

CYNGOR CYMUNED  
LLANFAIR DYFFRYN CLWYD  
COMMUNITY COUNCIL  
[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)

NOTES OF AN OPEN MEETING HELD VIRTUALLY ON SATURDAY  
3 OCTOBER 2020 10-11 AM

TOPIC

“WHAT DO YOU THINK SHOULD HAPPEN TO THE FORMER  
LLANFAIR SCHOOL SITE & GROUNDS”

PRESENT Councillors Jayne Mayers [Chair], Keith Mouldsdales [Vice-Chair], Bob Barton, Osian Owen, Ceri Ranson and Steve Whipp, together with the Clerk Eirwen Godden.

IN ATTENDANCE – 5 Members of the public, County Councillor Hugh H Evans, OBE, Toria Collins, North Wales Wildlife Trust [NWWT]

APOLOGIES Councillors David Baker, Wini Davies and Owen Evans.

Councillor Jayne Mayers welcomed everyone to the meeting and introduced Councillors. The purpose of the meeting was to compile residents' views providing an opportunity to come forward with ideas, the process which the Community Council is following will take time, people were being encouraged to keep in touch but no decisions could be taken at the meeting. A list of views and ideas received to date include:

Accommodation enterprise linked to the renovation and occupancy of the Elizabeth Owen Almshouses, allotments, café, community garden/orchard, community shop, glamping site, local affordable accommodation, peace garden, playground and picnic area, playgroup, pump track, spiritual and outdoor activity tourist hub, sports field/outdoor gym, technology and business hub, visitor and holiday accommodation, wildlife area.

Any community led scheme would depend on volunteer support to go forward but there are concerns about keen interest initially then waning as time goes on. The whole area is a very rural beautiful countryside and includes woodland and public footpaths but many are not maintained as they should and require upgrading. If community facilities

are to be developed in one area, the rest of the community should be able to access them safely. It would be wonderful to improve the path into Ruthin, including a cycle path. Shops and cafes would then be easily accessible.

A holistic view of the surrounding area is needed and not just a focus on Llanfair village. Resources will have to be sourced to put together a plan on a business basis in the first instance. The whole site is owned by Denbighshire County Council; it is available and can be divided into separate sections. The former school building could, however, prove to be complicated and costly as it is listed – there is a lot of interest in a shop and a playground.

A survey commissioned by the Neuadd Eleanor Management Committee some two years ago flagged up the need for affordable housing. Any proposed facilities need to be sustainable and complement what is in Llanfair and the surrounding villages contributing to community resilience and maximum benefit to the wider community. Councillor Bob Barton volunteered to distribute a household survey at the same time he delivers his broadband flyer.

Concern was expressed about the building remaining empty and vulnerable to vandalism, whether it could be zoned or reconfigured for a number of different uses. Another concern is that the almshouses remain empty despite DCC's plan advocating bringing back empty homes into use. Grwp Cynefin, being responsible for the almshouses is engaging with the Community Council and the Clwyd Alyn Association has expressed an interest in having discussions with the Community Council about working in partnership regarding the former school and playing field site.

There are a number of community shop projects in the area, namely, Pwllglas, Clawddnewydd and Llandegla but some are struggling to breakeven. The idea of a satellite at Llanfair has been mentioned but the full costs of such a venture would require research and in-depth discussions with those schemes about their experiences. The Clerk was asked to contact each scheme to gain an overview of operational procedures and sustainability. Likewise contact with local playgroups was suggested about what is entailed and whether they would be interested in starting up a group in Llanfair.

Councillor Mayers stated that there are already two schemes working on costs, namely, a wildlife scheme [NWWT] and Councillor Osian Owen is gathering information about a 'Pump Track' including the costs of setting one up. Mr P Bennett Lloyd commented that matters were at the stage of identifying funding for a survey, looking at business cases, longlisting and shortlisting options to develop a clear picture of what is viable and what is not, that is, a mechanism to develop a thriving future. He stated that he was happy to make a start. The Clerk was requested to send him a copy of residents' comments received to date.

A point was made that the meeting could have been advertised more widely. Even though a flyer was distributed with the Dyffryn Clwyd Chronicle and posted on the Community Council website and the three Council noticeboards, it is very difficult to reach out to the wider rural community. The closed facebook page in Llanfair is private which means that the Community Council does not have access to conversations. A special edition of the Chronicle could be published if required to flag up ideas such as a shop. It was requested that all those present at the meeting be kept informed on developments.

County Councillor Hugh Evans stressed the importance of drawing together a plan on how to move forward including setting up a steering group to include non-councillors and councillors. The County Council could be asked to consider various options for utilising the existing building.

It was confirmed that an item to discuss the matter further would be placed on the agenda for the Community Council meeting to be held on 12 October 2020 commencing at 7 pm [using Zoom].

The meeting ended at 11.10 am

Contact the Clerk – [clerk.llanfairdc@gmail.com](mailto:clerk.llanfairdc@gmail.com)  
01824 707151