



**CYNGOR TREF
LLANFAIRFECHAN
TOWN COUNCIL**



Llanfairfechan Community Town Hall Village Road Llanfairfechan LL330AB

Mayor Cllr Laura Fielding

Deputy Mayor Cllr Alun Rhys Jones

**WEDNESDAY 28th JUNE 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 Acceptance of Office for Lafan Ward from Cllr Rob Jewell
4. To receive declaration of interest – (Disclosable personal or prejudicial interests)
It was formally agreed by all present that the meeting could be recorded for production of minutes only
5. To receive representations and queries from the public.
In attendance: Manon Prysor of the Llais y Lle Llanfairfechan & Penmaenmawr project
6. To receive and approve minutes 7th June 2023 and current action list (LGA1972 Schedule 12)
7. To receive and approve Internal Audit Report and Annual return 2022/23
8. To receive information and approve formal statement to 'J10 Planning' DMO Pre-Application Consultation re: plot of land East of Gorwel.
9. To receive grant application from:
 1. St Pauls Methodist Church - <https://www.annachaplaincy.org.uk/> Application to support a project in Llanfairfechan and Penmaenmawr
 2. Llanfairfechan Surf Life – application for help with venue hire to support training sessions for volunteers
10. To receive information and discuss The Heath Llanfairfechan – Deputy Mayor Alun Rhys Jones
11. To receive information and discuss hydroelectric schemes and possible application in Llanfairfechan
12. To receive and approve current payments for June 2023

Payments to be made
1. Cawthray brass bench plaque £45.00
2. Dwr Cymru Erw Feiriol Cemetery water supply Dec 2022 to May 2023 £120.03
3. Dwr Cymru Victoria Gardens water supply Nov 2022 to May 2023 £24.29
4. Conwy CBC 'Playing Out' contribution £810.00
5. JDH Hughes Internal Audit £510.00

13. To discuss planning matters
No current planning matters
14. To receive correspondence
15. To receive reports from meetings
16. To receive urgent matters for discussion

Minutes of Llanfairfechan Town Council Meeting Wednesday 28th June 2023

In Attendance: Chair: Deputy Mayor Alun Rhys Jones; Mayor Laura Fielding; Cllr Leena Farhat; Cllr Andrew Hinchliff; Cllr Rob Jewell; Cllr Chris Jones; Cllr Elgan Owen; Cllr Christine Roberts; Cllr Preben Vangberg (on Zoom).

Town Clerk Jayne Neal

1. Chair Deputy Mayor Alun Rhys Jones welcomed all to the meeting
2. TO RECEIVE APOLOGIES FOR ABSENCE (LGA 1972 SCHEDULE 12)
Cllr Penny Andow; Cllr Gareth Jones: Cllr Nia Jones
3. TO RECEIVE DECLARATION OF INTEREST – (DISCLOSABLE PERSONAL OR PREJUDICIAL INTERESTS)
Cllr Christine Roberts – Item 9.1 attendance at exercise class – no prejudicial interest
4. TO RECEIVE REPRESENTATIONS AND QUERIES FROM THE PUBLIC.

In attendance: Manon Prysor of the Llais y Lle Llanfairfechan & Penmaenmawr project.

Manon presented her Arts Council Wales funded project Llais y Lle. This project is a creative community project which aims to bring everyone together to celebrate and feel ownership of the Welsh language and its heritage. Manon has already linked up with many community providers to start to develop sessions and wanted to discuss a proposed Autumn festival to look at some proposed dates etc. The theme will be Merlod Gwyllt y Carneddau/ Wild Ponies of the Carneddau. The idea is to have an arts festival around the time of the pony gatherings in November. There will be art workshops, music, parades and events during that time and the community will be encouraged to join in with creating the festival – very much a community based plan to link with the array of groups already meeting in Llanfairfechan and Penmaenmawr. Manon thanked the Clerk for their help so far in networking.

A community working group will be set up to take this forward and the support of Town Council will be very helpful. One idea is to link the annual firework display with the festival weekend and link it with a community parade. It was noted a parade down the town could be costly with road closures, but it was agreed this would be investigated.

The pony gathering will be the focus of the festival with various activities being considered. The idea is that this celebration could be started with the Llais y Lle project and continued into the future ensuring that Welsh language and culture remains a key component of activities in the town going into the future. Clerk and project lead to liaise and come back to meeting with a final date.

Resolved to receive and take note

It was agreed that Item 8 To receive information and approve formal statement to' J10 Planning' DMO Pre-Application Consultation re: plot of land East of Gorwel would be moved up the agenda as residents were in attendance with an interest in this matter.

Justin Paul from J10Planning was in attendance to hear comments from the meeting. The company will provide a Pre-Application Consultation Report with responses to issues raised once the consultation period closes on 30th June. The project plan may be amended where necessary before going into the full planning stage. Clerk read out response from Dwr Cymru: *The responder had discussed queries with network operatives that are responsible for maintaining the public sewerage network in this area, they are aware of the hydraulic issues along Gorwel. As part of the pre planning response we will offer a suitable point of connection along the public sewerage network for foul only flows. There has been correspondence with network operatives to find a suitable point of connection that will bypass the issues at Gorwel. Further to this it can be confirmed that no surface water flows shall be allowed to connect directly or indirectly with the public sewerage network.* A further set of queries were sent to Dwr Cymru as follows:

- Sewerage system capacity and spill events
- Condition survey of the sewerage system in Gorwel
- Condition and Capacity of the rainwater system and Spill events
- Security of Potable water supply, failure events for the past 24 months for the infrastructure include pipe failures and pump failures on the network in Llanfairfechan and the network feeding Llanfairfechan

Residents are saying that the drainage infrastructure has been so poor over the years that they want reassurance the system can cope with extra work. Dwr Cymru have promised a response to these queries within 20 days so the information will be available before the full planning process is completed. In addition, a query was sent to the Conwy Local Development Team as there were concerns about the infrastructure effect of several possible housing developments in the town. LDP site plans around 250 homes, Castle Green site planning 55 homes and Gorwel with 42 homes – totalling nearly 400 homes – this is a real concern to Town Council and residents alike. The LDP team have responded as follows: *The Gorwel site was submitted as a candidate site for both the current adopted LDP that is in place, and for the new Replacement LDP that we are currently preparing. We did not allocate the site in the adopted*

LDP and are not looking to in the Replacement LDP due to various consultee comments and that we have an alternative site that is in a more sustainable location.

To accommodate future growth in the area, we are progressing a site in Llanfairfechan through the Replacement LDP work, which is opposite Bryn y Neuadd. There was a public consultation on this through the Preferred Strategy stage. More details are here (see stage 5) [Replacement Local Development Plan - Conwy County Borough Council](#)

A draft Town Council statement was read out at the meeting:

1. Road access up to and along Gorwel is considered to be inadequate with vehicles often forced to drive on the wrong side of the road due to inappropriate parking. Access does not improve until vehicles reach Village Road and residents have witnessed near misses and actual RTAs in the area. There is great concern about any increase in resident traffic in the top village and this has been raised many times in Town Council correspondence.
2. Drainage concerns– there have been many blocked drainage and flooding incidents in the area There is a history of legal wrangling about drainage in Gorwel as the original system remained unadopted for a considerable time. Residents are unconvinced that the drainage system will cope with any extra usage.
3. There are concerns about damage, excessive noise and poor air quality that will be caused by large scale construction on site in this greenfield space. It was noted that a Public Right of Way is on site and this needs to be protected at all costs. It was noted that historical planning statements had promised that no building would take place above 600 ft
4. Many residents have voiced their concerns about the drainage, electricity supply, health and education infrastructure in the town. 42 new homes will result in considerable pressure on services that are already challenged with their current workloads. There is considerable concern this is planned in the upper village where services are known to be overstretched.
5. A question has been raised about whether Llanfairfechan needs new housing on this scale. We are awaiting information from Conwy CBC for a breakdown of housing need in Llanfairfechan. What is clear is that smaller houses on the lower end of purchase price are a priority. Town Council would support a development that includes truly affordable housing that is linked to a registered provider to allow young families from the local area to take up the opportunity. However, this proposal includes large houses that will, no doubt be out of their price range. In addition, information from the Conwy LDP team suggests they will be supporting a more suitable site at Cae Ffynnon for development.
6. Town Council are collating further information in order to respond to the full planning application when it arrives and, as a key stakeholder, will continue to monitor the process.

New points made:

Point 1 The road access concerns are actually from the traffic lights right up to the Gorwel site and Town Council agreed the statement should reflect this.

Point 3 There was a discussion about this. More information needs to be gathered to confirm the evidence on the 600ft Ordnance Datum Point. Clerk to contact Conwy for past planning applications that have been refused because of this. Pre-planning paperwork shows the PROW will be protected so this wouldn't necessarily be included in the statement.

Point 4 LDP plans would lead to infrastructure funding and so there is a concern that smaller projects will not carry infrastructure support. LDP Team have also said that residents and Town Council will be involved in the housing needs survey and choices on type of housing

Point 5 Information received on long term empty homes (28) and second homes (65) Town Council would support a development that includes truly affordable housing that is accessed through a Registered Housing provider such as Tai Teg.

Point 6 – it was noted that at pre-planning stage the Town Council have mainly been making sure resident voice is heard and gathering resident opinions.

It was noted that, in the absence of Llanfairfechan figures, Conwy ones could be used.

Justin Paul responded to several points:

1. Dwr Cymru response shows that the drainage system can handle the extra housing and a connection can be made. A SUDs plan will be in place to address surface water drainage. (Sustainable Urban drainage systems are designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation, and passive treatment).
2. Air quality noise associated with the operational development. This will subject to a traffic management plan and a draft framework will be produced in due course as planning progresses. PROW will be protected, and

enhancements made as detailed in the pre application pack. 600ft Ordnance Datum point is not in policy and would need to be proven

3. Developer contributions will be made and levied by Conwy to support enhanced provision for infrastructure. Affordable housing is absolutely needed; the 20% target will be met, and the accommodation schedule shows the majority of houses are of moderate size. Only 6 x 4/5 bed units are included so developer suggest Town Council may wish to reappraise the comments. As a Town Council it may be worth reconsidering this observation.

The developer was thanked for the contribution. Discussion continued as follows:

Cost of affordable housing. Developer clarified that the 20% levy applied by Conwy will be subject to a s106 legal agreement with a Registered Housing Provider which will likely be a social rented or shared ownership tenure and not a 10% off the open market. This information was welcomed.

New cars in the upper village. The position of this site means that most people will not be able to walk to the village and there will definitely be a reliance on cars. The upper village is already under pressure from the number of cars and will bring in roughly 80+ cars. Access is now limited due to listed fields in the vicinity so routes cannot be changed.

Type of housing and environmental concerns No comment has been made about this as there is a lot of information online to show environmental concerns have been addressed and measures will be put into place.

Resident's comments 1: Concerns about the damage that will occur from the HGVs during the construction work. These roads are not made to take heavy vehicles and who will pay for damage that emerges in future years,

Resident's comment 2: Concerns about child safety on the roads - there are many bottlenecks where there are no pavements. These roads used as a school route and there have been problems already.

It was noted at this point that the road access to across the upper village is the major concern about this development both during construction and once the estate is built. It was noted this is the reason the restriction about 600ft has been previously used.

Resident's comments 3: Access to GP surgery Great concern about the amount of pressure, not just from Llanfairfechan but also Penmaenmawr and Conwy. The surgery is not coping with appointment pressure even now, there is often a long wait for appointments. Questions were raised about the developer's interest in profit over provision of affordable housing. Concerns were raised that even if money is made available, there will not be the available doctors to come and take up posts. It was agreed there is considerable pressure across the country in this. It must be remembered new build in Penmaenmawr will also have an effect. It was noted that some GPs are choosing to move out of cities so its possible recruitment will be positive.

Resident's comments 4: Active travel Reinforcing the fact that a very small percentage of residents walk down, even from Gorwel and this proposed estate is higher up. Its unrealistic to think residents will use an active travel route to exit down to the village. Resident will send photos of parking to Clerk.

Residents were reminded that the deadline for submitting to the pre planning consultation is Friday 30th June
Comments can be sent through the website link: [Coastal Construction : Llanfairfechan - My WordPress \(j10planning.com\)](https://www.j10planning.com) or by email to Justin Paul on justin@j10planning.com. If there are problems, then Town Clerk will assist on jayne@llanfairfechan.net

Resolved to receive and take note

6. To receive and approve minutes 7th June 2023 and current action list (LGA1972 Schedule 12)

Action list moved to next meeting. Item 4 - It was noted that it will be up to the Sailing Club to conduct a public consultation about the proposed site.

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

7. To receive and approve Internal Audit Report and Annual Return 2022/23

Internal Audit reporting process has been completed and the auditor's report has been shared with the meeting pack. Five minor matters to update and Clerk has completed the changes. Annual Return was available, and one figure needed amending due to a typo. Mayor signed the Annual Return, and it was reported that the Triennial Year Full External Audit will be submitted online by the 1st of August.

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

8. To receive information and approve formal statement to 'J10 Planning' DMO Pre-Application Consultation re: plot of land East of Gorwel.

Clerk confirmed that the statement will be updated as per new items discussed and sent to Town Councillor emails for ratification. It will then be sent off to the developers before the deadline. **Resolved to receive and take note**

9. To receive grant application from:

1. St Pauls Methodist Church - <https://www.annachaplaincy.org.uk/> Application to support a project in Llanfairfechan and Penmaenmawr

This matter was fully discussed, and the application was refused due to several points. Historically, the Town Council have not funded church projects as it is seen as unfair to choose one church over another. Previously, only one church project has been funded for a new toilet, as it was a secular project. The ploughman's lunch at the Methodist Church

is open to everyone with no religious content and providing much need low cost food. It was noted that, there were concerns there are already social enterprises doing this work so there could be duplication. In addition, the Town Council has never funded staffing costs through s137 and its a concern this could be an ongoing ask through the years. Other organisations are struggling to recruit, and a new project will only put further strain on them. It had been indicated that Penmaenmawr Town Council had already agreed to part fund this project, but further investigation has shown they have only considered it in principle, and it has not been to Town Council as yet. It was proposed that this project is not appropriate for Town Council funding at the current time.

Proposed Cllr C Jones Seconded Cllr L Farhat Unanimous Resolved to approve and take note

2. Llanfairfechan Surf Life – application for help with venue hire to support training sessions for volunteers
A request for funding to provide a venue for training of volunteer lifeguards. There was a discussion about accessing free venues, but it has been reported it is difficult to use venues without paying. They are a registered charity, and the recruitment of volunteers has gone really well with a wide range of ages. It was proposed that this fits the criteria for s137 funding and so it was proposed that the funding should be awarded.

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

10. To receive information and discuss The Heath Llanfairfechan – Deputy Mayor Alun Rhys Jones
Cllr Alun Rhys Jones presented information about The Heath and investigations about grade listing to protect against demolishing the building. It was noted that refurbishment of the current building is a much more sustainable way to use the site but without listing there is a risk it will be removed. It was noted that other buildings have been redeveloped rather than demolished. Domestic properties might be difficult due to the nature of the building but there is interest due to its industrial history or could be perhaps used as an art gallery or museum. After a full discussion, it was agreed that Cllr Rhys Jones should continue to investigate and correspond about possible listing.

Resolved to receive and take note

11. To receive information and discuss hydroelectric schemes and possible application in Llanfairfechan
It was noted that the project [Egin - unlocking the collective power of communities](#) can help to give information about possible Hydro electric projects. After discussion, it was agreed that a representative from Egin should be invited to a Town Council meeting.

Resolved to receive and take note

12. To receive and approve current payments for June 2023

Payments to be made
1. Cawthray brass bench plaque £45.00
2. Dwr Cymru Erw Feiriol Cemetery water supply Dec 2022 to May 2023 £120.03
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4. Conwy CBC 'Playing Out' contribution £810.00
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An extra request for councillor care allowance was made and agreed and this will be ratified at the next meeting.

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

13. To discuss planning matters

No current planning matters

Resolved to receive and take note

14. To receive correspondence

1. Resident’s letter of commendation for the Environmental Operative and his commitment to his job. It was noted that Town Council highly value James’ work and have previously given him a star award and a bonus. He has been made aware of the letter and has been congratulated on the good wishes.
2. Consultation pack from Mona Offshore Windfarm Project. Devolve to the Environment Committee to read and discuss for feedback. These will be emailed to the whole Town Council for members to add their queries. Deputy Mayor will send and receive emails. It was requested that we reiterate that Llanfairfechan should be included in the community benefit funding.

Resolved to receive and take note

15. To receive reports from meetings

1. Community Hall AGM – no new members but all committee members returned, and it is a vibrant committee with diverse skills.
2. Friends of Community Library AGM – very positive with a good turnout. The committee is one member short but is very active and has had a very successful year.
3. Discover Llanfairfechan – positive meeting to finalise the calendar and entertainment has been booked for the summer. The committee agreed to merge with Community Planning Partnership, but current funding needs to be protected for the tourism work. Entertainment will take place at the Split willow on 30th July; 13th August; 27th August
4. Staffing Meeting to discuss support for a member of staff who is currently away from work due to family caring needs.

5. Meeting with Penmaenmawr Town Council and the new Town Clerk. Members of the Town Council are keen to work in partnership where possible and a number of possible options were discussed. It was agreed that we will keep in touch and consider developing some joint projects.
6. Sustainable Services Committee are working towards completing the questionnaire and it was agreed that a newsletter be written to accompany the questionnaire and make it more attractive to residents. Cllr has asked for some advice about reaching all residents with information sharing and consultation.
7. GP Surgery Patient Engagement Group – a mix of Penmaenmawr and Llanfairfechan residents were in attendance. The surgery has said they are keen to consult and market activities and are looking to develop a newsletter. They are keen to check if the booking system is working and it was reported that reminder text were arriving after their appointments. They were not aware and said they would look into this. Concern raised about the lack of marketing with regards to pneumonia and shingles jabs – there is a feeling that this should be better advertised. Communication is still a problem with the GP Surgery, and it is hoped they may attend one of the food and artisan markets.
8. Audit Wales – making more of social enterprises. Encouragement to map all social enterprises and encourage people to use them. Place shaping and regeneration after industry leaves an area – focus on heritage etc.
9. Community Ownership Fund – low level of applications. There is a reluctance to apply as these are large scale projects.
10. Snowdonia consultation plan – Consultation due in the autumn
11. Big Green Week Clothes swap and Open Gardens Day was a huge success with over £1000 raised for NWCR and £30 raised for Community Hall venue hire from the book stall. Feedback was excellent for the whole week of events.
12. North Wales Climate Action Group meeting – information about local environment targets and projects that are helping to meet the targets. This was a well-attended event and interesting to hear the stories. Some good evidence about non fossil fuels investments as against that of fossil fuels.
13. North Wales Fire and Rescue meeting to discuss the restructuring of the fire service. Consultation continuing and will be reported soon. They are looking at making savings again but council taxes will have to go up again to meet the costs of the service. **Resolved to receive and take note**
16. To receive urgent matters for discussion
 1. Health and safety concerns about the water leak under the railway bridge. This is an ongoing problem that it still putting pedestrians, children, and cars at risk. Clerk to email the Trunk Agency.
 2. Complaints from Parc Crescent area as there has been a lot of water issues
 3. Notice that the Shared Prosperity Fund is due out very soon. Clerk to meet with Cllr Elgan Owen to discuss grants. **Resolved to receive and take note**

Meeting closed at 9:40pm

Next meeting Wednesday 19th July 2023