing to help with the process and those who are already on the committee are also available. It was suggested that its important to take advantage of the professional skills of councillors to help. Clerk to remind the friends group that details of the AGM must be out 14 days before the date of the meeting. Clerk to share the AGM poster once it has been provided. Resolved to receive and take note

6. To receive information and complete survey from Remuneration Panel.

It was agreed that Councillors would review the survey and respond individually. Resolved to receive and take note

7. To receive information and approve plans for Llanfairfechan Public Bench Project

The upper town audit has now taken place and was reported as follows:

1. Concerns about speeding around Llanerch Road and down the hill. Clerk has emailed ConwyCBC and received a response. The appropriate warning sign for this situation would be a Playground warning sign. CCBC record show that such a sign does already exist.
2. Crossroads at Terrace walk and top of Llanerch Road - Bench in poor state but easily mended. James has trimmed back the undergrowth around the bench. Clerk has reported faults.
3. Terrace Walk Potential lookout point – James has cut back undergrowth. Suggestion this is a new look out point. Clerk to contact Conwy CBC to discuss
4. Dr Hutt’s bench – this is no longer a look out point but its suggested it could be turned into a picnic area with seating and a public bin.
5. Newry Drive no tipping sign and top of Valley Road bench area – James has trimmed the area.
6. Wildlife area sign – Clerk to contact Conwy CBC to discuss with ecologist. Grants available for a Coronation Meadow Clerk to investigate
7. Valley Road by river footbridge - bench is in very poor state and needs to be replaced.

8. It was agreed that metal benches be purchased from the blacksmith as a starting point for the project.

- 1 x Crossroads to replace tatty bench and launch the project
- 1 x Valley Road by river footbridge
- 1 x Pant y Rhedyn school

Then the flat bench at the Terrace Walk crossroads needs to be replaced.

Proposed Cllr G Jones Seconded Cllr N Jones

Resolved to approve and take note

8. To receive information and finalise plans for Llanfairfechan Firework Display

The Firework display is booked for Monday 7th November at 6pm. Cafes have been notified and Pavilion, Seagrass and Sailing Club will be open and small children's fairground rides will be available. All authorities have been notified and Clerk to look at materials for the Bang Out of Order project to advise safety. Resolved to receive and take note Remembrance Event is also developing well. Road closure has been requested and Clerk is meeting traffic management next Tuesday. All contributors have met and agreed their parts. All councillors are invited to attend and Mayor and Deputy Mayor will take part in the service. Further details will be shared by email.

Resolved to receive and take note

9. To receive information and approve plans for festive lighting in Llanfairfechan

Progress is being made Conwy CBC will be available to erect the existing lighting this year and is preparing a quote for installation. There is a problem with lighting for Station Road – it was decided that the flag project and the Shop Window lighting competition will be encouraged for the festive celebrations this year. Festive lighting will extend down Village Road to crossroads and along Penmaenmawr Road to Pen Dalar. Flags will be erected outside shops, primarily in Station Road with some outside the shops in Village Road. Clerk to request lights will be switched on 1st December between the hours of 8am and 9am and 3pm and 9pm. Clerk formally thanked the Kirsty for her work to arrange testing of the equipment and to the whole staff team and councillors for their help with preparations for the festive lighting 2022.

Resolved to receive and take note

10. To receive information and discuss land registry in Llanfairfechan – Cllr Andrew Hinchliff

Cllr raised concerns about the parcels of land in Llanfairfechan that are of unknown ownership and requested that Town Council representatives attend a meeting with ConwyCBC to discuss this matter. A discussion took place, and it was noted that this is not a priority at this time and individuals can investigate land ownership through HM Land Registry. A vote was taken and it was agreed that TC should not organise a meeting at this present time as it is recognised that ConwyCBC staff are under significant stress due to budgetary difficulties.

Proposed Cllr A Hinchliffe Seconded Cllr E Jones

Resolved to approve and take note

11. To receive final report from Morfa Madryn project funded by Dwr Anafon

All work has been completed as follows:

- The existing hides are now more weatherproof and welcoming for visitors. The work included two new roofs, renewed shelving and refurbished benches. The hide trail was cut back on September 22nd by a group of seven volunteers to make sure that the area is accessible to all'
- One birdwatching event happened on September 25th and was attended by seven residents, including leaders, and two further sessions are planned for winter/spring 2022/23.
- The area is now ready to take advantage of regular use by members of environmental groups, families from Llanfairfechan and Aber and visitors to the area.

Llanfairfechan Town Council would like to thank all the volunteers, Kate and Geoff Gibbs, Cllr Alun Rhys Jones, Paul Haswell-Davies and Dŵr Anafon for their help in completing this project. Clerk to send the report over to Dwr Anafon and request the funding of to £2094 to be reimbursed to Town Council for work completed. Clerk to report flytipping in the car park by Morfa Madryn to GwyneddCC.

Resolved to receive and take note

12. To receive information and approve process for the fibre telephone and broadband

Community Hall now holds the contract for the Telephone and Broadband. There is money in the budget for telephones and IT and so Clerk asked if Town Council would be prepared to pay half towards the bill. A vote was taken and all agreed to share the cost with Town Council providing £50 per month towards the telephone bill. Community Hall Community Members did not take part in the vote. During the discussion, it was noted the Community Hall faces a huge rise in fuel charges from November 2022. Currently fuel charges are £5000, and they are set to rise to £20000 by April 2023. Committee are putting plans in place to mitigate the effect but trying to make sure that community groups are still able to rent the hall at a accessible rate.

Proposed Cllr E Owen Seconded Deputy Mayor Laura Fielding

Resolved to approve and take note

13. To receive and approve current payments for October 2022

Payments to be made
1. Amazon Business Account bunting for community event £19.99
2. British Gas August /October £72.98
3. Menter Iaith translations £245.59
4. North Wales Wildlife Trust flyers £20.00
5. Llanfairfechan Event Committee grant (amended) £2115.00 inc PACT funding
6. CCBC Elections Ward payments - £405.00

Proposed Cllr C Jones Seconded Cllr N Jones

Resolved to approve and take note

14. To discuss planning matters

0/50098 23 Parc Henblas Llanfairfechan Conwy LL33 0RW To reduce 1 no. lime tree – advice of tree officer to be followed.

0/50095 Sefton House 5 Caradog Place Llanfairfechan LL33 0DA Change of use of former residential care home (C2) into a single dwelling house (C3) - No observations raised

0/50096 Y Benarth Park Crescent Llanfairfechan Conwy LL33 0AU Cllr G Jones left the room for this item. Change of use from C3 residential to C2 care home. Following significant discussion and consideration of the resident's objection in this matter, the following queries were raised:

1. The application is significantly lacking in detail and fails to give enough information to reassure stakeholders that this project will be effectively managed.
2. Town Council have heard the concerns of residents and would ask that queries are addressed by planning officers and reassurances are given
3. Town Council noted this is a compact residential area with many older residents, parking challenges and concerns about overlooked properties. Is this the right place for a large project of this type?

Resolved to receive and take note

15. To receive correspondence

Resident concerns about planning matter 0/50096 this had been discussed at item 14

16. To receive reports from meetings

1. Llanfairfechan Town Council Finance Committee - Clerk has prepared a draft precept and it was noted the Town Council budget is likely to be in deficit in 2023 and use reserves to maintain a level of service. An 11+% rise in the Real Living Wage level will have a knock-on effect to other staff wages and extra requests for support for services is expected from ConwyCBC. If a real Living Wage is agreed, we should apply for accreditation. It was noted that prudent control on the finances has given us a reserve to mitigate these pressures but that it will be necessary to incrementally raise the precept to keep a sound budget. A further finance meeting will take place before the next Town Council meeting. The draft precept request will be discussed at the Town Council meeting on Wednesday 16th November.
2. Llanfairfechan Community Town Hall Committee – Cllr Andrew Hinchliffe and Cllr Chris Jones. As had already been mentioned, there are significant challenges for the committee going into 2023 but the good news is that bookings are high and the group have a healthy reserve to fall back on. The concern is that it is revenue that will be hit by the fuel charges and so reserves cannot be relied upon to solve the problem and it will be ongoing. The room costs have not been raised for nearly ten years and so its was reluctantly agreed that the room rates will need to rise in the new year. The committee will introduce a community group discount for Llanfairfechan Community Groups to mitigate this decision. The hall is extremely busy, and this is creating some staffing concerns. The Committee have agreed they will offer staffing back on a Friday and Saturday and they will look into a more permanent solution in the longer term. The hall is due to be part of the Conwy CBC project Winter Sounds with a Fleetwood Mac tribute band booked for Friday 2nd December. It was noted that the markets are really successful now – the Halloween market was recognised as a great event with lots of people giving excellent feedback. Kirsty was congratulated on the level of professionalism in developing the project. It was noted that from December stall holders will be asked to pay £10 a stall and suggested that this money should be used towards venue costs. This was agreed in principle – Clerk will bring further information about this for a formal vote.
3. County Councillors were asked by Cllr Andrew Hinchliffe if LDP meetings are taking place and the progress towards a new school the new builds at Cae Ffynnon. It was reported that this process has been on hold, initially because of Covid but now because of the huge budgetary constraints at Conwy. All projects are being reviewed and this has held up developments. County Councillors will report as soon as information starts to come through.

4. Town Twinning Committee meeting – Preben Vangberg. Town Twinning visit will be made in May. The visitors are arriving on the 17th and leaving on 19th May. TC Grant applications will be sent in due course.
5. Llanfairfechan Community Events Committee meeting – Councillor Laura Fielding – The following events are planned:
 - Halloween Party 0 -10 yrs 4pm to 6pm Monday 31st October Community Town Hall
 - Halloween Party 11 – 16 yrs 6:30pm to 8:30pm Monday 31st October Community Town Hall
 - Halloween Trail competition online entries by 4pm 30th October
 - Tabletop Sale 29th October 12 – 4pm Split Willow

All Resolved to receive and take note

17. To receive urgent concerns & compliments

1. Pendalar Hall committee is in the process of forming and looks good to be opening again soon
2. There is traffic management in Station Road – the road will not be closed from 31st October but will have traffic controls
3. Several drainage problems in the upper town Councillor will report
4. Concern raised that a social media post had suggested that Llanfairfechan is left out by Conwy CBC. It was noted this is not the case. Over the last few years many partnership projects have been completed and its important this joint working is not undermined. In response, it was assured that the post was not meant to downplay the good working relationships but had come out of genuine concern for the CCBC budget reductions that are being discussed with regards to the community library. No assurances had been made to the future of the services. It was suggested that no assurances can be made by anyone as yet as ConwyCBC budget controls are still in discussion. These are extremely hard times and officers are under a lot of pressure under very difficult circumstances. The feeling is that we must pull together as a team to get us through and build on the new skills within Town Council and the good working relationships going forward.

All Resolved to receive and take note

Meeting closed at 9:30pm

Next meeting: Wednesday 16th November 2022