

CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL
www.llanfaircommunitycouncil.co.uk

Minutes of an Ordinary Meeting of the Council held at the Genus Centre Llanrhydd on Monday 8 July 2019 at 7.00 pm.

PRESENT – Councillors Jayne Mayers [Chair], Paul Weston [Vice-Chair], David Baker, Bob Barton, Wini Davies, Keith Mouldsdale, Ceri Ranson and Eirwen Godden, Clerk.

IN ATTENDANCE - 5 members of the public

APOLOGIES Councillor Osian Owen [work commitments]

PART 1

572 DECLARATIONS OF INTEREST Councillor Keith Mouldsdale as a trustee of Neuadd Eleanor's Management Committee and as a resident who lives in a property near to planning application 20/2019/0190 re Clover Bank, Llanfair D C; Councillor Bob Barton with reference to the Final Recommendations Report June 2019 Local Democracy & Boundary Commission for Wales – Review of the Electoral Arrangements of the County of Denbighshire [he is a member on three other Community Councils]

573 MINUTES - RESOLVED The minutes of the Ordinary Meeting held on 10 June 2019 were approved and signed as a correct record.

574 MATTERS ARISING/ACTION TAKEN

574.1 Council Vacancy [565.1] As the County Council has not received a request for an election steps can be taken to fill the vacancy. **RESOLVED** The Clerk to post a co-option notice to advertise the vacancy.

574.2 Local Development Plan 2018-2033 Draft Preferred Strategy Consultation [567.4] <https://www.denbighshire.gov.uk/en/resident/planning-and-building-regulations/local-development-plan/replacement-ldp/replacement-local-development-plan-2018-2033.aspx> A series of exhibitions have been arranged throughout the County to explain more about the LDP process and the Draft Preferred Strategy consultation –

17/07/19 2-7 pm Llangollen Town Hall LL20 8NU

22/07/19 2-7 pm Former Granite Outdoors, 64 High Street, Rhyl LL18 1TW

23/07/19 2-7 pm Ruthin Library LL15 1DS

The consultation will last for eight weeks 08/07/19 – 30/08/19. Comments can be made via the consultation portal <https://countyconversation.denbighshire.gov.uk/project/447>.

Members expressed concern that the consultation period was being held during a significant holiday period and would not be in a position to respond by the end of August.

RESOLVED that the Clerk writes to the Planning Authority to express concern that the consultation is being held during a significant holiday period [copy to the AM] requesting an extension to the deadline until after the next Council meeting on 09/09/19.

574.3 External Audit [559.3 13/05/19] – Outstanding Review Points Reported that a list of committees including terms of reference established by the Council and a breakdown in staff costs, together with a copy of the minutes showing the Council's approval of the increase in salary/hours, was required. The Clerk confirmed that she would submit the documentation required to BDO by 18/07/19.

575 COMMUNITY MATTERS

575.1 Old School Site/New School Llanfair D C Reported – an email from a resident putting forward suggestions for usage of old school site. It was noted that they were already included in the Community Plan. **RESOLVED** that a letter of thanks be sent.

575.2 Housing Development/Mains Gas

Update received from Pure's Design Manager including a copy of the phasing plan:

[a] Phase 1 completion is expected June 2020 and phase 2 completion to be confirmed subject to sales

[b] Landscaping – the latest updated plan was re-submitted back to DCC Planning on 14/06/19 which included proposals to address the main concerns raised by the adjoining neighbours Barnfold and Crossways. Planning will liaise direct with the neighbours to reach a decision that is acceptable to fully discharge planning condition 5. Formal feedback is awaited.

[c] Terraced housing to the front of the site [phase 1] – proposed elevational treatment has been submitted to Planning as required under condition 15.

[d] Drainage – some connections have already been done, works on the site will not affect any of the neighbours, all drainage is connected to the new system at this stage. The new footpath works on the main road [S278] will be complete by 12/07/19 and roadworks by the first week in August when phase 1 housing will commence starting at the entrance to the site.

[e] Gas service installation – Wales & West Utilities [WWU] has been liaising with the landowners to reach an agreement on taking the proposed village gas main across their land. Confirmation of this [if agreed] will be on 19/07/19. If so, WWU will take approximately three months to complete all legal documentation and install all the off-site works to allow live gas to be available on Pure's new development site which would require an above ground gas main compound – as already shown on the latest landscaping site plan drawing already issued to Planning [this would mean that live gas would be available on the Pure site towards the end of October 2019]. Should WWU be unable to reach an agreement with the landowner, Pure will have to fall back on installing the below ground LPG tanks as already shown on the approved Planning site plan drawing.

RESOLVED that Pure's Design Manager be invited to attend the next Council meeting on 09/09/19.

575.3 Feasibility Study Results The Neuadd Eleanor Management Committee continues to look for grants from different sources. Priority is being given to the installation of double glazing; £4,000 grant aid is already available; and applications will be submitted to Tesco and the Innogy Wind Farm Fund for other schemes.

575.4 Community Plan Reported that Mr Steve Whipp had drafted a 2nd edition taking on board matters discussed at a sub group meeting held on 25/05/19 incorporating Neuadd Eleanor's future requirements and findings from the survey commissioned. The group is to meet again during August and it was suggested that the Plan takes into account the LDP consultation papers, policies, candidate sites and open space audit reports. Members were invited to forward suggestions/comments to the Clerk well before the next Council meeting on 09/09/19 when Members will be asked to endorse the latest edition of the Community Plan.

575.5 Newsletter Cllr Keith Mouldsdale reported that the third issue has been published and he is still receiving positive responses. It was suggested to him that the contents of the front page and headings should be bilingual.

576 CORRESPONDENCE/REPORTS

576.1 Final Recommendations Report June 2019 Local Democracy & Boundary Commission for Wales – Review of the Electoral Arrangements of the County of Denbighshire www.ldbc.gov.wales – page 10 refers to Llanfair D C. Councillor Barton advised that although there are no changes for Llanfair at this stage, there are changes for other Councils where he is a member, and there could be a knock on effect on others.

576.2 War Memorial Flower Boxes Email dated 17/06/19 from Mrs Moira Edwards stating that she is not able to maintain the War Memorial and flower boxes this year. Councillor Tim Faire had offered to look after the flower boxes. **RESOLVED** that Councillor Faire's kind offer be accepted with thanks.

576.3 Denbighshire Civic Service 21/07/19 Noted. Approval was given for the Chair to attend.

577 Feedback/Report[s] on Conferences/Training/Meetings Planning Wales/OVW

577.1 SLCC Event 20/06/19 The Clerk reported that items of particular interest included the Website Accessibility Regulations & Current Policy Affecting Local Councils [councils need to be compliant by 23/09/20]; Cyber Insurance; the role of the Ombudsman in the consideration of complaints of bullying and harassment of Council Clerks [very few complaints are upheld]; an up to date 2019 edition of the Governance and Accountability for Local Councils in Wales: A Practitioners' Guide [available soon]. The Clerk reported that she will seek further guidance on what the Council needs to do to comply with the website accessibility regulations. Members gave approval for the Clerk to take action as necessary and for the purchase of a copy of the updated practitioners' guide when it becomes available.

577.2 Shaping your Community – The Role of Community Plans & Place Plans

Training Event Llanrwst 11/06/19 Councillor Bob Barton reported that it was an excellent day recommending that everyone downloads the full presentation details. Welsh Government wishes to promote Place Plans to cover all aspects of land development within a community's boundaries such that by working with the unitary authority's Local Development Plan team it will become a supplementary guidance within the LDP. Planning Aid Wales' Chief Executive explained the key issues each community needed to explore in order to produce a mini LDP. Place Plans will become an integral subset of Community Plans. A wide range of data is needed to support the Community and Place Plans. Details from the event are to be forwarded to Councillors so that the information can be linked to the Llanfair Community Plan.

577.3 Wales Audit Office Webinars on Supporting Town & Community Councils

The Clerk reported that she could not take part in the webinar session held on 02/07/19 due to another commitment. However, anyone unable to access the webinar on the day can sign up to listen to a recording in their own time. Details to be forwarded to Councillors.

577.4 OVW Training – Charing Skills 16/07/19 at Mold. Approval was given for the Chair and Vice-Chair to attend.

577.5 OVW Conwy & Denbigh Area Committee 03/07/19 Councillor Barton reported that the Police & Crime Commissioner for N Wales had given a presentation on a police programme to help re-offenders.

578 PLANNING www.denbighshire.gov.uk/planning

578.1 Application 20/2019/0487 submitted by Coleg Cambria – Erection of a Community Building for Coleg Cambria – Llysfasi, Ruthin **RESOLVED** Queries were raised about how the proposal would benefit the college community including the wider community at large; is there a community engagement plan; what opportunities are there for a dialogue with the college about community enterprises, especially in view of the local authority's Draft LDP Preferred Strategy to guide future growth and development in the County up to 2033? Councillors also enquired about Cambria's definition of a community building/hub.

578.2 Application 20/2019/0510 submitted by Mr Alun Lewis & Miss Rachel Davies – Felling of 8 No Trees within the Conservation Area – Silver Birches, Llanfair D C **RESOLVED** Members noted that the application to fell the trees had been submitted on the basis of public safety and welfare and that they are to be replaced. Members wondered whether an arboriculturist had been asked or could be asked to provide advice and guidance about the condition/replacement of the trees leaving a well-balanced natural appearance to fit in with the conservation area. Members support the concept of creating living landscapes and wildlife corridors connecting across the Dyffryn Clwyd valley.

578.3 Application 20/2019/0558 submitted by Mr Mike Hall – Demolition of outhouses and outbuilding attached to dwelling, extensions and alterations to dwelling, demolition of detached outhouse and erection of a detached carport building, installation of a replacement septic tank and associated works [amended scheme] – Castell, Graigadwywynt, Ruthin **RESOLVED** No objections were raised.

578.4 Planning's Response to the Community Council's Comments on Application 20/2019/0190 [567.2] re the erection of 2 detached dormer bungalows on land at Clover Bank, Llanfair D C. Reported that consent was refused on 10/06/19 on the basis that the two dwellings would have a detrimental impact upon the appearance and character of the area. Local Members stated that residents had commented their confidence in the planning process has been restored.

578.5 Planning's Response to the Community Council's Comments on Application 20/2019/0329 [567.3] re Erection of an agricultural building for the storage of hay/straw/fodder and machinery – Pen y Ffordd, Pentrecelyn and whether this is a certificated agricultural building. Reported that the application was granted on 13/06/19 subject to a condition to control the use of the building for agricultural storage only and the building should not be used at any time to accommodate livestock. Any potential breach to be reported to Planning. Noted.

579 HIGHWAYS & ENVIRONMENT Members considered the following matters:

579.1 Footpath Llanfair D C – Ruthin Improvements to the footpath had been discussed on several occasions in the past – the path is considered to be too narrow and in a bad condition and is referred to the LDP consultation documents as a cycling/walking route. It was felt that work to make it wider and safer should be accelerated especially in view of the new housing development at Llanfair. Reference was made to a much improved

cycling/footpath in the Bala/Llanuwchllyn area cited as a good example. **RESOLVED** that the matter be referred to the Leader with an invitation to walk along the Llanfair to Ruthin route.

579.2 Tree Planting Bron y Clwyd, Llanfair DC [557.1, 568.3] Reported that a response had been received from DCC's Principal Investment Officer, Facilities, Assets & Housing, confirming that this section of land is owned and maintained by the local authority. More information is expected about the need for planning and/or other conditions in due course. Members were reminded that checks should also be made to find out whether the area is a designated open space before proceeding with any plans. Members were pleased to learn that residents are happy to assist with planting.

A resident reported that she was meeting with officers from DCC Housing on 12/08/19 to discuss her proposal for planters on the green at Bron y Clwyd.

579.3 Pont Eyrarth [311.3, 431.2, 568.5] Update received as follows from DCC's Senior Engineer – the power to enforce the weight limit order rests with the police and not the highway authority. Colleagues had expressed concern as to their resources to enforce the order at the time of consultation. Noted.

579.4 Unsafe Walls/Bridges [557.5, 568.6] Attention had been drawn to the bridge near to the football pitch at Llanfair DC and the bridge/wall near Y Graig and Bwlch y Llyn, Pentrecoch which appeared to be unsafe. The Council's concerns, including photographs, were emailed to the County Council and the following response was made by DCC's Senior Engineer – the 3150 Bwlch y Llyn culvert is included in the County Council's routine maintenance schedule for this year. As for the arch itself it is in fair condition and not at risk of collapse, currently. The parapet damage is on a very long list and may be repaired this year dependent upon prioritisation. Noted.

579.5 Open Spaces/Countryside Services [535.5, 545.2, 557.3, 568.4] Reported that the Countryside Service has been asked how the site at Graigfechan is being managed and whether school children can get involved with the upkeep of the nature reserve. A reply is still awaited. **RESOLVED** that the Clerk contacts the N Wales Wildlife Trust which manages the site on behalf of the Countryside Service.

579.6 Resurfacing Improvements [513.3, 523.3, 535.3, 545.5, 557.4, 568.5] – Road from Pentre Coch to the Shelf - Reported that the Clerk had written again to Mr Tim Towers on the matter. No response to date.

579.7 Repairs to Stiles [513.2, 568.7] Councillor Osian Owen had forwarded photographs of broken stiles in the area. DCC's Footpath Inspector had responded as follows - grid references SJ 145544 and SJ146538 – DCC will clear vegetation and either locate landowner to repair step or failing that DCC will repair, SJ146544 – new step required, will either locate landowner or failing that DCC will repair, SJ150555 – broken stile replaced with a gate, SJ150557 – already replaced with a hand gate, SJ146537 – broken step onto bridge – DCC will repair/replace, SJ146543 – kissing gate – DCC will clear vegetation and then assess condition, SJ147529 – path alongside Pentrecelyn school needs strimming, SJ146545 – DCC will clear vegetation and either locate landowner to repair step or failing that DCC will repair, SJ145552 – access is over stone stile not through

the gate – something may be done when doing other work in the area, DCC will clear vegetation by the other stile. Noted.

Members and residents were asked to note the importance of providing grid references when reporting on the condition of footpaths and stiles.

579.8 Grass Cutting/Verges on Narrow Lanes Concern was expressed that cutting is not being carried out often enough and that it is a road safety issue. **RESOLVED** the Clerk to write to Highways on the matter, inviting the Head of Highways and the Leader to visit narrow lanes locally.

PART 2 580 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:

581 FINANCIAL MATTERS

581.1 Submitted – Summary of Income & Expenditure and Receipts/Payments

Cashbook for the period 1 April 2018 to 30 June 2019. The election costs figure in the precept budget had been changed from £1800 to £200 as there was already provision of £2000 included within reserves. **RESOLVED** [a] approved as presented subject to changing the term 'Member Allowances' to 'Member Payments' and [b] that the Member Costs heading includes an additional line to cover payments to the Chair and Vice-Chair of the Council [IRPW Determinations 44 and 45 refer].

581.2 Payment of Accounts/Invoices RESOLVED that payments be made as follows:
£25.35 Denbigh Town Council [car share costs – Clerk's attendance at SLCC event 20/06/19]

581.3 Requests for Financial Aid RESOLVED that [a] a grant be awarded as follows:
£150.00 Capel Salem Llanfair D C [upkeep costs] [b] the amount of grants to religious bodies be reviewed later on in the year when discussing the precept budget for 2020/2021.

581.4 Risk Assessment – Priorities for Action Several items require action, most of which are classed as low [repairs to notice boards; PAT testing on portable machines] to medium risk [uneven paved ground around the war memorial and unprotected drop down to the pavement]. It is expected that repairs to a section of the church wall, which has a high risk rating, are to commence on week commencing 22 July 2019. **RESOLVED** that the Clerk continues to seek further advice from DCC's Conservation Surveyor on what steps can be taken to make improvements to the paved ground around the war memorial including a railing.

582 DATES OF FUTURE MEETINGS

2019 09/09/19 [Ysgol Llanfair], 14/10/19 [Ysgol Pentrecelyn], 11/11/19 [Genus Centre], 09/12/19 [Ysgol Llanfair]

2020 13/01/19 [Ysgol Pentrecelyn], 09/03/19 [Genus Centre]

The meeting ended at 9.15 pm _____ CHAIR _____ DATE