

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

Minutes of an Ordinary Meeting of the Council held using a Zoom video/telephone conferencing platform on Monday 14 September 2020 at 7 pm.

PRESENT – Councillors Jayne Mayers [Chair], Keith Mouldsdale [Vice-Chair], David Baker, Bob Barton, Wini Davies, Owen Evans, Tim Faire, Osian Owen, Ceri Ranson [latter part of meeting], Steve Whipp and Eirwen Godden, Clerk

IN ATTENDANCE – 4 members of the public

APOLOGIES – None

PART 1

691 DECLARATIONS OF INTEREST Councillors David Baker as a member of Llanfair Church Council and planning applicant [ref 20/2020/0584] and Keith Mouldsdale as a trustee of Neuadd Eleanor's Management Committee and editor of the Dyffryn Clwyd Chronicle.

692 MINUTES – RESOLVED

The minutes of an Ordinary Meeting held on 13 July 2020 were approved and signed as a correct record subject to adding that Councillor Bob Barton had provided an update on broadband provision, the availability of grants and the launch of the Llanbedr D C newsletter, which included an article on broadband news.

693 COMMUNITY MATTERS

693.1 Former school site Llanfair D C A site meeting was held on 29/07/20 with DCC officers [Bryn Williams [Asset Management] and Joe Griffiths [Modernising Education]. Councillors Jayne Mayers, Keith Mouldsdale and Steve Whipp were present together with the Clerk]. This provided an opportunity to visit both the former school building and playing field as part of the process to discuss the possibility of a community asset transfer and/or other options. Bryn Williams agreed to collate information about current costs/overheads, whether there are any covenants or restrictions on use [details of cost and report on title sent], details about ownership of trees and boundaries and so on in advance of a public meeting which the community council hopes to convene when Covid restrictions allow.

Councillor Steve Whipp agreed to contact the North Wales Wildlife Trust [NWWT] regarding the former playing field area and Joe Griffiths offered to put together a video showing the internal layout of the building [Clerk has been provided with a copy]. NWWT has expressed an interest and would like to look more closely at the site but initial suggestions for habitat improvement could include wildflower meadows / community orchard / woodland edge habitats with wildflower glades / hedge planting / coppice / free wild play areas to name a few. The success of any of these suggestions depend entirely on the future maintenance of the site, this is a very significant point to consider at this early stage.

A North Wales based housing association has also asked whether there would be any opportunities for them to work in partnership with the Community Council. Councillor Whipp has also drafted a development journey key steps paper.

Discussions at the Council meeting on 14/09/20 centred around considering every avenue, finding others who may want to get involved with a scheme, linking in with the almshouses and other developments, organising a public consultation event, coming to a decision about what to do with the land and coming up with a holistic solution, putting together a business case, writing applications for funding, identifying volunteers/group to take a community owned project[s] forward to fruition. A suggestion was made about delaying the process for 12-18 months [in view of Covid] but others felt that the opportunity should be taken now to make a case for an asset transfer; explore the possibility of organising an open community meeting to put together a wish list of indicative ideas; then contact the housing association. The Chair expressed concern that at this stage few people have come forward to assist or express an interest – community engagement and commitment was key to success. Councillor Bob Barton offered assistance in the process.

RESOLVED that [a] Councillor Steve Whipp and Mr Phil Bennett-Lloyd work on an overview for presentation at an open meeting including the availability of potential funding [b] the Chair and Clerk explore the feasibility of holding a physical open community drop in event or a virtual open meeting for people to visit with comments [c] the Chair, Vice-Chair, Councillor Steve Whipp and the Clerk to decide on a date [d] the housing association be advised that the Council is planning to hold an open meeting.

The Chair thanked Councillor Steve Whipp and Mr Phil Bennett-Lloyd for their efforts to date.

693.2 Mains Gas Reported that the Clerk had received copy of a letter dated 13/08/20 sent by Wales & West Utilities [WWU] to residents explaining that there is an opportunity for homes in the village to connect to the new extension of the gas network once it is completed. The letter included breakdown of budget costs based on the number of properties associated with the project. Anyone wishing to register an interest in obtaining a gas supply had to complete and return a form within 28 days [now extended at the time of writing]. The Clerk had written to WWU to ask whether contact had been made with Denbighshire Housing and the Grwp Cynefin Housing Association to determine whether they had an interest in the scheme. A resident had expressed concern that costs appear high in comparison with the initial figures given 3-4 years ago. It was also reported that Darren Millar AM was encouraging residents to express an interest in the scheme.

WWU has replied as follows - [a] WWU will be sending a letter to the Grwp Cynefin Housing Association to gauge interest [the housing association is in touch with the Almshouses Association about funding to generally refurbish the Elizabeth Owen properties].

[b] On cost: The original quote issued in 2018 included the new development properties, therefore the scope of properties we apportioned the total cost over was more compared to the quote we issued in July 2020, which didn't include the new development. WWU then took a decision at the time to upsize the governor and lay LP main alongside the IP main at the company's cost to feed the village at a later stage.

This was an investment by WWU which was approved providing these costs are recovered through an infill scheme.

[c] Current interest in the scheme: So far Denbighshire Council which owns 25 properties has expressed interest, and interest forms have been received from 6 private residents.

RESOLVED that [a] information about grants be published on the Council website [b] contact be made with Darren Millar AM and Nathan Taylor, WWU with a view to arranging a meeting.

694 CORRESPONDENCE

694.1 Submitted – Email dated 20/08/20 from DCC’s Head of Highways about the provision of salt on rural roads in Denbighshire. The department will no longer place salt piles on roads that are already on standard gritting routes as this is considered wasteful and a duplication of effort. Elsewhere the intention for all rural roads to continue to have the facility to be salted on hills and bends if the assessment shows that it is needed. Salt bins will be used to store the salt in instead of piling all directly onto the side of roads. The process for installing salt bins is work in progress and will take time to complete.

RESOLVED that DCC be informed about where there must be bins in advance of winter months – Councillors to inform the Clerk.

694.2 Submitted – Email dated 01/09/20 from OVW about guidance to Councils on holding meetings on a physical basis. Noted. Government directives currently in place at the time of writing [no more than 6 persons meeting indoors] may mean that virtual meetings held online would have to continue for the foreseeable future at least until the end of the year.

695 Feedback/Report[s] on Conferences/Training/Meetings -

695.1 Broadband Councillor Bob Barton reported again on developments and grants available with regard to upgrading broadband reception, especially in rural areas. Welsh Government has announced it is matching grants available from the Gigabit Broadband Voucher Scheme effectively doubling its value. This fund supports the cost of installing gigabit-capable broadband to homes and businesses in the hardest-to-reach rural areas when part of a group scheme. This has led to the successful launch of Llanbedr D C Community Council’s full fibre broadband project. Councillor Barton stated that he wished to do the same for the Llanfair D C community. He will prepare a leaflet to go out with the next edition of the Dyffryn Clwyd Chronicle. Councillor Barton forwarded details to Councillors on 14/09/20 for comment [responses to be sent to the Clerk] – he needs to find out what is currently available across the community area. He concluded by saying that he is happy to raise items at OVW meetings if Councillors wish.

696 PLANNING www.denbighshire.gov.uk/planning

Action taken on responses made between meetings was confirmed as follows:

696.1 Application 20/2020/0395 submitted by Rachel Davies & Alun Lewis – demolition of existing garage, erection of two storey side extension and creation of additional parking – Silver Birches, Llanfair D C. A site survey was undertaken on 24/07/20 by two Councillors in relation to the application. The applicant had previously submitted an application, 20/2019/0510, for felling of 5 no trees within the conservation area which had been approved on 28 August 2019. It was explained that the Community Council had a practice of undertaking site visits for sensitive or complex proposals in order to provide informed consultation response to the planning liaison authority, Denbighshire County Council.

It was useful to make the visit which enabled the finishes of the existing house and the proposed extension to be seen. It was noted that the roof drainage and a down pipe will need to be relocated to accommodate the proposed extension. It was also noted that the applicant proposes to install a bat box as part of the extension works.

The applicant advised that a number of trees in excess of those approved for felling had had to be felled in order to accommodate the proposed extension works but he was able to assure that these would be replaced applicants once the building works had been carried out. A wall that surrounded a part of the garden of the adjacent property had also been removed and a new replacement concrete post and timber wall was in the process of being built.

Conclusion – that the application be supported. It is also recommended that a follow up visit be conducted at some point in the future, once the works are completed, to ensure that the tree replacement in accordance with the previous application 20/2019/0510 has been complied with.

696.2 Application 20/2020/0530 submitted by Miss Tanya Reaich for the erection of a garden room and installation of a septic tank at Graig Cottage, Graigadwywynt. Supported subject to a query re the garden room if fitted with utilities such as domestic appliances, wc etc whether there would be a need to ensure compliance with building regulations.

696.3 Application 20/2020/0552 submitted by Mr & Mrs S Williams for the demolition of existing dwelling and erection of a replacement dwelling, formation of a new residential curtilage, installation of a package treatment plant and associated works at Fron Bach, Graigfechan. Supported subject to consideration being given to queries raised regarding flooding, lighting, power supply and so on as follows.

It is noted that the proposal is larger than the existing dwelling and the proposed style and elevations are completely different being a 4 bedroom Georgian house replacing a much smaller building of agricultural appearance, which could be seen as incongruous in the landscape. However, the design is thought out in terms of how it will fit in the local area and to provide for the family and future generations. The property will limit visual impact for neighbours.

It is noted that the existing building will be returned to natural farm land and a rainwater harvesting system is included. It would be good to know how they will be heating and providing energy for the house, for instance a ground source heat pump and solar panels. Details of proposed outdoor lighting needs to be provided as this was a point raised on other applications by the AONB for care with lighting as the aim is to have dark skies over the range. The driveway to the building is shown as slate waste which

would be pervious and the parking area to the front is not provided with any description and it would be appropriate for this to be pervious as well.

There have been surface water drainage problems immediately downstream of this site in Graigfechan and any increase in impermeable area would exacerbate the situation. It appears however that where the house is to be situated, the natural fall of the land is away from the small stream at the front. As pipe work etc will be needed to get the water to the stream there is a good opportunity to control flow if it is deemed necessary. Denbighshire's Flood Manager is aware of problems and is investigating.

Details of an amended application were received on 09/09/20.

RESOLVED that a response be sent to Planning indicating that Members were pleased to learn that all the queries and matters they had raised on the original application had now been addressed.

696.4 Application 20/2020/0575 submitted by Mr B Alldred for the erection of a single storey side extension to replace existing garage at Caer Wyn, Graigfechan. Supported – no issues raised.

696.5 Application 20/2020/0569 submitted by Mrs Miranda Dechazal for the renovation of existing attached annexe serving main dwelling including the replacement of doors and windows, insertion of rooflights, formation of additional window openings, internal alterations and associated works [Listed Building Application] at Plasnewydd, Llanfair DC. Supported – there are no objections. The building appears to be in need of repair and if left will deteriorate further. To preserve it, it needs renovation and these plans bring it up to current standards. Hopefully, this will preserve it for many more years.

696.6 Application 20/2020/0584 submitted by Mr David Baker re details of access, appearance, landscaping, layout and scale of dwelling submitted in accordance with condition no 1 of outline planning permission code no 20/2019/0884 – land adjacent to Bwlch y Llyn, Pentrecoch. Supported – there are no objections.

The following applications were considered at the meeting:

696.7 Application 20/2020/0605 submitted by Mr & Mrs Peter & Hilary Stevens re variation of condition no 3 of planning permission code no 20/2016/0979 to allow the water supply to be from a shared source – Eyarth Hall, Llanfair DC

RESOLVED that the application be supported.

696.8 Application 20/2020/0545 submitted by Mr Aled Mosford re erection of extension to existing agricultural building for the storage of fodder and machinery including hardstanding and associated works – Land adjacent to Ty Terfyn, Llanfair DC
RESOLVED that the application be supported.

696.9 Application 20/2020/0655 submitted by Mr & Mrs C Rawes re demolition of existing garage and erection of new garage including store and garden room – Ffolt,

Llanfair DC. The Clerk reported that this was received on 11/09/20 – too late to be added onto the agenda – details will be forwarded via email to Councillors for comment before the next Council meeting.

696.10 Local Development Plan RESOLVED that the Clerk writes to DCC for an update on progress.

697 HIGHWAYS & ENVIRONMENT

697.1 Speeding [684.1] Email response dated 31/07/20 received from DCC's Senior Engineer, Road Safety & Sustainable Transportation to queries raised -

[a] Graigfechan – Vehicular Activated Sign – Pre and post installation speed data available from 2017 and 2020 has been looked at; the surveys were conducted near Caer Efail; the 85%ile speed of vehicles was 29.5 mph in 2017 and 29.5 mph again in 2020. This data provides strong evidence that there is not a speeding issue in the centre of the village. However, there is approximately one mile of carriageway from the northern boundary of the village to the village centre and there are likely to be different and potentially higher speeds at different points along the route. Because of this it would be helpful to know where the concerned residents live so that surveys at different points can be conducted. **RESOLVED** that Councillor Osian Owen sends a list of properties to the Clerk to be included along with The Smithy crossroads. Councillor Steve Whipp added that speed watch volunteers will also be available at different points in the village.

[b] Footpath A525 Llanfair to Ruthin – Welsh Government funding for Active Travel is currently prioritised at routes within urban areas. Unfortunately, there is little prospect of obtaining significant sums of funding at the present time for improvements in rural communities. Members expressed disappointment and it was agreed that contact be made with the Leader and Darren Millar AM.

[c] 20 mph Signs – Black signs are advisory and red signs are used for mandatory limits.

[d] Nant y Garth Pass – The mandatory consultation period with the Police has ended and the next steps will be for the Traffic Regulation Orders [TRO] to be advertised on site in the next 2 months for a period of 28 days. If no objections are received the new 40 mph speed limit can be introduced fairly quickly.

Local residents continue, in the meantime, to complain about excess speeds/incidents/accidents and noise on the A525 past Llysfasi onto the Nant y Garth Pass. Representations have been made over many years about the need for double white lines near the College. Unfortunately, improvements in nearby communities and other routes have merely shifted the problem to the Vale of Clwyd where people feel that this is the last place they can speed. **RESOLVED** that [a] a formal request is made

to DCC for double white lines at Llysfasi and [b] noise [being a particular issue] and speed continue to be monitored.

697.2 Flooding Matters Reported – a group of residents living in the vicinity of the Graigadwywynt/Eyarth Bridge/Llanfair crossroads have contacted Natural Resources Wales and DCC's Flood Manager about their concerns and for action to be taken to remedy the flooding problems in the area. Councillor Steve Whipp commented that he and Mr Phil Bennett-Lloyd had already taken on the role of flagging up problem hotspots within the community – he also made reference to Welsh Government schemes to slow down the flow of water downstream and other ways of managing flood risks.

697.3 Trees/Shrubs Reported – that the trees planted on the Bron y Clwyd open space earlier in the year are dying and in need of attention. **RESOLVED** that the Clerk contacts DCC regarding the matter.

698 FINANCIAL MATTERS

698.1 Payment of Accounts/Invoices **RESOLVED** that payments be made as follows:

£222.00 Sandra Williams [Translation Service – GDPR Page for website and minutes 09/03/20]

£125.45 Sandra Williams [Translation Service – minutes 15/06/20]

£137.50 A5pc./com [Computer Support Service]

698.2 Requests for Financial Aid **RESOLVED** that grants be awarded as follows:

£800.00 Dyffryn Clwyd Chronicle [running costs]

£200.00 RBL Poppy Appeal

698.3 Council Noticeboards The Clerk reported that the headteachers of both schools, Ysgol Llanfair and Ysgol Pentrecelyn, had no objection for Council noticeboards to be erected on the school fence near the entrances. **RESOLVED** that the Chair, Vice-Chair and the Clerk be authorised to review what was required as new and to leave the existing noticeboards in place for community use.

698.4 Update on the External Audit Process

BDO has confirmed receipt of the annual return and supporting information. However, the notice for the exercise of electors' rights has had to be amended due to lockdown restrictions in place during June/July. As requested the amended notice with new dates was posted on Council noticeboards and the website by 16/08/20. A further request was received on 25/08/20 to provide a detailed breakdown of decreased receipts and increased payments in the accounting statements for the year ending 31 March 2020. A response was sent on 27/08/20 to BDO together with a copy sent to Councillors. Noted.

PART 2 699 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following item:

700 REPAIRS AND RENOVATIONS TO THE WAR MEMORIAL LLANFAIR D C

Reported that work is to commence at the beginning of October – a firm date to be confirmed so that additional insurance can be arranged. A quotation is being sought to add the name of Robert James Rivers Fuller to the War Memorial.

701 NATIONAL SALARY AWARD – NEW PAY SCALES FOR CLERKS

Submitted – New pay scales for Clerks agreed by the NJC to be applied from 1 April 2020. It was reported that the Chair and Vice-Chair had carried out the annual appraisal in April 2020. **RESOLVED** that the Clerk's salary be increased from £12.39 per hour to £12.73 [scp 17] to be implemented from 1 April 2020 as agreed by the NJC; the Clerk's hours to remain at 28 per month and the standing order to the payroll provider be amended accordingly.

702 DATES OF FUTURE MEETINGS

12/10/20 [virtual meeting], 09/11/20 [virtual meeting], 14/12/20 [virtual meeting], 11/01/21 [Coleg Cambria Llysfasi], 08/02/21 Ysgol Llanfair], 08/03/21 [Ysgol Pentrecelyn]

The meeting ended at 8.45 pm _____CHAIR _____DATE