

## **CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

Minutes of an Ordinary Meeting of the Council held at Ysgol, Llanfair on Monday 8 April 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], David Baker [Vice-Chair], Bob Barton, Wini Davies [Part 1 of the meeting], Moira Edwards [Part 1 of the meeting], Tim Faire, Keith Mouldsdale, Osian Owen, Ceri Ranson, Paul Weston and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 5 members of the public

**APOLOGIES** None.

### **PART 1**

**539 DECLARATIONS OF INTEREST** Councillor David Baker as a member of Llanfair Church Council and Councillor Keith Mouldsdale as a trustee of Neuadd Eleanor's Management Committee..

### **540 COMMUNITY MATTERS**

**540.1 Old School Site/New School Llanfair D C** Emails dated 15/03/19 & 27/03/19 [including plan] from DCC's Modernising Education Officer regarding an update on the new school build. The building works on site are on target to be completed within the contract period; DCC is in the process of agreeing an easement with the trustees of the landowner for access to the foul drain. Work is, in the meantime, progressing to the internal areas, cladding and rendering of external areas is near completion. Over the coming weeks works will continue on external areas, internal decoration and fixed furniture installation will commence. Provision has been put in place for the defibrillator to be relocated to the new site once the new school is open, which will allow the public to have access and will be located within the wall to the front of the school entrance. No objections were raised by members. The Community Council is also being asked to decide where the notice board is to be relocated to.

**RESOLVED** that [a] the Modernising Education Officer be informed that it is Achub Calon y Dyffryn that checks and maintains the equipment not Wales Air Ambulance [b] a decision about relocating the notice board is to be deferred to a future meeting.

**540.2 Mains Gas** Negotiations are continuing.

#### **540.3**

**[a] Feasibility Study Results** The Neuadd Eleanor Management Committee is in the process of looking for grants from all possible sources; Welsh Government funding is not available until the Autumn – up to £30,000 which is only available for specific projects only; further details are awaited on the wind farm grants process.

**[b] Community Plan** A date for the next meeting of the community plan sub group has yet to be organised. Mr Steve Whipp is recovering after an operation.

**[c] Newsletter** The first edition has been produced and the second issue due at the end of April 2019. The newsletter will be run under the auspices of a sub-committee of the Neuadd Eleanor Management Committee, funded from grants and advertising revenue. Distribution, however, requires further planning and organising. There was consensus that the newsletter was an opportunity for the Community Council to produce regular articles to raise awareness about the make-up of the Council, its duties, responsibilities and activities.

**541 MINUTES RESOLVED** The minutes of the meeting held on 11 March 2019 were approved and signed as a correct record.

**542 MATTERS ARISING/ACTION TAKEN**

**542.1 Housing [532.1, 520.1, 510.1, 499.1, 482.4]** Grwp Cynefin Housing Association, trustees of the Elizabeth Owen Charity, are not owners but are responsible for maintaining the terrace of properties at Llanfair. An update on progress regarding the query to Homes England is awaited. It was suggested that the Housing Association be requested to tidy up the front doors/facade of the empty properties particularly as they are located in a conservation area.

**542.2 Aircrew Memorial Plaque [533.1, 526.3]** Reported that several Councillors had been approached by a member of the public who is concerned about the Council's decision not to proceed with commissioning a memorial plaque using precept funds. Councillor Bob Barton stated that he had contacted the other person who put forward the original request for a plaque. **RESOLVED** that a letter be sent to Messrs John Harrop and E H Edwards to reiterate that the Community Council will not be commissioning a memorial plaque using precept funds. Any such proposal must be funded from private funding.

**542.3 Welsh Government Support for Community & Town Council Bids [533.4]** - Support for the initial setting up of joint arrangements around 3 core themes of community engagement, increasing citizen participation and engagement in local democracy and working together on a shared services, including exploring scope for shared back office functions. The Clerk reported that Efenectyd Community Council supported the submission of a joint proposal to finance a 5 village newsletter project in principle. Llanellidan meets bi-monthly and has not had an opportunity to discuss the matter. It is, therefore, unlikely that an application can be completed in time by the 12/04/19 closing date. Llanbedr D C Community Council is also interested in developing a newsletter. Concern was, however, expressed that it may be difficult to monitor and measure success but that readership could be based on the number of households targeted.

Ref/Date	Action, By Whom and Status
351.5 21/05/18	<b>Fundraising Group</b> [Cllrs Jayne Mayers, Keith Mouldsdale and Paul Weston]. Group meetings to be arranged when projects are identified.
362.5 08/01/18	<b>Engaging with Young People</b> It has been determined that Councillors are responsible for engaging with young people.

	<b>Addition of Name to War Memorial.</b> Clerk - Further information to be obtained from a relative. Work on a grant application is in abeyance.
--	--

## **543 CORRESPONDENCE/REPORTS**

**543.1 SLCC Briefing re The Public Sector Bodies [Websites & Mobile Applications [No 2] Accessibility Regulations 2018.** Existing websites have until 22/09/20 to comply. It was agreed in principle that a new Community Council website was required and suggested that a group of Councils locally may wish to form a cluster to develop a common site with links to each other. Higher Kinnerton is considered to be a good example. Councillor Paul Weston offered assistance with developing a new website.

### **543.2 Feedback/report[s] on conferences/training/meetings**

A Council induction training session, hosted by Llanbedr D C Community Council, was held on 4 April 2019 at the Genus Centre. There were five attendees from Llanfair Community Council. Further sessions hosted by Llanbedr are being planned. It was also reported that DCC's standards committee is setting up another free session on the code of conduct in due course. Councillor Barton reported that he had attended a recent meeting when it was announced that Welsh Government funding will be released for community engagement activities and websites during the coming year.

## **544 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

**544.1** Planning Application 20/2019/0289 Erection of an agricultural workshop/store – Waen y Fynnon, Pentre Coch, Ruthin **RESOLVED** that the application be supported.

**544.2** Update re Compliance with Condition 5 – Application 20/2016/1137/PF Proposed housing development at Llanfair D C. There appears to be an error as the application has not been logged. The Principal Planning Officer is making further enquires on the matter. A member of the public has, in the meantime, expressed concern that it appears that the developer has started work on the site and that requests made to planning about the conservation boundary have been ignored.

**545 HIGHWAYS & ENVIRONMENT** Members considered updates as follows:

**545.1 A525 Junction – Plas Bedw Lane [535.1, 523.1, 510.7, 431.7]** The Clerk reported that DCC's Streetscene has no plans to remove the rocks holding up the hedgebank as removal will cause more issue to hedgebank stability. This erosion is caused by oversized vehicles from Llysfasi College using the road. **RESOLVED** Noted and that installation of signs off the A525 must be a priority for safety reasons.

**545.2 Open Spaces [535.5]** DCC's Asset Manager has confirmed that the former quarry near Tanyronnen at Graigfechan is owned by the County Council and that the Countryside Service manages the area as a nature reserve. **RESOLVED** that [a] play area provision or bike track for the area

requires assessment [b] Countryside Services be asked how the site is being managed and whether school children can get involved with the upkeep of the nature reserve.

**545.3 Request to Divert a Footpath at Eyarth Station** – Email dated 27/03/19 together with a plan from DCC’s Countryside Officer. There was consensus that it appears that this is a sensible proposal as it enables the house owners to enjoy use of the whole property whilst accommodating walkers. Provided that the signage is clear, good stiles are provided and maintained [kept clear of nettles and brambles] it should be acceptable. **RESOLVED** that the proposal be supported.

**545.4 Llanfair - 20 mph Sign [535.2, 523.2, 513.1]** Confirmation had been received from DCC’s Streetscene that the sign will be replaced in due course.

**545.5 Road from Pentre Coch to the Shelf [535.3, 523.3, 513.3]** A response is still awaited from Tim Towers to confirm whether there are any proposals to carry out any resurfacing improvements. It was confirmed that some repairs had been carried out. **RESOLVED** that a reminder be sent again to Highways on the matter.

**545.6 Drainage/Flooding Problems at [a] Pentre Coch [535.6, 431.5]** Reported that the Leader had referred the matter to Highways through Customer Services. **Other issues reported [b] Footpath opposite Llysfasi [c] New Housing Site, Llanfair [d] Bridle Path past new school, Llanfair.**

**PART 2 546 RESOLVED** that the Press and Public be excluded from the meeting due to the confidential nature of the following items:

**547 FINANCIAL MATTERS**

**547.1 Submitted – Summary of Income & Expenditure and Receipts/Payments Cashbook** for the period 1 April 2018 to 31 March 2019. **RESOLVED** [a] Approved unanimously [b] Transferring money from the community account to the business savings account to be discussed at the June meeting.

**547.2 Payment of Accounts/Invoices RESOLVED** Approved as follows:  
£200.00 Llanbedr D C Community Council [OVW Training 04/04/19 – 5 delegates from Llanfair D C Community Council]  
£40.00 Information Commissioner’s Office [ICO] Data Protection Fee

**547.3 Requests for Financial Aid** None received this month.

**547.4 Update on Audit Matters** The Clerk reported that arrangements had been made to take the accounts and supporting documents to the internal auditor on 25/04/19 and that the annual return pack had been received from the external auditor. There are strict deadlines. The Clerk/RFO must certify the annual return by 30/06/19 and the body [the Council] must approve the annual return also by 30/06/19. A copy of the annual return must be made available for public inspection [photograph showing notice of audit on noticeboards and website address to confirm posting 16/06/19 to 01/07/19] commencing on 01/07/19 and ending on 26/07/19.

**547.5 Policy on Reserves - Submitted** – draft for consideration and approval. Available funds as at 31 March 2019 came to £23,248.15 to be allocated as follows:

General Reserve 25% - £5,212.03; Earmarked Funds - £16,000.00 and Future Capital Expenditure Programmes - £2,036.12.

**RESOLVED** [a] Approved unanimously [b] and consideration to be given at a future meeting to increasing the £200 election cost budget figure.

**547.6 Asset Register – Submitted** – draft update for consideration and approval. Purchases made during the year had been included. The renewal date for insurance is 31/05/19. The Clerk reported that quotations are being sought from Zurich, BHIB and Came & Co.

**RESOLVED** that the [a] amounts insured with regard to the following items be adjusted as follows and the insurer informed accordingly:

2 Bus Shelters – Llanfair D C £8,000, Graigfechan £12,000

3 Noticeboards – Llanfair D C, Graigfechan & Pentrecelyn - £15,000 total  
Churchyard Wall & Railings Llanfair D C - £30,000

[b] decision with regard to quotes be delegated to the Chair and Vice-Chair.

#### **548 DATES OF FUTURE MEETINGS**

2019 13/05/19 [Genus Centre], 10/06/19 [Ysgol Pentrecelyn], 08/07/19 [Genus Centre], 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 8.55 pm \_\_\_\_\_ CHAIR  
\_\_\_\_\_ DATE

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

Minutes of the Annual General Meeting and an Ordinary Meeting of the Council held at the Genus Centre, Llanrhydd on Monday 13 May 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], David Baker [Vice-Chair], Bob Barton [part of the meeting], Wini Davies, Tim Faire, Keith Mouldsdale, Osian Owen, Ceri Ranson, Paul Weston and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 7 members of the public

**APOLOGIES** Councillor Moira Edwards [hospital appointment]

#### **549 RETIRING CHAIRMAN'S REMARKS**

Councillor Jayne Mayers reported that the Council had responded on 33 planning applications during the year under review; grants totalling £3,350 awarded to 13 organisations and during the last two years facilitated the installation of a defibrillator [including training] at each of the following locations, namely, Llanfair, Graigfechan and Pentrecelyn. The community is looking forward to the completion of a new school and a new housing development at Llanfair; and the availability of Clocaenog Wind Farm funding

towards the end of 2019. A community newsletter is well on its way under the auspices of the Neuadd Eleanor Management Committee and Councillor Keith Mouldsdales as editor. Four new general waste bins have been purchased for the community – two at Llanfair and one each for Graigfechan and Pentrecelyn. The Community Council continues to respond or refer queries on to Denbighshire County Council on matters such as traffic calming/highway safety measures; siting of caravans; drainage/flooding problems; bus services; the availability of broadband; and housing, to name just a few. Despite two very experienced councillors standing down during the year the Council was very fortunate to recruit two new excellent councillors, Ceri Ranson and Osian Owen. Councillor Mayers thanked everyone for their help and support during her time as Chair and the Clerk for her efforts.

### **550 ELECTION OF CHAIR AND VICE-CHAIR FOR 2019/20**

[a] Councillor Jayne Mayers was proposed and seconded to be re-elected as Chair. This was agreed.

[b] Councillor Paul Weston was proposed and seconded to be elected as Vice-Chair. This was agreed.

Declaration of Acceptance of Office forms were signed.

### **PART 1**

**551 DECLARATIONS OF INTEREST** Councillor David Baker as a member of Llanfair Church Council and Councillor Keith Mouldsdales 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.

### **552 MINUTES RESOLVED**

[a] The minutes of the AGM/Ordinary Meeting held on 21 May 2018 were re-affirmed

[b] The minutes of the meeting held on 8 April 2019 were approved and signed as a correct record.

### **553 COMMUNITY MATTERS**

**553.1 Old School Site/New School Llanfair D C** Reported – Flooding of footpath adjacent to the new school. DCC's Architect [Facilities, Assets and Housing] had flagged up the issue with the site contract manager following which Wynne Construction stated that they are awaiting approval from Dwr Cymru/Welsh Water to connect to the public sewer. The water logging is as a result of the attenuation tank that will eventually control the flow into the sewer becoming full. The ditch is where the drain connection to the sewer will run. There was also an issue with linking to the village hall but this is considered to be a temporary situation and now under control.

It was also reported that there would be road works/road closure for four weeks from 23/04/19 outside the new school site. This is due to the need for widening the path to 2.5 metres to comply with highway regulations for safe access for children to school. Additional work is also being undertaken to put in drainage in the green in front of Bron y Clwyd to prevent flooding problems.

Traffic calming measures, such as road humps, will be installed in due course. Councillor Paul Weston has, in the meantime, received complaints from residents about the state of the road through Llanfair, unsafe access to school for children and no safe pedestrian route along the road whilst road works were being carried out. The head teacher had written to Highways expressing concerns about children's safety. Concerns had also been raised about non-residents using the closed off road, access to the village using the diversion around to the Eyarth junction was proving dangerous. However, the contractor is trying to keep the use of heavy machinery to times when children are in school and to facilitate residents where possible. Provision has now been made for a pedestrian walkway whilst the road is closed for the said works. Alternative arrangements are in place for secondary school pupils who get the bus.

**RESOLVED** Noted but that contact be made with the local authority to find out whether traffic lights could be installed at the Eyarth junction.

**553.2 Mains Gas** Negotiations are continuing.

**553.3**

**[a] Feasibility Study Results** The Neuadd Eleanor Management Committee continues to look for grants from different sources.

**[b] Community Plan** A date for the next meeting of the community plan sub group is to be decided soon.

**[c] Newsletter** The second issue has been produced, distributed and is also available electronically on the Community Council website [www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk). Councillor Keith Mouldsdale stated that he is happy to receive suggestions and comments.

**554 MATTERS ARISING/ACTION TAKEN**

**554.1 Housing [542.1, 532.1, 520.1, 510.1, 499.1, 482.4] B** The Grwp Cynefin Housing Association, trustees of the Elizabeth Owen Charity, will be taking steps to improve the outside appearance of the cottages, for example, paintwork and putting up curtains in the empty properties. Possible options for the future are, in the meantime, still being considered.

Ref/Date	Action, By Whom and Status
351.5 21/05/18	<b>Fundraising Group</b> [Cllrs Jayne Mayers, Keith Mouldsdale and Paul Weston]. Group meetings to be arranged when projects are identified.
362.5 08/01/18	<b>Engaging with Young People</b> It has been determined that Councillors are responsible for engaging with young people.
	<b>Addition of Name to War Memorial.</b> Clerk - Further information to be obtained from a relative. Work on a grant application is in abeyance.

**555 CORRESPONDENCE/REPORTS**

**555.1 Choosing a Councillor to Represent OVW on the Betsi Cadwaladr Health Board Stakeholder Reference Group** Email dated 16/04/19 from OVW inviting the Community Council to choose a representative from the list of six applicants submitted.

**RESOLVED** that Jackie Allen be put forward as a nominee for the position.

**555.2 Motions for OVW's AGM 05/10/19.** Email dated 29/04/19 inviting Member Councils to propose a maximum of two motions for debate at the AGM. Noted. No motions were put forward.

**555.3 Aircrew Memorial Plaque [542.2, 533.1, 526.3]** Letter dated 05/05/19 from Mr E H Edwards asking on what grounds the Community Council made the decision to refuse to fund the proposed memorial and whether the £750 quote was suitable and acceptable to the Council. **RESOLVED** that a letter be sent to Mr E H Edwards to reiterate that the Community Council considers public funds should not be used to pay for the plaque but should he wish to raise funds there would be no objection.

**555.4 Feedback/report[s] on conferences/training/meetings**

[a] **Code of Conduct Training for Councillors** Email dated 29/04/19 re free sessions on 11/06/19 Caledfryn Denbigh at 4 pm or 19/06/19 County Hall Ruthin at 2 pm. **RESOLVED** Members were asked to contact the Clerk if they wish to attend.

[b] **SLCC Training Conference** 20/06/19 at the Metropole Hotel, Llandrindod Wells

**RESOLVED** that the Clerk attends the conference.

[c] **OVW Understanding the Law Training at Mold** 21/05/19

**RESOLVED** that the Clerk attends the training event.

[d] **DCC Community Led Businesses & Community Share Event at Denbigh** 16/05/19

**RESOLVED** that Councillor Keith Mouldsdale attends the event.

[e] Councillor Bob Barton thanked Members for supporting the training event organised by Llanbedr Community Council in April adding that more events are planned.

[f] Councillor Bob Barton stated that he would be happy to attend the joint OVW/Planning Aid Wales event at St Asaph on 22/05/19.

**556 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

Submitted -

**556.1 Application 20/2019/0318** submitted by Pure re Details of hard and soft landscaping scheme submitted in accordance with Condition 5 of planning permission code No 20/2016/1137. **RESOLVED** that Members consider the housing development as the gateway to the village to reflect the community as a whole and as such wish to support the following comments and queries raised – [a] who will own the open spaces and ecological investment? [b] who will be responsible for the maintenance, both post completion and long term, of all the open spaces as defined? [c] will the local authority be taking out a bond to cover costs? [d] there is some ambiguity about the type of shrubs being planted [e] despite assurances given about the unlikelihood of flooding in future, some doubt remains and it is felt that the local authority would be well advised to take out a bond on flooding as well.

**556.2 Application 20/2019/0331** submitted by Mr & Mrs Hughes re Erection of extension and alterations to dwelling at 23 Parc y Llan, Llanfair D C  
**RESOLVED** No issues or objections were made.



**556.3 Application 20/2019/0190** submitted by Mrs Anne Hughes re Erection of 2 detached dormer bungalows on land at Clover Bank, Llanfair D C. Members made reservations on two counts, namely, regarding the current application as submitted and as a failure of the first one, 20/2018/0448, which should not have been validated as original reports on ecological and environmental conditions appear to have been ignored. The Community Council had also expressed concern at that time about the potential traffic problems that could arise, asking that the highway be adjusted to mitigate any issues.

Since then all the trees on the site have been removed and the now cleared site forms the basis of the second application 20/20190190. There is little or no garden provision; the proposed new dormer bungalows would be forward of the line of neighbouring properties and out of character with this part of the village; the visual amenity of the area would not be preserved; first storey windows towards the west would overlook gardens of adjacent properties affecting privacy. The density of the proposed development is not in keeping with the local landscape character. Such is the concern that the Community Council is prepared to convene a special meeting open to the public, with a planning officer present, to discuss the issues raised in detail. **RESOLVED** that the concerns as stated be forwarded to Planning together with a request for a special meeting with a planning officer present and that a decision regarding consent is put on hold.

**556.4 Application 20/2019/0254** submitted by Mr A Dunne re Change of use of land by the siting of 4 no glamping pods and associated works on land at Eyarth Station, Llanfair D C **RESOLVED** that the application be supported citing the success of a similar scheme in the neighbouring village of Llandegla.

**556.5 Application 20/2019/0329** submitted by Louise Duff re Erection of an agricultural building for the storage of hay/straw/fodder and machinery – Pen y Ffordd, Pentrecelyn **RESOLVED** supported subject to confirmation/evidence that this is a certificated agricultural building.

**556.6 Application 20/2019/0403** submitted by DCC's Education & Children's Services re Details of safe route [Bron y Clwyd] in accordance with condition no 17 of planning permission code no 20/2017/0819 – Glebe Land opposite Bron y Clwyd, Llanfair D C **RESOLVED** supported.

**557 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**557.1 Tree Planting** Councillor Weston put forward a proposal to plant cherry trees [or other suitable species] on the green opposite Bron y Clwyd, Llanfair D C. It was suggested that the Woodlands Trust be involved, contact made with all residents, the school and Mr Iwan Edwards [or other representative] from the North Wales Wildlife Trust invited to attend a future meeting of the Council. The Clerk has, in the meantime, contacted the local

authority to establish ownership of the green and who would be responsible for pruning and maintenance. A reply is awaited.

**557.2 Loose Dogs – Footpath near Erw Fair, Llanfair D C** Reported that the situation was much improved, new fencing had been put up and the owner of the dogs had been warned that a reoccurrence would involve Police action.

**557.3 Open Spaces/Countryside Services** 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 awaited.

**557.4 Resurfacing Improvements – Road from Pentre Coch to the Shelf -** Reply awaited about any proposals for permanent resurfacing improvements.

**557.5 Unsafe Walls/Bridges** Reported that the bridge near to the football pitch at Llanfair DC and the bridge/wall near Y Graig and Bwlch y Llyn, Pentrecoch are unsafe. **RESOLVED** that the issues be reported to the local authority.

**PART 2 558 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**559 FINANCIAL MATTERS**

**559.1 Insurance Renewal** Reported that the Clerk had sought quotations as follows:

Company	1 Year	3 Year Deal
BHIB	£460.97	£437.92
Came & Co via Inspire	£606.97	£579.12
WPS	£428.40	£406.98
Zurich	£543.01	£527.77

The Chair and Vice-Chair, having examined the information provided, took the view that Zurich be awarded the contract at a cost of £527.77 for a three year package deal.

**RESOLVED** that the action taken by the Chair and Vice-Chair to accept the quotation provided by Zurich be confirmed.

**559.2 Submitted – Internal Auditor’s Report 2018-19.** The reserves policy states that included within earmarked reserves is a balance of £3000 for Councillor allowances/expenses. A review of the budget for 2019/20 by the Auditor shows that a balance has already been included for this. The Auditor therefore recommends that this sum be removed from earmarked reserves. **RESOLVED** that action be implemented as recommended, the £3000 sum added to General Reserves instead and the amended policy on reserves to read as follows: General Reserves £8,212.03; Earmarked Funds £13,000.00 and Future Capital Expenditure Programmes £2,036.12.

**559.3 Submitted – Accounting Statement 2018-19 & Annual Governance Statement , including supporting documents Bank Reconciliation & Explanation of Significant Variances 2018/19**

**RESOLVED** that the documents be approved and all necessary papers signed by the Chair before submitting to the external auditor.

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

£9.00 Denbigh Town Council [Clerk's car share costs Ruthin to Gresford on 14/03/19 SLCC Branch Meeting]

£116.22 Sandra Williams [Translation Service]

£13.75 Llanbedr D C Community Council [25% contribution towards Cllr B Barton's attendance at OVW Awards event on 28/03/19]

£153.00 JDH Business Services Ltd [Internal Audit Fee]

£527.77 Zurich Insurance

**559.4 Requests for Financial Aid RESOLVED** that [a] grants be awarded as follows:

£120.00 Wales Air Ambulance Charity [in lieu of use of the Genus Centre for meetings]

£800.00 Neuadd Eleanor Management Committee [Contribution towards the printing costs of the Dyffryn Clwyd Chronicle]

£1000.00 Eisteddfod yr Urdd 2020 [2 local appeals committees - £600 Llanfair & £400 Graigfechan/Pentrecelyn]

£150.00 Capel Ebenezer Graigfechan [towards running costs]

£150.00 Capel Pentrecelyn [towards running costs]

[b] no award be made to Bobath Children's Therapy Centre Wales on this occasion.

## **560 DATES OF FUTURE MEETINGS**

2019 10/06/19 [Ysgol Pentrecelyn], 08/07/19 [Genus Centre], 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]

**RESOLVED** that additional meetings be convened as and when required, in particular to discuss the draft precept budget and future plans for 2020-2021 in late November/early December 2019.

The meeting ended at 9.05 pm

\_\_\_\_\_ DATE

\_\_\_\_\_ CHAIR

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

Minutes of an Ordinary Meeting of the Council held at the Ysgol Pentrecelyn on Monday 10 June 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], Bob Barton [Part 2 of the meeting], Keith Mouldsdales, Osian Owen, Ceri Ranson and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 1 member of the public; Councillor Hugh H Evans, OBE [Leader of Denbighshire County Council]; Mr Peter McDermott, Team Leader

– Tourism, Marketing & Events, Denbighshire County Council; Mr Iwan Edwards, North Wales Wildlife Trust, and Mr Mark Allen, Commercial & Partnership Manager, Welsh Cycling

**APOLOGIES** Councillors David Baker [bereavement], Wini Davies [hospital appointment], Tim Faire [work commitments], Paul Weston [illness]

## **PART 1**

**561 DECLARATIONS OF INTEREST** Councillor Keith Mouldsdales 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.

**562 MINUTES - RESOLVED** The minutes of the Annual General Meeting/Ordinary Meeting held on 13 May 2019 were approved and signed as a correct record.

**563 MATTERS ARISING/ACTION TAKEN** All items raised were dealt with under other headings.

## **564 COMMUNITY MATTERS**

**564.1 Old School Site/New School Llanfair D C** Reported – that the Modernising Education Officer had emailed to say that the contractor had stated if all goes to plan Bron y Clwyd should be in a position to fully re-open from Friday evening 24 May [actually re-opened on 31 May]. However, the original road closure was proposed for 12 weeks to include the associated works to connect the foul drainage. Discussions with the landowner of the village hall are still ongoing. Until such time the legal agreements re the foul/surface water drainage has been agreed by DCC/Welsh Water/third party, these associated works cannot be undertaken and as a result once the easement is in place and the works to connect the foul drainage have commenced, Bron y Clwyd will be closed to undertake the remaining works. In response to the issues with the diversion, the route which mentioned is not the diversion which has been put in place by the contractor. The diversion put in place is via the A494 as it is the safest route and, unfortunately, if residents are using the route past Eyarth Station House as a short cut this is out of the contractor's control. As this is not a diversion put in place by the contractor it will not put temporary traffic lights in place. Residents should therefore use the diverted route advised. Councillors had, in the meantime, been invited to visit the new site to have a look around the new building. This took place on Monday 10 June – Chair Councillor Jayne Mayers, Councillor Keith Mouldsdales and the Clerk.

The new school is an impressive building but members expressed concern whether the capacity figure of 102 was high enough. It was, however, acknowledged that more capacity would put other schools in the area at risk. The opening date for the new school cannot be determined until the legal agreements referred to above have been finalised.

**564.2 Mains Gas** No update available.

**564.3 Feasibility Study Results** The Neuadd Eleanor Management Committee continues to look for grants from different sources.

**564.4 Community Plan** The community plan sub group met on 30/05/19. The purpose of the meeting was to begin the process of scoping out a revised up to date edition of the plan by August, taking into account the Clocaenog Wind Farm development and opportunities for funding; the village hall survey pointers; and aligning with the strategic plans of other agencies, bodies and the local authority. Questions were raised as to whether their strategic plans and frameworks are compatible with the local community plan enabling inputs into their periodic reviews. Everyone present was invited to contribute to the discussion on a very broad range of interesting ideas/issues. The group is to meet again in August to continue with the coping task.

**564.5 Newsletter** The third issue is being put together for publishing soon.

## **565 CORRESPONDENCE/REPORTS**

**565.1 Community Councillor Resignation** The Chair and Clerk had received an email dated 07/06/19 from Moira Edwards indicating that she wished to resign from the Community Council with immediate effect. The Clerk was asked to start the process to fill the vacancy as soon as possible.

**565.2 Adoption of OVW's Model Informal Resolution Protocol** [closing date for responses 30/06/19] **RESOLVED** that the document be adopted in principle and aligned to the Council's Code of Conduct.

## **565.3 Clocaenog Forest Wind Farm Community Fund & Construction Update**

The fund's area of benefit has now been finalised following the consultation and can be found on the project website [www.innogy.com/clocaenog](http://www.innogy.com/clocaenog) forest Innogy Renewables UK is now inviting tenders for the contract to administer the Wind Farm Community Fund. Erection of the turbines are now underway, site cable installation is approaching completion and these cables will then be terminated in the turbines ahead of turbine commissioning. The Scottish Power Energy Networks on-site substation is now energised and nearly all major structures are installed in the innogy substation. The civil work is being carried out by Jones Bros Ruthin on a contract worth over £20m. The first of the turbines should start generating electricity in June and additional turbines will be commissioned on an ongoing basis throughout the summer.

## **566 Feedback/Report[s] on Conferences/Training/Meetings**

**566.1 DCC Event – Community Led Businesses & Community Share Offers 16/05/19** Cllr K Mouldsdale reported that it was an interesting event, in particular the presentation about the development of the community pub and shop at Llanarmon yn Ial and the efforts of local volunteers in ensuring that both ventures continue to thrive.

**566.2 OVW Understanding the Law Training 21/05/19** The Clerk reported that the session provided a general outline of the range of legislative and legal duties affecting Councils. The law in England and Wales provides very clear guidelines about the specific powers, capabilities and responsibilities of community and town councils. For example, a council [a] must do what the law requires it to do [b] may do only what the law says it may do and [c] must

not do anything unless it has a legal power to act. Delegates were asked to note that the National Assembly is likely to consider a Local Government Reform Bill in 2019.

**566.3 Planning Policy & Place Plan Training 22/05/19** Cllr B Barton reported that he and other Councillors present considered that the event was, unfortunately, a waste of time and to be of little merit. Much of the meeting was taken up by one group from Wrexham who used it as an opportunity to air their grievances about the planning processes and other bodies, leaving little time for anyone else to speak. The course covered 5 themes – [1] an overview of planning in Wales, [2] national planning policies, [3] the National Development Framework, [4] local development plans and [5] Supplementary Planning Guidance and Place Plans. Cllr Barton stated that three Community Councils had agreed to pay £15 each towards the cost of his attendance at another event ‘Shaping Your Community – The Role of Community Plans & Place Plans’ on 11/06/19 at Llanrwst. **RESOLVED** that [a] Llanfair Council makes a contribution towards the cost of Cllr Barton’s attendance at the joint Planning Wales/OVW event at Llanrwst on 11/06/19 and the OVW Conference at Builth Wells on 11/07/19.

**566.4 OVW Learning Modules** The Clerk reported that OVW now has 7 on-line basic learning modules available on its website [public section] for use by all Councillors. Subject areas are Code of Conduct, The Council as an Employer, Diversity & Inclusion, Health & Safety, Induction, Local Government Finance and Understanding the Law.  
[http://www.onevoicewales.org.uk/OVWWeb/basic\\_online\\_training-7451.aspx](http://www.onevoicewales.org.uk/OVWWeb/basic_online_training-7451.aspx)  
This information is to be forwarded to Councillors.

**567 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)  
Submitted -

**567.1 Planning’s Response for Information to the Community Council’s Comments on Application 20/2019/0318 [housing development – Llanfair D C]** prepared by Pure re Details of hard and soft landscaping scheme submitted in accordance with Condition 5 of planning permission code No 20/2016/1137. Reference was made to other planning conditions attached to the planning permission. Condition 5 is the landscaping details, Condition 8 is a landscape management plan and Condition 9 is details of the laying out, landscaping and management responsibilities etc of the open spaces [a copy of the planning permission was attached for ease of reference]. Condition 8 has also been submitted for approval, it has been updated slightly from the management plan submitted with the original planning application, but there are no significant changes. This explains whose responsibility it is to maintain various elements of the site, landscaping, grassed areas etc outside the domestic cartilages of individual property owners.

Condition 9 requires more detail in relation to open spaces [as copied below] and this has not been submitted yet. It is a ‘Pre-Occupation’ condition. However, a management company will be responsible for the maintenance of the areas, the Council is not involved. *“Condition 9 – None of the dwellings shall be occupied until the written approval of the Local Planning Authority has*

*been obtained to the details of the open space areas within the site to include details of the laying out/equipping of all areas, landscaping details, minor artefacts and structures [eg furniture/seating, refuse or other storage units, signs, etc] associated with the open spaces, and to the arrangements for the provision, future management and maintenance of the open spaces. The development shall only proceed in accordance with the approved arrangements/scheme.”*

The County Council has no need to request bonds in relation to any aspect of the development. In relation to drainage, the drainage is being adopted by Dwr Cymru Welsh Water.

**RESOLVED** that [a] the response from planning be noted and [b] a representative from Pure be invited to the next meeting of the Council on 08/07/19 to give an update on the housing scheme.

**567.2 Planning’s Response to the Community Council’s Comments on Application 20/2019/0190** re the erection of 2 detached dormer bungalows on land at Clover Bank, Llanfair D C. The previous application for one dwelling is still pending as the applicants have still not completed a legal agreement that would secure the contribution of money towards the provision/improvement of open space facilities on the site. There is, however, a clear recommendation that permission should be granted for the development. The current application for two dwellings is still to be considered and officers will be visiting the site in due course. Regarding the clearance of the site, it should be noted that the trees were not protected and that the owners are entitled to remove the trees without consent. However, the fact that they have now cleared the site does throw some shade upon the pending permission for one dwelling – the site plan shows the mature beech tree as being retained. This situation is one that the LPA clearly needs to investigate further. The Community Council will be provided with a further update once the site visit has taken place. **RESOLVED** that the response from planning be noted.

**567.3 Planning’s Response to the Community Council’s Comments on Application 20/2019/0329** 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. A reply is awaited; the Clerk to send a reminder about the query raised.

**567.4 Local Development Plan** The Leader reported that the new plan is out for consultation and that it is a good chance to consider opportunities in relation to use of land allocated for housing and maybe smaller industrial units in rural areas [old school site at Llanfair, for example].

**568 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**568.1 Presentation by Mr Iwan Edwards, North Wales Wildlife Trust**

There are two nature reserves in the area of Graigfechan [site near the quarry] and Pwllglas and a history of 52 years’ presence. The Trust is

stepping up community engagement, via a pilot scheme, to embed schemes into the community as assets, working with volunteers locally. The long term plan is to create living landscapes and wildlife corridors connecting across the Dyffryn Clwyd valley. AONB funding has been obtained over two years working with DCC's Countryside Services on several schemes. Mr Edwards referred to his recent work and engagement with Llanfair school, the intention being to make habitat improvements at the new school site. Work is ongoing to manage the quarry site near Graigfechan. Grwp Gwyllt has been formed meeting on the first Saturday of each month with the aim of promoting self-sustaining concepts to people. Mr Edwards was thanked by Chair Jayne Mayers for his overview suggesting that a separate meeting would be beneficial in looking at ways of working together and involving the community. Reference was also made to the community neighbourhood plan and opportunities for joining up proposals around green spaces.

[www.northwaleswildlifetrust.org.uk](http://www.northwaleswildlifetrust.org.uk) [nwwt@wildlifetrustswales.org](mailto:nwwt@wildlifetrustswales.org)

### **568.2 Welsh Cycling Event [Welsh Time Trial & Road Championships] 01-2/06/19**

Mr Mark Allen, Commercial & Partnership Manager, Welsh Cycling had been invited to attend the Council meeting to give and receive feedback following the Welsh Time Trial & Road Championships event held at Ruthin covering a 42km circuit. Communication beforehand with the Community Council was, unfortunately, too late especially in relation to the road works in the centre of Llanfair and the resulting inconvenience to residents. It was suggested that all community and town councils along the route be informed well in advance in future. Two weeks before an event does not give enough time for engagement, plans for minimising disruptions, and looking at ways of helping to promote such events to local businesses, for example, guesthouses, caravan parks, camping sites. Denbighshire Council has a toolkit for organisations on staging events which includes a much longer lead in time to deal with planning, road closures and so on. Initial feedback received by Welsh Cycling following the event was, however, very positive with good local press coverage. Ruthin Cycling Club and the Rotary Club were involved in organising the event, resulting in 60 people volunteering over the week-end. The Chair, Jayne Mayers, thanked Mr Allen for attending the meeting and for his address.

**568.3 Tree Planting [557.1]** Reported that Cllr Paul Weston had spoken to residents at Bron y Clwyd and received very positive feedback about the proposal to plant trees on the green in front of the new school. It was, however, suggested that checks should also be made to find out whether the area is a designated open space before proceeding with any plans.

**568.4 Bus Services [445.2, 482.5, 495.2, 499.2]** Submitted – report from DCC's Passenger Transport Manager. Following a meeting with local residents in October 2018 there was a request for a service to link to the Wrexham bus. Consequently, a minibus was provided from December 2018. However, the numbers using this service have been disappointing and feedback from the operator suggests that there are only two regulars who tend to use the service and tend to be intermittent. The cost of the journeys is



such that there is no real alternative but to withdraw it as soon as possible after 31 May subject to the Traffic Commissioner's approval. Journeys from Graigfechan and Pentrecelyn to and from Ruthin will not change and efforts have been made to improve publicity at the Graigfechan bus stop. Alternative services from Graigfechan – Ruthin are being considered and if feasible a similar level of service will be offered but perhaps with one sole operator.

**RESOLVED** that the content of the report be noted.

**568.5 Pont Eyarth [311.3, 431.2]** Update received as follows from DCC's Senior Engineer - the local authority is undertaking a multi year programme of works to strengthen the bridge or at least ensure that it can accommodate the current 18 Tonne weight restriction for many years to come. Officers who are responsible for the school development in Llanfair D C have asked whether the proposed road closure over Pont Eyarth this summer be delayed to ensure that utility works for the new school can be delivered. There is a chance that the road closure for the bridge might not be possible until after the October school half term. Air temperature and river levels mean that doing works to the underside of the arch after October is therefore unwise. The best approach would be to delay the stone repairs until next summer. However, there are works which could be done later on in this financial year which would benefit those delayed works. For the last two years different types of highway surfacing have been trialled to prevent surface water progressing into the arch backfill. A recent trial near Betws GG has proven very successful and consideration is being given to using the same type of material to resurface the road over the bridge to further assist in the drying out of the arch below. This would require a road closure of about one week later on in the year. **RESOLVED** that the update be noted and the Clerk writes to the Senior Engineer to enquire whether traffic using the bridge is being measured in some way to prevent heavy vehicles over 18 tonne in weight from using the bridge.

**568.4 Open Spaces/Countryside Services [535.5, 545.2, 557.3]** 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; the Clerk to take follow up action.

**568.5 Resurfacing Improvements [513.3, 523.3, 535.3, 545.5, 557.4] – Road from Pentre Coch to the Shelf** - Reply awaited about any proposals for permanent resurfacing improvements. Concern was expressed that this matter had been ongoing for some time with very little response from Highways. **RESOLVED** that the Clerk writes to Mr Tim Towers [copy to The Leader] on the matter.

**568.6 Unsafe Walls/Bridges [557.5]** Reported that the bridge near to the football pitch at Llanfair DC and the bridge/wall near Y Graig and Bwlch y Llyn, Pentrecoch are unsafe and the Council's concerns were emailed to DCC via customer services. The response from the local authority was that the issues had been dealt with, but it appears that little or no work has been carried out to the bridge near Y Graig and Bwlch y Llyn. Cllr Osian Owen was

thanked for taking photographs. **RESOLVED** that the Clerk writes to DCC's Senior Engineer [copy to The Leader] enclosing photographs to query the issues raised.

**568.7 Repairs to Stiles [513.2]** Councillor Osian Owen had forwarded photographs of broken stiles in the area, grid references SJ 145544, SJ146538, SJ146544, SJ150555, SJ150557, SJ146537, SJ146543, SJ147529, SJ146545, SJ145552. DCC's Footpath Inspector will issue a report in due course. Cllr Osian Owen was thanked for taking photographs.

**PART 2 569 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**570 FINANCIAL MATTERS**

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

£40.00 OVW Invoice 4831 [Understanding the Law Training Event attend by the Clerk on 21/05/19]

£286.70 Clerk's Expenses [April – June 2019]

£16.50 Cllr Jayne Mayers [Refund – cost of flowers and card for Moira Edwards]

**570.2 Payment of Allowances/Expenses to Councillors 2019/20**

Submitted – extract from IPRW's Annual Report February 2019 regarding making payments to members [table 9 refers]. The payment of £150 per annum is mandated for every member. Any individual member may make a personal decision to elect to forgo part or all of the entitlement to any payments by giving notice in writing to the proper officer of the Council [Clerk].

**RESOLVED** that IRPW Determinations 44 and 45 be accepted, that is, payment to the Chair of the Council up to a maximum of £1,500 and Deputy-Chair of the Council up to a maximum amount of £500. Approved.

**570.3 Requests for Financial Aid RESOLVED** that a grant be awarded as follows:

£100.00 St Kentigern Hospice [internal fit out and specialist disability equipment]

**570.4 Transfer of Funds from the Community Account to the Business Account RESOLVED** that £20,000 be transferred from the Community Account to the Business Account

**570.5 Risk Assessment Inspection** The Clerk reported that Mr John Pugh, Chartered Surveyor, had carried out the inspection on 29/05/19. 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 15 July 2019 and it was noted that the coping stone was made safe in April 2018 not October 2018. **RESOLVED** that the recommendations contained in the report be accepted and members confirmed that they are happy for Mr John Pugh to continue acting as the Council's agent on matters regarding inspections, building contracts and repairs. No fee is charged for this service.

## 571 DATES OF FUTURE MEETINGS

2019 08/07/19 [Genus Centre], 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 pm \_\_\_\_\_ CHAIR  
\_\_\_\_\_ DATE

## CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL

[www.llanfaircommunitycouncil.co.uk](http://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 Mouldsdales, 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 Mouldsdales 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 2<sup>nd</sup> 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 Mouldsdales 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](http://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 – Chairing 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](http://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 Eyarth [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

**CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)

Minutes of a Meeting of the Council held at the Neuadd Eleanor, Llanfair D C  
on  
Monday 19 August 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], David Baker, Bob Barton, Wini Davies, Osian Owen, Ceri Ranson and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 13 members of the public

**APOLOGIES** Councillors Tim Faire and Keith Mouldsdales [declaration of interest]; Councillor Hugh Evans, OBE, Leader of Denbighshire County Council.

**583 COMMUNITY COUNCIL'S NEIGHBOURHOOD DEVELOPMENT PLAN**

Submitted - revised/updated plan. Mr Steve Whipp, chair of the community plan sub group, was thanked for all his efforts and input into the latest edition for endorsement by the Community Council. He reported that the sub group had put together a series of ideas [more proposals to be expected] and guidelines at a meeting held on 29/05/19 to bring together changes with more on policy and strategic thinking, guiding principles, acknowledging key external bodies, local authority documents including the needs of Neuadd Eleanor and other organisations within the wider community. The aim is to have a living document produced as a basis for discussion working towards cohesive communities, well-being and culture being central to what needs to happen. The next step will be looking at timeframes for the proposals listed and the Community Council will consider these. It was acknowledged that elements could be pulled out for inclusion in a place plan about planning development as referred to by Planning Policy Wales to be developed with the LDP [Local Development Plan] Team in tandem with the neighbourhood plan which contains local evidence.

**RESOLVED** that the [a] Latest edition be approved in principle, subject to minor corrections and additions/amendments to reflect the comments made at the meeting. The Clerk was asked to contact the Denbighshire LDP Team about the possibility of developing a place plan and to forward a copy of the neighbourhood plan to them. [b] Revised document be submitted for endorsement to the Community Council meeting to be held on 09/09/19.

**584 DENBIGHSHIRE COUNTY COUNCIL'S DRAFT PREFERRED STRATEGY - LOCAL DEVELOPMENT PLAN 2018-2033 -**

[www.denbighshire.gov.uk/ldp](http://www.denbighshire.gov.uk/ldp)

Submitted – draft response for submission to the County Council on the documents/proposals listed below. It was noted that the consultation date for

receipt of comments had been extended to 27/09/19 for community and town councils [30/08/19 for residents]. Messrs Steve Whipp and Phil Bennett Lloyd were thanked for the tremendous amount of preparatory work undertaken to produce the draft response. It was

**RESOLVED** that [a] the following responses as amended at the meeting be sent to the County Council after the next Community Council to be held on 09/09/19 [b] a briefing note to support residents in responding to the LDP consultation be prepared and posted on the Community Council website and made available for local social media networks.

**584.1 Introduction** This response is the input that Llanfair DC Community Council wishes to submit to the Denbighshire LDP consultation. Llanfair DC Community Council represents the villages of Llanfair DC, Graigfechan, Pentre Coch and Pentrecelyn as well as surrounding rural countryside and there are 1048 inhabitants with 458 properties on the electoral register. The Community Council has developed a briefing note for all members to enable engagement with the LDP consultation and special meetings have been held to ensure that the Community Council has considered the proposals and is able to present a collective and representative view for the whole community.

**584.2 Proposed Levels of Growth** Llanfair DC Community Council notes the several future scenarios that have been modelled and considered in developing the strategy for growth for the duration of the plan. The Community Council supports the preferred strategic approach and considers this a responsible, prudent and pragmatic approach. There are presently some key uncertainties that could impact the general trend in growth:

- The impact of Brexit and future outcome could be significant to the region both in increasing or reducing growth.
- The creation of the Northern Powerhouse could also have positive impact if it provided stimulus to adjacent areas such as Chester, Liverpool and Manchester.
- HS2 would provide stimulus to the region in enabling access to other regions. This could stimulate industrial, commercial, business and housing activity.

**584.3 Proposed Spatial Strategy** Llanfair DC Community Council notes the approach to developing the spacial strategy and recognises that the Community Council's area includes a village (Llanfair DC) an unserved village (Graigfechan) and otherwise Countryside, unclassified areas such as Pentrecelyn and Pentre Coch as well as remote rural settlements. The Community Council recognises the reality that emphasis for growth will take place to the north of the county. However, the opportunity for rural based activity will continue and this would include activities primarily related to agriculture. The Community Council's area plays a key role in food production through cattle, sheep and arable farming and includes related activities such

as the Genus breeding centre and Llysfasi college. Tourism is also a steadily increasing activity in the area.

The Community Council area has seen a significant level of small (often single) housing site and conversion projects and this is expected to continue. The village of Llanfair DC has also seen approval and development of a 63-house development site which will double the number of houses in the immediate vicinity of the village. The houses will begin being occupied in late 2019 and there is a condition to complete the whole development within 5 years. Some planning measures to provide infrastructure have been put in place such as the provision of a new school but this does not have the capacity to accommodate children at primary level from the new development. Other services such as for healthcare, transport, secondary education, shops will require to be provided at Ruthin or elsewhere. There is expected to be a requirement for the impact and effect of the new development to need to settle down before any further significant development should be considered. The scale of any development must remain in proportion to the scale of the rural villages, respecting the Statutory requirements and goals of the Well-being of Future Generations (Wales) Act 2015 and ensuring sustainability of character, environment, culture and well-being of its residents, now and in the years ahead. The Vale of Clwyd is identified as a Landscape of Special Historic Importance, with the Historic Landscape Characterisation report (CPAT) defining the villages and communities as “small nucleated settlements.” These defining characteristics are essential to the area, its cultural heritage and the strong sense of place that support the communities and people’s well-being.

Llanfair DC has produced a Neighbourhood Plan which considers and sets out the needs of the community, providing a community-led evidence base and underpinning principles for a Place Plan (Planning Policy Wales Edn. 10, 2018, paras 1.28-1.29).

#### **584.4 Draft Key Policies**

Llanfair DC Community Council welcomes the proposed key policies which are consistent with the approach taken when proposals are considered. The Community Council will adopt the key policies in considering future development proposals in order to ensure consistency with key County and National goals and guidelines. Regarding specific key policies and local opportunities, the following comments are made:

**584.4.1 Employment Land** – One use that has been proposed for the former Llanfair DC school that will become vacant in September 2019 is as a business incubator, similar to the Technology House in Rhewl. There would need to be liaison with County Planners to determine the need for further start-up accommodation for business in the area. Other potential uses for the former school have also been proposed.

**584.4.2 Retail** The Community Council notes the key policy statement and is broadly in agreement with it. However, there is a case for a local general store to be provided and this too has been suggested as an option for the former Llanfair DC school site. At present a community shop is available in Pwllglas

but this is not readily accessible from the Llanfair area. Potentially, a “satellite” facility jointly run with Pwllglas, perhaps in part of the former school, could significantly benefit both communities, without introducing disruptive competition. It is noted that Llysfasi College has recently made an application for a community facility and the Community Council is undertaking liaison to understand what is being proposed. It may be that there would be an opportunity for a general store or for a farm shop. The advantage of having a shop within the villages would be to meet demand from the growing community and to reduce carbon emissions associated with travel to Ruthin. It is recognised that Ruthin would remain the Town Centre where more specialist goods and services would be provided.

**584.4.3 Infrastructure** The Community Council welcomes the proposal to ensure that a holistic approach is taken to development proposals and that these should recognise the need for a contribution to ensure that the impact of the new development is mitigated. The current development underway in Llanfair for 63 new homes makes little contribution to infrastructure: minimal affordable housing is included, recreational amenity is minimal and, potentially divisive to the community as a whole, and sadly this demonstrates how development can be undertaken with little regard for impact outside the immediate site. Llanfair DC Community Council would encourage Denbighshire County Council to consider robust mechanisms to receive reasonable levels of funding from developers (or landowners benefitting from uplift of value) to provide for infrastructure and provision of essential services associate with growth, both locally and at a more strategic scale. Infrastructure is an issue that occurs frequently in Community Council meetings and roads and bridges are found to be points of concern and it is apparent that the County has difficulty meeting the needs.

**584.4.4 Visitor Economy** Llanfair DC Community Council has seen several proposals for caravan and camping (glamping) sites in recent times and has liaised closely with the proposers to ensure that high quality facilities are provided. The Community Council recognises the opportunity that tourism offers to the region and will support appropriate proposals. One consideration that has been suggested is to offer bunk-house accommodation for visitors who may be generally visiting the area or who may be walking Offa’s Dyke or the Clwydian Way or visiting Coed Llandegla.

**584.4.5 Transport and Accessibility** Llanfair DC Community Council has provision in its Neighbourhood Plan to improve cycling and footpath facilities in the area. Some feasibility work has been undertaken but more is expected to be required to connect the villages and provide links. This meets aspects of the Denbighshire County Council Corporate Plan such as well-being, connecting communities, promoting modal shift and reducing emissions.

**584.4.6 Natural and Built Environment** Llanfair DC Community Council supports the key policy proposed in the LDP consultation document. The Community Council has been keen to see proposals that enhance the natural capital of the area. The Community Council is sensitive to the impact that several recent developments in Llanfair DC have had where trees and hedges

have been removed without enough consideration and poor provision and functionality of green space. New proposals must be subject to closer scrutiny in this regard. The Community Council will consider how it can support the protection of trees and hedges and will work with the County Council to suggest where tree preservation orders would be relevant based on local knowledge.

It is noted, in Denbighshire County Council's Open Space Audit and Assessment Report that in 4 out of the 6 categories, 100% of residents within the community council area have limited access to open space facilities. What space is currently available is highly valuable and present opportunities for enhancement rather than degradation or loss.

**584.4.7 Welsh Language** Proposals for development that maintain or enhance the integrity of the Welsh Language will be supported.

**584.5 Sustainability Appraisal [SA]** The document provides a useful resource for the Community Council to refer to as we develop our Neighbourhood Plan. We note that the location of development must be sensitive to: the need to promote the Welsh Language; pockets of deprivation; the AONB [Area of Outstanding Natural Beauty]; conservation sites; as well as the natural, agricultural, historic and cultural landscapes and environments. Human health and wellbeing, as well as climate change, together with its potential impacts, must be part of the consideration of sustainable development.

**584.6 Habitats Regulations Appraisal [RHA]** Llanfair DC Community Council notes the report on habitats regulations prepared in conjunction with the Denbighshire LDP. The Community Council would draw the County Council's attention to the special interest areas. Llanfair DC's area includes areas such as

- the Clwydian Range and Dee Valley AONB,
- the nature reserves of Coed Cilygroeslwyd SSSI, one of North Wales Wildlife Trust's first nature reserves, purchased in 1964 and home to some genuine rarities and brimming with wildlife,
- Graig Wyllt, a lovely site sheltered by ancient woodland, awash with spring colour and with dazzling views across the Vale of Clwyd,
- the Eyarth Rocks butterfly reserve which has rare and endangered species (SSSI).

Further special sites are being considered and the Community Council is liaising with the North Wales Wildlife Trust as well as the AONB. The Community Council will look at all proposed developments and seek to ensure there is no impact on these special areas. There is also a proposal to develop a strategic wildlife corridor across the Vale of Clwyd, traversing the Llanfair DC Community Council area, to allow connectivity between these special areas to enable continuity between habitats, build ecosystem resilience and, by this means, to encourage sustainability of the rare and nationally important species and as well as locally vulnerable habitats.

Other policies including housing, affordable housing and waste management are of interest to Llanfair D C Community Council and will be considered in development of our Neighbourhood Plan. Llanfair D C welcomes the key policies which it will seek to adopt and address through measures to be taken and which will be included in the Neighbourhood Plan.

**584.7 Candidate Sites Register – Generic Comments** Detailed site-specific comments on each of the candidate site included in the register in the LDP are provided below. The following are generic points that apply to all sites:

**584.7.1** The Denbighshire County Council Local Development Plan 2006 to 2022 recognised the local area around Llanfair DC as being a “Historic Landscape”. This is an area of largely rural agricultural land interspersed with small nucleated settlements. The Vale is overlooked in a Westerly direction from the Clwydian Area of Outstanding Natural Beauty. The village of Llanfair DC has a Conservation Area in its centre, and this provides a sense of space to the whole area with social focus provided by the church, the war memorial, the former primary school, the alms houses (Elizabeth Owen terrace) and the White Horse public house. The Community Council would strongly wish to see any development preserve the sense of space for the area and particularly the Conservation Area in Llanfair DC.

**584.7.2** The Community Council would wish to avoid any development that had a detrimental impact on the visual amenity of the area especially to and from the AONB. Tourism is becoming an increasingly important part of the local economy in the area and the need to retain the area’s sense of rural space and peace is central to the tourism offering. The majority of the area of the villages of Graigfechan, Pentre Coch and Pentrecelyn lie within and are part of the AONB.

**584.7.3** Planning Policy Wales, Edition 10 was published last December. It refers to the way that agricultural land should be treated. It states for the best and most versatile agricultural land:

3.54 Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) 15 is the best and most versatile and should be conserved as a finite resource for the future.

3.55 When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance.

Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

Llanfair DC Community Council has concern that many of the proposed candidate sites in its area would entail the loss of agricultural land and would strongly suggest that this should be avoided in line with Welsh Government Policy.

**584.7.4** Llanfair DC Community Council is concerned that inclusion of candidate sites on the register in the LDP could cast a shadow or blight over adjacent properties. The Denbighshire County Council's consultation documents for the LDP recognises that there is huge overcapacity in the sites offered for inclusion. The Llanfair DC Community Council encourages Denbighshire County Council in its LDP to remove candidate sites from the register as soon as practicable once it is apparent that they are not to go forward for further consideration.

**584.7.5** Experience shows that construction activity associated with housing development leads to nuisance from noise, vibration and dust. Furthermore, traffic associated with the construction creates highway disruption. Development activity denies residents, and particularly those of adjacent and nearby properties, the right to a quiet and peaceful environment in which to live and can constitute a denial of the right to enjoy their homes and surrounding environment during and beyond the construction period. Stress arising from the planning consultation as well as the construction activity is deleterious to the health of residents.

**584.7.6** The Community Council has developed a Neighbourhood Plan. This sets out the needs for the future. It sets out how the Community Council works with others and, for example, describes how the Council has been working to improve the environment, the natural biodiversity and ecology of the area. There are several reserves and wildlife sites on each side of the Vale of Clwyd where there are rare and endangered species. It is proposed to create natural corridors across the Vale to encourage wildlife to migrate to greater areas and to stimulate the variety of biodiversity. Any development such as for the proposed candidate sites would need to be considered to ensure that the new built environment did not act as a barrier to wildlife. All the candidate sites have rich habitat with established trees and hedgerows, and these are home to owls, bats as well as a wide variety of wildlife. For example, the hawthorn hedges have berries that are used by redwings in their annual migration. Otters are present in the Vale and a holt has been installed to encourage their presence.

**584.7.7** The hydrological impact from any proposed development in the upper region of the Vale of Clwyd needs careful consideration. Hardening of surfaces from green field to paving or roofs is an inevitable result. Current developments have incorporated drainage detention tanks, and these are designed to lessen the impact and potential for flooding due to rainfall events. Proposals must be made on a case by case basis and the principle of no



deterioration is applied such that the design for the site must ensure that conditions downstream are not worsened as a result of development.

**584.7.8** For sewage treatment, the Community Council area is served by small works in Llanfair DC and Graigfechan and otherwise by septic tanks. The Llanfair DC works was upgraded by Dwr Cymru to accommodate the new 63-house development and to ensure it met its required discharge consent standards. Further development would require this service provision to be reviewed and enhanced.

**584.7.9** Development of the candidate sites would require services to be expanded to accommodate the additional housing. Llanfair DC Community Council recognises that any other development in this part of the county would also require service from the area such as educational and healthcare in the Ruthin area and that any development would need to consider the broader local requirement for services.

**584.7.10** The new local school in Llanfair DC is already at capacity and not of a size to meet the future needs of the existing and currently approved housing and there will be a need to provide additional school facility.

**584.7.11** Regarding other services, broadband in the area is patchy and there are no plans to extend the proposed gas connection beyond the 63-house development currently underway. Access to healthcare to doctors and dentists is currently under strain in Ruthin and further growth in the population would require additional provision or for people to have to travel to access services. Secondary schooling is provided in Ruthin and beyond.

**584.7.12** The capacity of the highways to the south of Ruthin is already reaching saturation point such that at times of peak flow, hold-ups occur. The development of candidate sites would further add to highway flows further exacerbating the limitations and leading to significant delays, conflicting with the imperative of promoting and delivering active travel and modal shift. Consideration of highways impacts should be given to any proposed development in the area.

**584.7.13** Public Transport is already quite restricted and the ability of the network to provide the means of making anything other than the most straightforward journey under the present arrangements would limit the use of public transport for residents of the proposed candidate sites, necessitating and giving rise to more car journeys and increasing the carbon footprint. This conflicts with several aspects of the Denbighshire County Council Corporate Plan 2017 – 2022 in terms of connection through good transport and reducing carbon emissions.

**584.7.14** Llanfair DC Community Council would strongly recommend that Denbighshire County Council consider means of requiring developers to provide funding to support both local and strategic infrastructure needs including green infrastructure. This would provide transparency to communities and to developers.

**584.7.15** The current development in Llanfair DC has seen a high-density layout approved and the Community Council would suggest that a lower yardstick be applied to housing density for any future developments. The sense of space that is created is strongly influenced by the density of development.

### **584.8 Candidate Site Specific Comments**

**584.8.1** Site reference: CS-20E-098 Land by Village Hall, Llanfair Dyffryn Clwyd (2.85ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.
2. The development of the site which could entail over 80 properties would be detrimental to the visual amenity of the area and especially from the AONB. Properties along the Graigfechan Road which enjoy views to the north would suffer a detrimental impact on the visual amenity.
3. For a further development on such scale to be considered in the next LDP period there would need to be an assessment of the provision of services. The 63-house development is currently underway to the west of the A525 and development of this site would represent a major impact on the village of Llanfair DC. The Community Council would have concern about a development of such a size following on from the current 63-house development.
4. The site is adjacent to the local wastewater treatment works and developments which abut such facilities can lead to complaints of nuisance from flies, odour and aerosols as well as from noise from the plant.
5. The Community Council has worked closely with the Neuadd Eleanor village hall management committee and the needs of the community have been included in the Neighbourhood Plan. The requirements for funds to update and maintain the hall are significant and will place an onus on to the community for the future.
6. The community enjoys the amenity of use of a field on the Graigfechan Road which is made available through the generosity of the farmer / landowner. There is no guarantee that this arrangement will continue for the future and the site is used for recreation, for football in the local regional

summer league and for the village's historic and hugely popular annual sports day. The management committee of the Neuadd Eleanor have been considering acquiring land behind the village hall and the church to enable this amenity to be secured for the long-term future. Changing facilities could be provided within Neuadd Eleanor. The proposed designation of the candidate site takes in any land that would have been used for this purpose and if it were to be kept as a candidate site the value of the land would be increased such that it would be unaffordable for use as a recreational amenity.

7. Despite significant concerns and limitations, this candidate site is probably the least controversial of the sites in Llanfair DC village, were it to be scaled down and redefined. It may be possible to consider a solution where the overall scale of the site was significantly reduced (focussing on the area closest to the A525) and that part of the site was allocated for housing and another part for provision of outdoor sports/recreational use, including sustaining football and sports day needs. The housing development could be used to provide funding towards the recreational facility. The Community Council would request that the County Council changes the allocation for use of part of the candidate site for both housing and key recreational use, scaling the overall footprint back to an area adjacent to and accessible from the A525 only.

**584.8.2** Site reference CS-20E-152 Ty'n Twll land, Llanfair Dyffryn Clwyd (0.37ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.

2. Should a development go ahead and an application be made to develop the site it would be likely that the Local Planning Authority could find that the proposed housing would appear obtrusive and incongruous within the Historic Landscape, and therefore have an unacceptable impact on the character, appearance and visual amenity of the site and its immediate surroundings. If this were the case the proposal would conflict with Policy RD1 criteria i) of the adopted Denbighshire Local Development Plan and guidance contained in the Residential Development Supplementary Planning Guidance Note.

3. It is difficult to see how the proposed candidate site could be developed without having a major visual impact on the two existing properties of Y-Wennallt and Pen Yr Ardd. Other adjacent properties whose visual amenity would be affected include Ty'n Twll, Gwynle, The Nook, Endicot, Clyd Fan, Hafan, Hafod-Y-Bryn, The Bryn and Meadowbank. The last two properties lie in the Llanfair DC Conservation Area.

4. The site would require to be accessed from the A525 Wrexham Road. The present 30 mph speed limit zone for the highway would need to be relocated towards Wrexham to ensure that traffic entering and leaving the site could do so safely. The A525 has been a point of concern between the Highways Section of Denbighshire County Council, North Wales Police and the Community Council and development of this candidate site would further exacerbate the situation.

5. In order to provide access into this long and narrow site a higher proportion of the area than is usual would be taken up by road. Adjacent properties along the A525 have building lines in their deeds and if this were applied to the site up to a third of the area would not be able to be developed.

6. Although not at risk from flooding, the top end of the site, being open agricultural land is prone to surface water flooding at times of high rainfall. If the site were to be developed, then land drainage would be required, and this would need to be directed to a suitable local water course. The effect of this would be to exacerbate response to flooding events in the Vale of Clwyd and to increase the run-off of surface water to the North. The Vale of Clwyd is sensitive to any change in terms of rainfall event response and the development of the candidate site would add to the problem.

7. The candidate site would be at a higher elevation than the present foul drainage network of Llanfair DC. The local treatment works was recently upgraded by Dwr Cymru to accommodate for the additional load from the site of 63 new houses currently under development in the village. The development of the candidate site could be serviced by either extension of the existing network, which would entail pumping, or use of a local septic tank arrangement. Both options would entail significant cost to the developer.

8. Considering the above the candidate site is considered unsuitable for development in meeting the needs of the LDP during this period and it is recommended that it should be removed from the candidate site register.

**584.8.3** Site reference CS-20E-169 Llanfair Dyffryn Clwyd, former playing field (0.48ha)

1. Llanfair DC Community Council has expressed an interest in decisions relating to use of the former school and its playing field. Originally provided for the community, the site has provided amenity and lies in the heart of the village's Conservation Area and is integral to its character. Its availability and use as an open-field recreation or for quiet recreation provides character that has a major impact on the sense of place in the village. With its elevated position, the views to the AONB are some of the finest from the village. Meetings have taken place between the Community Council and the County Council concerning future use of the former school and playing field and several potential options have been suggested, should the County Council itself not have any future use for the former school building. Llanfair DC

Community Council's Neighbourhood Plan includes for allotments which could be sited at the former school playing field.

2. Should a development go ahead and an application be made to develop the site it would be likely that the Local Planning Authority could find that the proposed housing would appear obtrusive and incongruous within the Historic Landscape and Conservation Area, and therefore have an unacceptable impact on the character, appearance and visual amenity of the site and its immediate surroundings. If this were the case the proposal would conflict with Policy RD1 criteria i) of the adopted Denbighshire Local Development Plan and guidance contained in the Residential Development Supplementary Planning Guidance Note.

3. Access to the site could be directly from the A525 or from along the bridleway which would need to be developed for the purpose, damaging or permanently removing historic features in the process. In either case this would give rise to a traffic hazard at what is already a complex junction. Consideration would need to be given to the design for safe access to the site.

4. Any development proposed at the site would need to follow the Denbighshire County Council Supplementary Planning Guidance Note for Conservation areas issued in March 2015. Any development would need to respect and preserve and enhance the special architectural, historical and character of the Llanfair DC Conservation Zone. Quality of place is key and other developments in the area have included features to ensure this is the case. The site has established trees, hedges and ancient limestone walls which provide habitat to many species such as owls, bats and common lizard any development would need to pay attention to ensuring ecological impact was positive. The neighbouring trees, including a veteran oak, have significant canopies and their roots would require to be protected from any damage if development were to be considered.

5. One future use suggested and discussed by the Community Council is for use of the former school as sheltered accommodation or for a meeting place for residents in a revised residential format to serve both it and the adjacent Alms houses (Elizabeth Owen Terrace) on the village green. The Neighbourhood Plan developed by the Community Council envisages the need for a quiet garden space where people can meet and enjoy the village and its environs. The former school playing field, sitting in the Conservation Area, would be an ideal location for such an amenity, with some of the finest views across the Vale in the village.

6. Development of this site would have potential to have a significantly detrimental impact on the visual amenity of existing properties surrounding the site. These include Bryn, Hafan, Hafod y Bryn and Cysgod y Bryn, Llanfair

House, Silver Birches, Llwyn and Elizabeth Owen Terrace. The large mature trees within and bordering the site, including a veteran oak, lime and horse chestnut add to the character and environmental potential of this valuable green space resource.

7. The Community Council would wish to keep the option available to use the former school playing field as an important and central area for civic amenity in the village.

8. The Community Council would request that the site be removed from the register of housing candidate sites in the LDP to enable it to be considered for use of wider benefit to the area.

**584.8.4 Site Reference CS-20E-200 Land to rear of Clover Bank, Llanfair Dyffryn Clwyd (0.6ha)**

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.

2. Should a development go ahead and an application be made to develop the site it would be likely that the Local Planning Authority could find that the proposed housing would appear obtrusive and incongruous within the Historic Landscape, falling outside the natural village envelope, and therefore have an unacceptable impact on the character, appearance and visual amenity of the site and its immediate surroundings. If this were the case the proposal would conflict with Policy RD1 criteria i) of the adopted Denbighshire Local Development Plan and guidance contained in the Residential Development Supplementary Planning Guidance Note.

3. Development of the site would be detrimental to the visual amenity of properties and the Bridles and Tyddyn Garreg. Sited on the crest of the ridge the development would also be detrimental to the visual amenity from the AONB.

4. There is no obvious access to the site, and it would be likely that a property would need to be purchased and demolished in order to provide access.

5. The site would be likely to be accessed from Bron Y Clwyd which is unsuitable for carrying additional traffic and is adjacent to the new primary school. Access and egress would require careful consideration of the site arrangement to ensure that traffic issues which already exist were not worsened.

6. Drainage of the site would be by gravity for surface drainage in a westerly direction but again provision of flow detention would need to be incorporated to ensure “no detriment” in terms of flooding arises from the development.

7. Considering the above the candidate site is considered by Llanfair DC Community Council to be unsuitable for development in meeting the needs of the LDP during this period and it is recommended that it should be removed from the candidate site register.

**584.8.5** Site reference CS-20E-026 Graigfechan, Land adjoining Paradwys (0.68ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.

2. Approximately half of the site already has been granted outline approval (Ref 20/2016/1242) and Llanfair DC Community Council provided input to register concerns related to drainage as well as the potential impact on a local spring water source on the site. The Community Council further noted that, as the site was proposed to be developed for nine houses, that no provision for affordable housing was included in the application. If the candidate site is agreed then this would enable up to 20 houses to be provided, presumably in two phases. The Community Council would wish to see affordable housing included in any detailed planning proposals for the site consistent with Denbighshire County Council's planning guidelines.

**584.8.6** Site reference CS-20E-059 Graigfechan, Land south of Bryn Creigiog (0.17ha)

1. The Candidate site is one with a derelict single storey house. This lies within the AONB and the Llanfair DC Community Council would note that there is no right to rebuild in open countryside.

2. Inclusion as candidate site is on basis of use as a single dwelling, which may be appropriate, but very limited strategically in the context of the local development plan.

3. The site has no real issues concerning visual amenity and development would restore its former use. Any proposal to build more than one property would be problematic particularly with regards to visual impact as well as access and utility provision.

4. Llanfair DC Community Council sees no issue with inclusion on the list of candidate sites and would expect it to go through normal planning application procedures once it is ready to be submitted and subject to the foregoing points.

**584.9 Any Other Comments** Llanfair DC Community Council recognises the need and approach taken for this consultation. As powers are devolved further the Community Council would welcome the opportunity to review the LDP process and to ensure close liaison with the County Council to ensure that a rounded and holistic approach is adopted that includes both a top down and bottom up strategy. A closer relationship would be of benefit in ensuring good outcomes and in considering the options and developing mutually supportive policies and strategies.

#### **585 DATES OF FUTURE MEETINGS**

**2019** 09 Sept [Ysgol Llanfair], 14 Oct [Ysgol Pentrecelyn], 11 Nov [Genus Centre],

09 December [Ysgol Llanfair]

**2020** 13 January [Ysgol Pentrecelyn], 09 March [Genus Centre]

The meeting ended at 9.30 pm

\_\_\_\_\_ CHAIR

\_\_\_\_\_ DATE

### **CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)

Minutes of an Ordinary Meeting of the Council held at Ysgol Llanfair on Monday 9 September 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], David Baker, Bob Barton, Wini Davies [Part 1], Tim Faire, Keith Mouldsdales, Osian Owen, Ceri Ranson and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 3 members of the public

**APOLOGIES** None received

#### **PART 1**

**586 DECLARATIONS OF INTEREST** Councillors David Baker [Llanfair Church] and Keith Mouldsdales [Trustee, Neuadd Eleanor]

**587 MINUTES - RESOLVED** The minutes of the Meetings held on 8 July and 19 August 2019 were approved and signed as a correct record.

#### **588 CLERK'S REPORT**

**588.1 Update on Council Vacancy [565.1, 574.1]** Reported that an expression of interest had been received from Owen Evans. **RESOLVED** that Mr Owen Evans be co-opted as a Community Councillor to replace Moira Edwards.

**588.2 Resignation** Reported that Paul Weston had resigned as a Community Councillor. **RESOLVED** that [a] the process for filling the vacancy be started as soon as possible and [b] Keith Mouldsdales be elected as Vice-Chair.



## **589 COMMUNITY MATTERS**

**589.1 Old School Site/New School Llanfair D C** DCC's Modernising Officer has confirmed that the easement has now been agreed by all parties and work on the foul drainage connection is to commence on 23/09/19. He is awaiting confirmation of the work programme, the duration of works and estimated projected completion time. Once the programme is issued the move in date for the school will be confirmed. Councillors raised questions about possible long term use for the old school site, that is, maybe acquisition as a playing field for the general community.

**589.2 Housing Development/Mains Gas** Reported that Councillors Keith Mouldsdales and the Clerk, had a positive meeting with Pure's Design Manager and other staff on site on 05/09/19. In early August Pure reported that there had been a positive response from Wales and West Utilities and that securing the new gas main is heading in the right direction. Pure is waiting for Wales & West Utilities to secure the legal Agreement with the land-owner before the installation of the new gas main is definite. The landowners accept in principle the proposal of crossing the river within their land. Pure is, accordingly, planning to develop the site to include mains gas provision. The construction of the actual houses on phase 1 of 2 will begin within a couple of weeks. It has been suggested that another site visit is arranged in a couple of months. The Clerk was, in the meantime, asked to contact Pure for an assurance that the main highway is kept clear of mud and debris left by contractors.

**589.3 Neighbourhood Plan** Reported that the plan had been updated following the Council meeting held on 19/08/19. Members were requested to endorse the plan and make a decision on priority and time frames for proposals. Agreed. It was noted that Capel Bethel, Pentrecelyn had a list of schemes/projects for renovation and refurbishment that should be added to the plan.

## **590 CORRESPONDENCE/REPORTS**

**590.1 Survey about the sector's use of digital mechanisms to engage, meet and share information with communities** It was agreed that the Clerk completes the survey on behalf of the Community Council. It was acknowledged that a professional website designer may have to be commissioned to assess and make improvements to the Council website for compliance with the requirements of the new Website Accessibility Regulations 2018. The Community Council will need to comply with the Regulations by 23/09/20.

**590.2 Brenig Windfarm Community Investment Fund** Brenig Wind Limited became operational on 30/03/19 and the annual fund will start at about £152,468 per annum in total for up to 25 years. The fund is to be distributed to local communities and bodies for environmental, socio-economic and educational purposes and grant guidelines and application forms will be available 16/09/19 [www.cadwynclwyd.co.uk](http://www.cadwynclwyd.co.uk). Cadwyn Clwyd has been commissioned to undertake a community consultation, to set up and

administer the Community Benefit Fund. It is intended to provide benefits to the communities hosting and living with and around the windfarm. Cadwyn Clwyd will be forming a Grants Panel responsible for assessing grant applications. Councillor Barton reported that he had been asked to put his name forward by others.

Members agreed that they would be happy to support Mr Steve Whipp's application to join the Grants Panel.

**590.3 OVW Conference & AGM 05/10/19 at Pontrhydfendigaid – Theme – The Future Role of Community and Town Councils** Approval was given for Councillor Bob Barton to attend the event provided that the cost is shared with other Councils; the Clerk of Llanbedr to book a place.

### **591 Feedback/Report[s] on Conferences/Training/Meetings Planning Wales/OVW**

**591.1 OVW Training – Chairing Skills – 16/07/19** Cllr Jayne Mayers had attended the event. The training was worthwhile and good to meet other Chairs and Vice-Chairs to discuss how other Councils operate. Some good discussions were had surrounding various scenarios and difficult situations that could be encountered. The trainer was knowledgeable and balanced the time well between a presentation and active discussion.

**591.2 SLCC Clwyd Branch Meeting 12/09/19** Approval was given for the Clerk to attend.

**591.3 OVW On-line Training** Councillor Barton pointed out that these sessions are introductory only and that Councillors should also attend the tutored events.

### **592 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

**592.1 Response to Planning on DCC's Draft Preferred Strategy – Local Development Plan 2018-2033 RESOLVED** that the draft response as contained in the Council minutes dated 19/08/19 be endorsed and submitted to the County Council.

**592.2 Application 20/2019/0608 –** Amendment submitted by DCC's Education & Children's Services re amended lighting details of the approved safe route [amended details to previously approved by application reference 20/2019/0403/AC] submitted in accordance with condition no 17 of planning permission code no 20/2017/0819 – Glebe Land opposite Bron y Clwyd, Llanfair D C. Members confirmed the action taken to send the following response ie no objections were raised with regard to amending lighting details of the approved safe route. Any improvements are to be welcomed and it is presumed that residents living in the vicinity had been informed.

**592.3 Application 20/2019/0510 –** Amendment submitted by Mr Alun Lewis & Miss Rachel Davies – Felling of 3 no trees within the Conservation Area – Silver Birches, Llanfair D C. Members confirmed the action taken to send the

following response ie the Community Council did not receive any objections to the amended application to fell 3 no trees at the said property.

**592.4 Other Planning Applications** None received. The Clerk was requested to contact the County Council for information and how to access section 106 commuted sums.

**592.5 Planning's Response to the Community Council's Comments on Application 20/2019/0487** submitted by Coleg Cambria – Erection of a Community Building for Coleg Cambria – Llysfasi, Ruthin. Queries were raised about how the proposal would benefit the college community including the wider community at large. Planning has asked the agents to respond to the Community Council's queries. Documents forwarded by the agents state that the project will deliver a community learning hub that will provide assets for wider community use and create a fit for purpose space for the community. The project will support the development and enhancement of facilities to provide classrooms, workshops, IT suite, meeting rooms, offices, student welfare and social space. Another document highlights the college's community engagement endeavours that enrich the learning of students and make a significant contribution to the communities of North East Wales. According to Planning the application is acceptable in planning terms.

The Clerk was asked to contact Llysfasi College for a meeting to discuss the proposal and, if possible, at a Community Council meeting using the College as a venue.

**592.6 National Development Framework Consultation 07/08/19 – 01/11/19** Mr Steve Whipp agreed to produce a briefing note for the Community Council meeting to be held on 14/10/19.

**593 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**593.1 Proposals for the Green Opposite Bron y Clwyd, Llanfair D C [557.1, 568.3, 579.2]** Emily Reddy, Community Development Co-ordinator and Heather Battison-Howard, Landscape Officer, DCC had been invited to the meeting to discuss a proposal to plant trees/hedges on the green taking into account existing drains and other infrastructure. It was suggested that the grass should remain and consideration given to planting a row of . mixed native species such as blackthorn, hawthorn, silver birch and/or dog rose. The area along the top bank could be naturalised with bulbs and/or wildflower turf. Raised planters were not considered suitable in view of future management. Match funding would have to be sought towards the cost of the scheme [the Community Council has a small community activities budget]; Keep Wales Tidy has different designs for tree planting and tree packs/hedges can be sourced from the Woodlands Trust.

It was determined that parking and driving over the grass is not prevalent generally but there was need for mediation between two residents in the area. The County Council is not in a position to allocate parking spaces.

The planting proposal was approved in principle and Emily Reddy agreed to contact the school about children planting trees as a volunteering activity; finding out how much the scheme would cost and where other match funding could be sought. It was also agreed that the lay by outside the new school should be available for overnight parking and that highways and education be consulted on the matter.

**593.2 Footpath Llanfair D C – Ruthin [579.1]** 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. The Clerk confirmed that the matter had been referred to the Leader with an invitation to walk along the Llanfair to Ruthin route. No response to date.

**593.3 Open Spaces/Countryside Services [535.5, 545.2, 557.3, 568.4, 579.5]** N Wales Wildlife Trust will be working with the AONB staff to do some clearing work at Pant Ruth in the autumn/winter of 2019. The Trust will be working with the local conservation group [Llanfair-Fyw] facebook page: <https://www.facebook.com/groups/2013627798742210/> and also the Grwp Gwylt [young families]. Volunteering opportunities and events/activities for the community to get involved with the nature reserve Graig Wylt in Graigfechan will also be promoted on the facebook page. The Pant Ruth site is not large enough to have a school group there yet, until the site has been cleared. The Clerk was asked to post the link on the Community Council's website.

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

**593.5 Repairs to Stiles [513.2, 568.7, 579.7]** Councillor Osian Owen had reported that a stile on the perimeter of the new housing development had not been repaired to a good standard. The Clerk had referred the matter to Pure's Design Manager who has taken steps to remedy the situation.

**593.6 Grass Cutting/Verges on Narrow Lanes [579.8]** The Clerk had written to Highways on the matter, inviting the Head of Highways and the Leader to visit narrow lanes locally. No response to date but the verges had been cut. Councillor Tim Faire stressed that his concern stems from ensuring safety/visibility whilst travelling along narrow back lanes and the need to cut the grass more often.

**593.7 Diversion of Public Footpath No 19 Castell, Llanfair D C**  
**RESOLVED** that a response be sent to the Countryside Officer indicating that there are no objections to the proposal.

**593.8 Diversion of Public Footpath No 2 Eyarth Station, Llanfair D C**  
**RESOLVED** that a response be sent to Legal Services indicating that there are no objections to the proposal.

**593.9 Bungalows at Graigfechan** The Clerk was asked to contact Emily Reddy [DCC Housing] about the bad condition of footpaths around the bungalows and leading on to the main road including the pot holes on their car park.

**593.10 Speeding on the A525 RESOLVED** that Ben Wilcox-Jones and a Police representative be invited to attend a future meeting of the Community Council and asked to produce the results of any up to date surveys.

**PART 2 594 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**594 FINANCIAL MATTERS**

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

£358.14 Sandra Williams [Translation Service]

£326.64 Sandra Williams [Translation Service]

£48.00 SLCC [Clerk's Conference Fee 20/06/19]

£20.00 OVW [Chair's Training Fee 16/07/19]

£11.70 Cllr J Mayers [Travel Expenses 16/07/19]

£1990.00 D P Williams Building Services [Church Wall Repairs]

£2568.98 Councillor IRPW Payments

**594.2 Requests for Financial Aid RESOLVED** that grant awards be made as follows:

£200.00 Marie Curie [Cancer Services]

£150.00 Llanfair Church [Grass Cutting]

**594.3 Improvements/Repairs to the War Memorial** Submitted – Proposal to carry out repairs/alterations to paving and a design for bollards and a link chain railing. Members were reminded that provision had been made in the budget over the last three years for finance to be made available to fund the project. The Community Council would need to submit a planning application and to consult the War Memorials Trust. **RESOLVED** that [a] the proposal be accepted in principle and [b] delegated powers be given to the Chair, Vice-Chair and the Clerk to progress the scheme with Mr John Pugh, Chartered Surveyor, as the Council's agent.

**594.4 Removal/Addition of a Bank Signatory RESOLVED** that [a] Moira Edwards and Paul Weston's names be removed from the list following their resignation as Councillors and [b] Ceri Ranson's name be added to the list of signatories.

**594.5 Update on the External Audit Process** The Clerk reported that she is awaiting confirmation that there were no issues which came to the attention of the external auditor which required the issuing of a separate additional issues arising report.

**595 DATES OF FUTURE MEETINGS**

**RESOLVED** that two additional dates be included on the list – 25/11/19 [meeting to discuss the precept budget 2020/2021] and 10/02/20.

2019 09/09/19 [Ysgol Llanfair], 14/10/19 [Ysgol Pentrecelyn], 11/11/19 [Genus Centre], 25/11/19 [venue tbc], 09/12/19 [Ysgol Llanfair]  
2020 13/01/19 [Ysgol Pentrecelyn], 10/02/20 [venue tbc], 09/03/19 [Genus Centre]

The meeting ended at 8.55 pm \_\_\_\_\_ CHAIR  
\_\_\_\_\_ DATE

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

Minutes of an Ordinary Meeting of the Council held at Ysgol Pentrecelyn on Monday 14 October 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], David Baker, Bob Barton, Wini Davies [part of the meeting], Owen Evans, Osian Owen, Ceri Ranson [part of the meeting] and Eirwen Godden, Clerk.

The Chair welcomed Councillor Owen Evans to his first Council meeting. The Declaration of Acceptance of Office form was duly signed.

**IN ATTENDANCE** - 2 members of the public, Leader of Denbighshire County Council [DCC] Councillor Hugh H Evans OBE and Mr Ben Wilcox-Jones, Senior Engineer DCC.

**APOLOGIES** Councillors Tim Faire & Keith Mouldsdales [Vice-Chair] [on holiday]

**PART 1**

**596 DECLARATIONS OF INTEREST** Councillor David Baker [Llanfair Church]

**597 MINUTES - RESOLVED** The minutes of the Meeting held on 9 September 2019 were approved and signed as a correct record.

**598 CLERK'S REPORT**

**598.1 Update on Council Vacancy [565.1, 574.1, 588.1]** Reported that the County Council had not received a request for an election following the resignation of Paul Weston and that the Community Council was therefore free to co-opt to fill the vacancy. The Clerk confirmed that notices had been placed on notice-boards and the Council website with a deadline of 25/10/19 for expressions of interest in the vacancy.

**598.2 Coleg Cambria Llysfasi College** The Clerk stated that, due to annual leave, she had yet to contact Llysfasi College for a meeting to discuss the

proposal and, if possible, at a Community Council meeting using the College as a venue on 25/11/19..

**598.3 Open Spaces/Countryside Services [535.5, 545.2, 557.3, 568.4, 579.5, 593.3]** Submitted – copy of minutes of the Llanfair Fyw conservation group of a meeting held on 26/09/19. N Wales Wildlife Trust is working with the AONB staff to do some clearing work at Pant Ruth in the autumn/winter of 2019. The Trust will be working with the local conservation group [Llanfair-Fyw] facebook page: <https://www.facebook.com/groups/2013627798742210/> and also the Grwp Gwyllt [young families]. Volunteering opportunities and events/activities for the community to get involved with the nature reserve Graig Wyllt in Graigfechan will also be promoted on the facebook page. This information had also been made available in the local Chronicle. Noted.

**598.4 Brenig Windfarm Community Investment Fund [590.2]** Submitted – update from Cadwyn Clwyd stating that the benefit fund is now open for applications and the closing date is 11/11/19. Cadwyn Clwyd has set up two drop-in sessions for the community to come and discuss ideas and possible grant applications at the Llyn Brenig Visitor Centre, Cerrigydrudion LL21 9TT on 25/09/19 and 16/10/19 3 – 5.45 pm. Fran Rhodes, DCC's Community Development Officer is also happy to provide support to develop a community project or idea [fran.rhodes@denbighshire.gov.uk](mailto:fran.rhodes@denbighshire.gov.uk) 01824 712968. Noted.

**598.5 Clocaenog Forest Wind Farm** Submitted – update on construction which is well underway. Once fully operational, the associated community funding worth a total of £19million over the operating lifetime will become available to applicants. This flexible funding has the potential to significantly benefit communities both very local to the project and more widely across North Wales. Currently, the process is underway to put in place an organisation to administer the fund, with an announcement set to be made later in the Autumn. Noted.

**598.6 Bungalows at Graigfechan [593.8]** The Clerk is awaiting a response from Emily Reddy [DCC Housing] about the bad condition of footpaths around the bungalows and leading on to the main road including the pot holes on their car park.

## **599 COMMUNITY MATTERS**

**599.1 Old School Site/New School Llanfair D C** It appears that the new school will not be opening until early 2020 due to legal issues concerning drainage.

**599.2 Housing Development/Mains Gas** Work on the site is progressing well. The developer has confirmed that he will ensure that contractors keep mud on the main highway to a minimum.

**599.3 Neighbourhood Plan** A decision on priority and time frames for proposals was required. Mr Steve Whipp agreed to take responsibility to reconvene the sub group. New items are to be added.

## **600 CORRESPONDENCE/REPORTS**

**600.1 Ruthin Hospital League of Friends** The League of Friends has extended an invitation for the Community Council to send one or two representatives onto its committee which meets four times a year. The League of Friends plays a vital role in assisting the hospital to achieve its aim of providing quality services for all in-patients and out-patients. Cllr Bob Barton stated that he would be attending the next meeting on 13/11/19.

**600.2 Memorial to WW2 Air Crash Victims** Letter dated 07/10/19 from Mr E H Edwards [and representing Mr John Harrop] containing a proposal to provide a double garden seat inscribed with "In Memory of the Thirteen Servicemen who died on July 17<sup>th</sup> 1942 when their RAF Plane crashed at Tyn y Bryn Llanfair DC".

**RESOLVED** that Mr E H Edwards' generous offer be accepted.

**600.3 OVW News Bulletin September 2019** Briefing circulated to Councillors for their attention/information. Noted.

**600.4 Mr Darren Millar AM** Letter dated 23/09/19 expressing a wish to meet with the Community Council again this year as part of his commitment to work closely with members for the benefit of local residents.

**RESOLVED** that a list of Community Council meeting dates be sent to all political parties with an open invitation to attend any of the meetings.

**600.5 Ysgol Pentrecelyn Governing Body** Email dated 07/10/19 from the Chair of Governors inviting the Community Council to nominate Councillor Osian Owen to fill the vacancy following Medwen Roberts' resignation.

**RESOLVED** that Councillor Osian Owen's name be forwarded as a nominee for consideration as a member of the school's governing body.

**600.6 North Wales Fire and Rescue Authority – Development of a Long Term Environmental Strategy Consultation** Email dated 04/10/19 inviting the Community Council to put forward ideas for services that the Authority might provide in the next 20 – 30 years. Closing date for responses – 31/12/19.

**RESOLVED** that a copy of the Community Council's Neighbourhood Plan be forwarded to the N W Fire and Rescue Authority

**600.7 DCC Planning Compliance Charter** Email dated 10/10/19 from Mr Adam Turner, Development Management. DCC is introducing a planning compliance charter which will set out how the Council can work alongside local organisations such as city, town and community councils to tackle unauthorised developments. Deadline for comments – 31/10/19. Concern was expressed at the short time for responses.

**RESOLVED** that the inadequate time given for responses be brought up at the Chairs/Clerk's meeting with Denbighshire County Council on 15/10/19. [Since the meeting the deadline has been extended up to December 2019].



## **601 Feedback/Report[s] on Conferences/Training/Meetings Planning Wales/OVW**

**601.1 SLCC Branch Meeting 12/09/19** This provides an opportunity for Clerks to meet and network, sharing ideas and expertise on a host of topics such as asset registers, pension regulations, new model financial regulations/new practitioners' guide, forthcoming conferences and training events including general queries submitted by Clerks. It is hoped that the focus of the December meeting will be on working to comply with the Democracy Wales Act re website accessibility.

**601.2 OVW Conference & AGM 05/10/19** Cllr Bob Barton had attended both the Conference/AGM as well as an Area meeting recently which focussed on the future role of town and community councils; mandatory training and clerks' qualifications in particular. Cllr Barton emphasised the need for Welsh Government to provide sufficient financial support to cover costs.

**601.3 Chairs/Clerks Meeting with DCC Officers 15/10/19** Noted that the Chair and Clerk would be in attendance.

## **602 PLANNING [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)**

**602.1 Application 20/2019/0745** – submitted by Mr Stephen Emberton re erection of car port/garage at Tyn y Berllan, Pentrecelyn. No objections were raised.

**602.2 Application 20/2019/0777** – submitted by Lloyd and Edwards re demolition of existing extension, conservatory and associated balconies, and erection of new extensions at Berthen Gron, Pentrecelyn. No objections were raised.

**602.3 Application 20/2019/0844** - submitted by Coleg Cambria re erection of a sprinkler tank, pump house and associated works at Llysfasi. No objections were raised.

**602.4 Welsh National Development Framework [NDF] Consultation**  
Submitted – Briefing paper and draft Community Council response. The National Development Framework [NDF] is a 20 year development plan that covers the whole of Wales. It has been produced by Welsh Government and, once adopted, it will cover the period 2020 – 2040. The consultation was launched on 08/08/19 and responses are invited with a deadline of 01/11/19. Mr Steve Whipp was thanked for producing a draft response for members to consider.

**RESOLVED** that the response be submitted as drafted.

**603 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**603.1 Speeding Matters/Data [593.10]** Guest speaker Mr Ben Wilcox-Jones, Senior Engineer, DCC. Mr Wilcox-Jones had been invited to the meeting as residents had asked for an update on what is being done and

what action can be taken to reduce speeding in and out of Llanfair DC on the A525 including the stretch of the highway in and out of the Nant y Garth Pass. The introduction of speed restrictions on other roads has meant that motorcyclists are, for instance, avoiding those areas and using the A525 as an alternative route. He acknowledged that this is a pressing issue for the area; measures have been put in place at Llanfair such as a VAS, an advisory 20 mph limit, and there are plans to relocate the 30 mph limit further north near the new housing development site. There is some data available which suggests that speeding through Llanfair village is increasing ranging from 37-39 mph in a 30 mph limit. The usual practice is to review over a 12 month period then again in three years' time. Welsh Government is looking at potentially 20 mph being mandatory in all urban areas in Wales but cost implications are very high. Measures to reduce speeding depend on meeting certain legislative criteria, traffic visibility, collisions and other factors. There is a proposal to reduce the speed limit to 40 mph through Llysfasi and the Nant y Garth Pass which could be imposed in 3-4 months' time if no objections are received. The Leader expressed a wish for a more coherent relationship with the Police.

The Chair thanked Mr Wilcox-Jones for attending the meeting.

**603.2 Update on Proposals for the Green Opposite Bron y Clwyd, Llanfair D C [557.1,568.3, 579.2, 593.1]** The Clerk reported that she had received a response from Heather Battison-Howard, DCC's Greenspace Development Officer about progress and next steps for planting trees, bulbs and/or wildflower turf. She has managed to obtain approximately 150 native species broadleaf hedging plants for the project for free. The number is not quite enough and will have to be purchased from a local nursery; there is a suggestion that the hedge should be planted soon over a couple of sessions and for the trees and wildflower meadow to be left until February 2020. Llanfair School's headteacher fully supports the scheme and is happy for the school children to be involved with planting.

**RESOLVED** that the scheme goes ahead as recommended by the Greenspace Officer and that delegated powers be given to the Chair and Clerk regarding making a donation towards the cost of purchasing plants/trees.

**603.3 Draft Plan for Maintaining & Enhancing Biodiversity within the Community Council area.** Public authorities (including Community & Town Councils) are required under the Environment Wales Act 2016 Section 6 to prepare and publish a plan setting out what it proposes to do to comply with the duty to Maintain and Enhance Biodiversity within their current work areas. The Welsh Government has informed One Voice Wales that the Guidance will be issued shortly.

**RESOLVED** Noted and that consideration be given to producing an addendum to the Neighbourhood Plan with reference to biodiversity.

**603.4 Parking on Layby near Llysfasi** Local residents had raised a query as to whether a Voel Coaches vehicle was allowed to park on the layby all

day. There was also a complaint about the school bus speeding along the Graigfechan to Pentrecelyn road. The Clerk was asked to contact DCC on both matters.

**PART 2 604 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**605 FINANCIAL MATTERS**

**605.1 Summary of Income & Expenditure for the period 1 April to 30 September 2019** submitted for approval. **RESOLVED** that the statement be approved.

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

£138.89 Clerk's Expenses July – September 2019

£25.00 Llanbedr Community Council – 25% share of OVW conference fee  
05/10/19

[Cllr B Barton]

**605.3 Requests for Financial Aid RESOLVED** that payments be made as follows:

£100.00 Nightingale House Hospice

£200.00 Royal British Legion – Ruthin Poppy Appeal

Members were reminded that Remembrance Day is on 10 November 2019.

**605.4 Improvements/Repairs to the War Memorial** Submitted – Extracts from application submitted to Planning by the Community Council's agent, Mr John Pugh, Chartered Surveyor. No planning fee is due.

**605.5 Update on the External Audit Process** The Clerk reported that confirmation had been received stating there were no issues which came to the attention of the external auditor requiring a separate additional report. The Chair was thanked for placing copies on the Council notice boards and website during the absence of the Clerk on holiday. **RESOLVED** that the audit report be approved and accepted by the Council.

**606 DATES OF FUTURE MEETINGS**

A suggestion was made for consideration given to having the first part of meetings being open to the public for 10 minutes.

2019 11/11/19 [Genus Centre], 25/11/19 [precept budget meeting – Coleg Llysfasi],

09/12/19 [Ysgol Llanfair]

2020 13/01/20 [Ysgol Pentrecelyn], 10/02/20 [Ysgol Llanfair], 09/03/20 [Genus Centre]

The meeting ended at 8.45 pm

\_\_\_\_\_ DATE

\_\_\_\_\_ CHAIR

**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 11 November 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], David Baker, Bob Barton, Wini Davies, Tim Faire, Keith Mouldsdales, Osian Owen, Ceri Ranson and Eirwen Godden, Clerk.

Councillor Keith Mouldsdales signed the Declaration of Acceptance of Office form following his appointment as Vice-Chair..

**IN ATTENDANCE** - 6 members of the public

**APOLOGIES** Councillor Owen Evans [family commitments]

**PART 1**

**607 DECLARATIONS OF INTEREST** Councillor David Baker [Llanfair Church and Planning Application 20/2019/0884], Councillor Keith Mouldsdales [Llanfair D C Village Hall Trustee]

**608 MINUTES - RESOLVED** The minutes of the Meeting held on 14 October 2019 were approved and signed as a correct record.

**609 CLERK'S REPORT**

**609.1 Update on Council Vacancy [565.1, 574.1, 588.1]** Reported that one expression of interest had been received from Mr Steve Whipp.

**RESOLVED** that [a] Mr Steve Whipp's application be accepted and appointed as Community Councillor. The declaration of acceptance and interest forms were duly completed and signed [b] the following three names be added to the list of bank signatories – Councillors Ceri Ranson, Osian Owen and Steve Whipp [c] and Mrs Moira Edwards and Mr Paul Weston be removed from the list of signatories following their resignation as Councillors earlier in the year..

**609.2 Website Accessibility [577.1]** Reported that the Clerk was in the process of obtaining quotations for the current website's Welsh and English pages to be assessed for accessibility; a list what action is required to comply and producing an accessibility statement [using the Government sample]. The Clerk explained that an indication of cost was required to ensure that an appropriate figure is included in the 2020/2021 budget. Members approved the action taken by the Clerk.

**609.3 Coleg Cambria Lllysfasi College [606]** Arrangements had been made for the Council's precept setting meeting to be held at Coleg Lllysfasi on 25/11/19. The Head of the College, Mr Iain Clarke and a work colleague have agreed to attend the first part of the meeting. Members indicated that they

would like Mr Clarke to address members on plans for the new community building and how the college intends to engage with the immediate local community. It was also suggested that, in the meantime, a copy of the Council's Neighbourhood Plan be sent to the college.

**609.4 Neighbourhood Plan [599.3]** The group [Mr Steve Whipp [acting as Chair, Councillors Keith Mouldsdales [Vice-Chair of the Council], Bob Barton, Wini Davies, Clerk Eirwen Godden, together with Messrs. Phil Bennett-Lloyd and Phil Webb had met earlier in the evening on 11/11/19 with the Leader and Fran Rhodes from the County Council who provided advice on grant opportunities for local proposals. Part of Fran Rhodes' role is to assist organisations with projects for funding and she drew attention to the following funds which may be of interest and worth exploring (if not already known):

National Churches Trust: <https://www.nationalchurchestrust.org/our-grants>  
Welsh Government Community Facilities Grant: <https://gov.wales/community-facilities-programme>  
Cadw Historic Buildings Grant: <https://cadw.gov.wales/advice-support/historic-assets/listed-buildings/historic-buildings-grant>  
National Lottery Heritage Lottery  
Fund: <https://www.heritagefund.org.uk/funding>  
Open Space Commuted Sums  
Funding: <https://www.denbighshire.gov.uk/commuted-sums>

Heritage Funding Directory: <https://www.heritagefundingdirectoryuk.org/>  
Funding Wales Grant Fund Search Engine: <https://funding.cymru/>

Brenig Windfarm Fund: <https://cadwynclwyd.co.uk/other-projects/brenig-wind-farm/>  
Clocaenog Windfarm Fund: [www.innogy.com/clocaenogforest](http://www.innogy.com/clocaenogforest)

An announcement regarding the Clocaenog Fund Administrator is expected imminently. It is also possible to sign up to receive news directly about the Clocaenog Windfarm on their website. Fran is more than happy to take queries regarding funding and to follow up conversations to help progress things further within the local community regarding projects and ideas – [fran.rhodes@denbighshire.gov.uk](mailto:fran.rhodes@denbighshire.gov.uk) or [strategicplanningteam@denbighshire.gov.uk](mailto:strategicplanningteam@denbighshire.gov.uk) 01824 708018 or 01824 712968

**609.5 Biodiversity [603.3]** It was also noted that public authorities (including Community & Town Councils) are required under the Environment Wales Act 2016 Section 6 to prepare and publish a plan setting out what it proposes to do to comply with the duty to maintain and enhance biodiversity within their current work areas. It was suggested at the Community Council meeting held on 14/10/19 that an addendum to the neighbourhood plan be produced with reference to biodiversity. The Clerk reported that she had earlier in the day received an email from One Voice Wales with further guidance on the matter. She agreed to forward this information to Councillor Steve Whipp for his attention..

**RESOLVED** that steps are not taken at this stage for the Neighbourhood Plan group to become a formal committee of the Community Council

**609.6 Open Invitation to Political Parties [600.4]** The dates of Council meetings do not appear to be convenient for politicians and are very busy when Welsh Government is in recess – requests for appointments are filled up quickly. Noted.

## **610 COMMUNITY MATTERS**

**610.1 Llanfair D C Village - Flooding** – Councillor Keith Mouldsdale reported on flooding of the footpath by the new school and in front of Eyrarth station and referred to a letter received from the proprietor. Concerns had been expressed that the attenuation tank in the vicinity of the new school site and Clover Bank was overflowing leading to questions whether it had a large enough capacity to cope with heavy rainfall. Members unanimously agreed that a strategic review and holistic solutions were required taking into consideration all the flooding hotspots, the new housing development and the current road closure in the centre of the village.

**RESOLVED** that the Clerk sends a letter to the Head of Highways to highlight the issues discussed and to request a site meeting as a matter of urgency.

**610.2 Elizabeth Owen Almshouses at Llanfair D C** Residents in the village are asking for an update on progress regarding repairs/renovation.

**RESOLVED** that the Clerk contacts [a] Grwp Cynefin for an update [b] DCC Housing's empty homes section to investigate the situation.

## **611 CORRESPONDENCE/REPORTS**

**611.1 Independent Remuneration Panel for Wales [IRPW] Draft Report 2020-2021 – Consultation ends 10/12/19]** A copy of the report had been emailed to Councillors; pages 41-49 refer to Community and Town Councils. Determination 47 in respect of Community and Town Councils has been updated which means that they can pay financial loss compensation to each of their members, where such loss has actually occurred, for attending approved duties as follows: - up to £55.00 for each period not exceeding 4 hours and up to £110.00 for each period exceeding 4 hours but not exceeding 24 hours. The mandatory payment of £150 to each Councillor remains the same and so do payments of up to £1,500 and £500 to the Chair and Vice-Chair respectively. Payments to the Chair and Vice-Chair have to be approved by the Council. **RESOLVED** that a resolution was needed for each section, including clarification about pro rata payments and recovery if councillors resign; an item to be placed on the agenda for the precept setting meeting on 25/11/19.

**611.2 Commuted Sums** [email dated 30/10/19 from DCC's Strategic Planning Team]. The amount of funding available for Llanfair DC is £2,480.62. Town/Community Councils, community or voluntary groups/organisations, a public/private partnership or a local authority department can apply for funding from 01/11/19 until 31/01/20. Contact: 01824 708018/712968 or [strategicplanningteam@denbighshire.gov.uk](mailto:strategicplanningteam@denbighshire.gov.uk) It was

reported that the Llanfair Village Hall management committee plans to apply for commuted funds.

**611.3 Update on Proposals for the Green Opposite Bron y Clwyd, Llanfair D C [557.1, 568.3, 579.2, 593.1, 603.2]** Email dated 08/11/19 from Heather Battison-Howard, DCC's Greenspace Development Officer saying that the first planting session is planned during the week commencing 25/11/19. She has contacted the school and they are available any afternoon that week. Once a date is chosen she can arrange for a press release and the event can also be advertised on facebook and twitter and so on.

It was also reported that a resident had, in the meantime, emailed the Clerk on 08/11/19, a copy of which had been circulated to Councillors. The message appeared unclear; the author seems to think that there may be plans for the green to be removed. This is not the case.

**RESOLVED** that [a] the resident concerned be informed that the project will go ahead as planned doing exactly what was discussed and agreed at a site meeting, which the resident attended, earlier this year, then endorsed fully at a subsequent community council meeting. That is, the planting of a native species hedge, local provenance fruit trees and wildflower meadow on the green at Bron y Clwyd.

[b] representatives from the Community Council would be happy to attend the first planting session on a date to be chosen by the school and the Greenspace Development Officer.

## **612 Feedback/Report[s] on Conferences/Training/Meetings Planning Wales/OVW**

**612.1 Chairs/Clerks Meeting with DCC Officers 15/10/19** Councillors Jayne Mayers and Bob Barton attended this event. A discussion took place on the local authority's financial situation and how general political difficulties have affected the timing of the draft settlement. The draft budget will be done in the third week of November, hoping for final settlement in February. Precept timings will be the same as last year, letters going out end of November for a response by 15th January. Savings will have to be made across the board. Tara Dumas from waste management spoke about changes in waste collections. She is happy to come out to communities to discuss. Tim Towers discussed winter maintenance and Adam Turner, planning compliance. Planning will accept responses to the charter up to December. Ffion Angharad talked about the new customer service reporting system; there are 58 services live within this system and more will be added. There will also be an online portal for councils. Amy Selby and Fran Rhodes can provide support with Windfarm grants and any other grant opportunities.

## **613 PLANNING [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)**

**613.1 Application 20/2019/0847** Erection of a replacement dwelling and extension to residential curtilage at Fron Bach, Graigfechan submitted by Mr & Mrs S Williams

**RESOLVED** Supported in principle but members expressed concerns about the development being on open countryside in an AONB area and the scale of the proposal.

**613.2 Application 20/2019/0855** Erection of extension to rear of dwelling at 2 Ty Capel, Graigadwywynt submitted by Mr G Turner.

**RESOLVED** No comments were made.

**613.3 Application 20/2019/0871** Proposed repair works to existing war memorial including re-copping, re-pointing, inscribing, installation of bollards, landscaping and associated works – War Memorial, Llanfair D C submitted by Llanfair D C Community Council.

**RESOLVED** No objection made as the Community Council is the applicant.

**613.4 Application 20/2019/0884** Development of 0.125ha of land by the erection of a detached local needs affordable dwelling and associated works [outline application – all matters reserved] on land adjacent to Bwlch y Llyn, Pentre Coch submitted by Mr David Baker

**RESOLVED** The application was supported.

**613.5 Application 20/2019/0885** Variation of condition 2 of planning permission code no 20/2018/0540/PF to allow amended design – land at Three Pigeons Inn, Graigfechan submitted by Mr/Mrs Paul & Debbie Henri

**RESOLVED** The application was supported.

**613.6 Application 20/2019/0036** Works to 2 trees within a Conservation Area – 2 Tan Llan, Llanfair D C submitted by Mrs Helen Stalford.

**RESOLVED** No objections were made.

**613.7 DCC's Draft Planning Compliance Charter Consultation Document** Submitted – draft response. The Chair thanked Councillor Steve Whipp for preparing the draft document. **RESOLVED** that the response be submitted as drafted.

**614 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**614.1 Public Path Diversion Order – Highways Act 1980 – Section 119 –** Application to divert a public footpath in the vicinity of Castell, Graigadwywynt

**RESOLVED** The application was supported.

**614.1 Bungalows at Graigfechan [593.8, 598.6]** The Clerk is awaiting a response from Glyn Forsdick [DCC Housing] about the bad condition of footpaths around the bungalows and leading on to the main road including the pot holes on their car park.

**614.2 Parking on Layby near Llysfasi and Speeding [603.4]** The Clerk is awaiting a response from the local authority. Members were reminded that it was important to make a note of vehicle registration numbers whenever possible when reporting speeding incidents.



**PART 2 615 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**616 FINANCIAL MATTERS**

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

**£697.20** Sandra Williams [Translation Service]

**616.2 Purchase of Christmas Tree RESOLVED** that [a] Councillor Keith Mouldsdale purchases a tree [b] the Clerk to contact Grwp Cynefin to ask if electricity can be provided [c] consideration be given to holding a tree lighting ceremony.

**616.3 Requests for Financial Aid** No applications submitted but two are expected from Ysgol Llanfair and Ysgol Pentrecelyn.

**617 DATES OF FUTURE MEETINGS**

2019 25/11/19 [precept budget meeting – Coleg Llysfasi],  
09/12/19 [Ysgol Llanfair]

2020 13/01/20 [Ysgol Pentrecelyn], 10/02/20 [Ysgol Llanfair, Guest Speaker Tara Dumas], 09/03/20 [Genus Centre]

The meeting ended at 9 pm \_\_\_\_\_CHAIR  
\_\_\_\_\_DATE

**CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)

Minutes of a Meeting of the Council held at Coleg Cambria Llysfasi on Monday 25 November 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], Keith Mouldsdale [Vice Chair], David Baker, Owen Evans, Osian Owen, Ceri Ranson and Eirwen Godden, Clerk.

**IN ATTENDANCE** - Messrs Rick Bedson [Head of Estates] and Dewi Jones [Farm Manager] Coleg Cambria Llysfasi

**APOLOGIES** - Councillors Bob Barton [hospital appointment], Wini Davies [family illness] and Tim Faire [prior commitment] together with Mr Iain Clarke, Head of Coleg Cambria Llysfasi.

**618 DECLARATIONS OF INTEREST** None

**619 GUEST SPEAKERS** The Chair welcomed Messrs Rick Bedson and Dewi Jones from Coleg Cambria Llysfasi making reference to their new building plan and potential availability for the local community. The Community Council has an interest in establishing a positive and beneficial relationship between the college and the local community. The college

supports a number of community groups already within its facilities, programmes and events and would welcome ideas on how the council can assist further. There is an awareness of other facilities and venues in the area which the college does not wish to compete with but to complement what is available. The plan for the new building [copies distributed] is being promoted as a community hub.

A copy of the council's Neighbourhood Plan had already been sent to the college; mention was made of the local survey undertaken to find out what everyone in the locality wants when considerable consultation took place. Some people are on the periphery, there is evidence of loneliness and it may be that there are some activities at the college they would be interested in. The college will be 100 years old in a couple of years; times have changed; there is a difficult transport infrastructure but provision is still considered to be an important part for a rural community, supporting agriculture, sustainability, biodiversity and renewable technologies. Councillor Keith Mouldsdales stated that he would be happy to receive items/course advertisements from the college for the free local newsletter, Dyffryn Clwyd Chronicle. Queries were raised about the number of public footpaths on college land, the need to make them more accessible, diverting others, better signage and engaging more with countryside services and groups such as the N Wales Wildlife Trust.

In conclusion, it was determined that regular dialogue between the community council and the college would be welcome, for example, on greater use of the new building by the local community, establishing marketing contacts between the council and the college, more focus on improving footpaths, and how young people can be encouraged to attend and participate in council meetings. The Chair thanked both speakers for their attendance and hosting the meeting at the college adding she was pleased to learn that the college will provide future accommodation for council meetings.

**620 BUDGET FOR 2020/2021 Submitted – Draft Budget, Financial Statement for the period 1 April to 30 September 2019 [payments made since 1 October appended in red] and Policy on Reserves [approved 13/05/19].** The Clerk took members through the information presented, looking at last year's expenditure and income, this year's estimated out-turn, category by category, and to give consideration what to include for next year. It was generally felt that street furniture should be included within the premises costs heading under repairs and maintenance; an uplift in the computer software/web services budget was required to cover costs for compliance with website accessibility regulations; an allowance for an increased figure under equipment costs for replacing the Council's computer; no provision be made to apply for small lotteries registration and that the grants and donations budget be increased from £2000 to £2,500. The sum of £10,000 is to remain as a recurring figure towards the proposed repairs/renovations to the War Memorial until the exact cost is known; this figure includes provision for church wall repairs as and when required. A discussion also took place on awarding a further grant to the Urdd Eisteddfod Appeal 2020 depending on this year's out-turn. An amended second draft budget is to be put before the Council on 09/12/19 for further consideration.

## **621 IRPW [Independent Remuneration Panel for Wales] PAYMENTS**

Submitted – extract from Draft Report 2020/2021 [pages 41-49]. Members of a community or town council are entitled to receive payments as determined by the IRPW Panel. It is a matter for each council to make, and record, a policy decision in respect of when the payment is actually made to a member; how many payments the total amount payable is broken down into; whether and how to recover any payments made to a member who leaves, or changes their role, during the financial year. Members were reminded that there is a requirement on community and town councils to publish details of all payments made to individual members for each financial year.

**RESOLVED** Members agreed in principle the following action regarding IRPW Determination Numbers [DN] on payments :-

DN 42 -To pay the £150 which is mandated for every member unless they advise they do not want to take it in writing

DN 44 – Not to make an annual payment of up to £500 each to up to 5 members in recognition of specific responsibilities

DN 45 – To pay actual travel costs by public transport or the HMRC mileage allowance, whichever applies, subject to prior approval

DN 46 – To pay overnight subsistence expenses subject to prior approval and production of receipts

DN 47 – To pay a financial loss allowance, where such loss has actually occurred, for attending approved duties

DN 48 – To make a payment for the reimbursement of necessary costs for the care of dependent children and adults [provided by informal or formal carers] and for personal assistance needs. This payment is mandated for every member if they are eligible to claim and wish to do so upon the production of receipts from the carer.

DN 49 – To make a payment of up to £1,500 to the chair of the council

DN 50 – To make a payment of up to £500 to the deputy chair of the council

All DN 42, 49 and 50 payments for the year will be paid in February and will be paid on a pro-rata basis should a member either take up a role or leaves during the financial year.

## **622 DATES OF FUTURE MEETINGS**

2019 09/12/19 [Ysgol Llanfair] 2020 13/01/20 [Ysgol Pentrecelyn], 10/02/20 [Ysgol Llanfair, Guest Speaker Tara Dumas], 09/03/20 [Genus Centre]

The meeting ended at 8.55 pm

\_\_\_\_\_ DATE

\_\_\_\_\_ CHAIR

**CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

**[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)**

Minutes of an Ordinary Meeting of the Council held at Ysgol Llanfair on

Monday 9 December 2019 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], Keith Mouldsdale [Vice-Chair], David Baker, Bob Barton, Wini Davies, Owen Evans, Osian Owen, Steve Whipp and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 3 members of the public

**APOLOGIES** Councillors Tim Faire [prior commitment], Ceri Ranson [work commitments] and the Leader, DCC.

**PART 1 - 623 DECLARATIONS OF INTEREST** Councillor David Baker [Llanfair Church], Councillor Keith Mouldsdale [Llanfair D C Village Hall Trustee]

**624 MINUTES - RESOLVED** The minutes of Meetings held on 11 and 25 November 2019 were approved and signed as a correct record.

### **625 CLERK'S REPORT**

**625.1 Coleg Cambria Llysfasi College [606, 609.3]** The College looks forward to establishing a positive and beneficial partnership with the community council. The Head of College and Farm Manager are best placed to support the development of this very important partnership. Cambria's Commercial Development Co-ordinator is happy to share details of events and activities at Llysfasi by providing bilingual A5 documents for the Dyffryn Clwyd Chronicle.

**625.2 Open Invitation to Political Parties [600.4, 609.6]** Reported that the Chair and Clerk would be meeting Mr Darren Millar AM at a surgery event in Ruthin Library on 31/01/20. Regular briefing meetings with DCC's Leader have also been requested – dates yet to be arranged

**625.3 Defibrillator** The defibrillator at Llanfair has been moved onto the new school site. The British Heart Foundation has developed 'The Circuit' [www.thecircuit.uk](http://www.thecircuit.uk) – a new national defibrillator network. This is replacing the Welsh Ambulance Service defibrillator database and all equipment will need to be registered with The Circuit. It was agreed that the Clerk be the point of contact for the defibrillator at the Three Pigeons Inn Graigfechan.

### **626 COMMUNITY MATTERS**

**626.1 Llanfair D C Village - Flooding [610.1]** – No response to date from Highways about arranging a site meeting to discuss the issues flagged up at the Community Council meeting held on 11/11/19. However, DCC engineers have, in the meantime, stated that the new school construction site has not had permission to connect to the public drains as yet but is expected to be able to do so soon. This is why all the rainwater is running over ground and onto the road. Concerns have been expressed that it could be a real hazard if there is ice. The response from Wynne Construction is that surface water connection is being carried out in January, as long as approval is obtained from Highways, which is awaited at present. Unfortunately, with the foul drainage works being ongoing they are unable to open this section of the road

as well. The surface water runoff will only occur during extreme weather [rainfall] when the holding tank on site cannot hold any further surface water.

However, Councillors commented that it is obvious that the holding tank is now full with nowhere for the water to go. So any further rainwater is overflowing onto the road in the meantime.

**626.2 Housing Development – Llanfair D C** – The following update was received from Pure on 06/12/19:

**[a] Wales and West Utilities, Gas**– The off-site easements have been agreed with other land owners and the on-site/off-site gas main design has been completed. Off-site installation works for the new gas main are due to commence at the beginning March 2020.

**[b] BT/Openreach** – The new chamber is due to be constructed on the A525 footway opposite Pure’s new site entrance from 6-8 January 2020.

**[c] SPEN Electric works** – The installation of off-site works for new electric mains will be undertaken from 13-15 January 2020 (route from Bron-y-Clwyd to A525 to new substation). Joint connections and on-site works to energise substation aim to be complete by end January 2020.

**[d] Planning** – Currently there is a Section 73 planning application in to vary a condition, which is amending the list of approved plan. This is generally an update to the design to two house types and a re-arrangement to plots 48 to 55 (which are backing on to the open space and away from existing neighbouring properties). The site road layout etc will be staying exactly the same. Denbighshire Planning is currently validating the application this week and the community council will no doubt receive consultation documentation direct from DCC. At the beginning of next year and as the houses are going up, Pure will start to develop the site frontage. A site visit will be arranged when the weather improves.

**626.3 Clwyd Vale Motor Club [Automark Farrington Trophy Rally] 16/17 November 2019** Concern had been expressed about the lack of notice given not only to the community council but local residents affected by the event. Councillor Jayne Mayers stated that she had contacted the police who also had very short notice of the event. Some elderly neighbours were frightened because they did not know what was happening. The Clerk was asked to contact DCC about the lack of communication, who gave permission for the event to go ahead and how procedures for future events can be improved.

**626.4 Christmas Tree** Reported that Grwp Cynefin had kindly agreed to install an outside electric socket at one of the almshouses to power the Christmas tree lights at Llanfair D C. Councillor Keith Mouldsdale and Mr John Pugh were thanked for putting up the tree.

**626.5 Street Lighting – Llanfair D C** Reported that lamps are being replaced by LED versions. Some residents have complained wondering why the original lamps needed replacing and felt that they should have been informed beforehand.

**626.6 Roadworks/Housing Developments at Llanfair** Reported – general dissatisfaction and annoyance being expressed by residents about the delays in sorting out drainage, digging trenches and other issues leading to long periods or constant road closures in the village; lack of communication; and not enough joined up thinking between the various developers including different departments of the local authority. It was agreed that the Leader be asked to provide an update on discussions that he has had with different parties recently.

## **627 CORRESPONDENCE/REPORTS**

**627.1 DCC Scrutiny Committees' Annual Report 2018/19 & Request Form** DCC has requested that the community council makes these available for residents in the community. The County Council is extremely keen to draw the work of the Scrutiny Committees to residents' attention emphasising that they are able to draw matters of importance or concern to them to the committees' attention. **RESOLVED** The Clerk to contact DCC for an explanatory article suitable for the Dyffryn Clwyd Chronicle.

**627.2 Air Crash Memorial Seat** Submitted – Letter dated 20/11/19 saying that Messrs E H Edwards and John Harrop have gifted an inscribed seat to commemorate the servicemen who died on 17 July 1942 when their RAF plane crashed at Tyn y Bryn Llanfair DC. The seat has been placed but not fixed near the War Memorial. **RESOLVED** that a letter of thanks be sent to Messrs EH Edwards/John Harrop to acknowledge their generosity.

**627.3 Bus Pass Renewal Programme** Submitted – Email dated 25/11/19 from OVW providing details of how people can apply for their new bus passes. Transport for Wales is managing the renewal programme on behalf of all 22 Local Authorities in Wales. The current cards will all expire on 31/12/19 and will not be accepted on buses after that date. Cardholders can either reapply online at [www.tfw.wales/travelcards](http://www.tfw.wales/travelcards) or by paper, which they can download via the website or pick up a copy from their Local Authority. They can also request a copy in the post by calling 0300 303 4240. Councillors stated that they would circulate the information as widely as possible within their communities.

## **628 Feedback/Report[s] on Conferences/Training/Meetings**

**628.1 SLCC Branch Meeting 06/12/19 [Clerk]** Main items included a reminder about the deadline for compliance with the website accessibility regulations; charter agreements; future events; and the availability of useful data from [www.understandingwelshplaces.wales](http://www.understandingwelshplaces.wales) for councils/organisations wanting evidence to support a community plan, place plan or funding application. One drawback, however, is that the available data is only for communities larger than 2000.

**628.2 Broadband Workshop 05/12/19 [Councillors David Baker and Bob Barton]** The aim of the workshop was to help those communities with poor broadband access to better understand their options by sharing key information, considerations and an up to date picture of superfast broadband

coverage in Denbighshire. Future plans include the availability of funding and the appointment of a digital development officer by DCC.

**629 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

**629.1 Application 20/2019/0794** Erection of two detached bungalows [resubmission] - Land at Clover Bank, Llanfair D C submitted by Mrs Anne Hughes. **RESOLVED** The meeting noted the resubmission and the fact that little material change had been made from the previous application, 20/2019/0190, erection of two detached dormer bungalows submitted on 1/3/2019, which Denbighshire LPA refused. The grounds for refusal have not been addressed. The Community Council acknowledges that the site lies within the Llanfair DC Village Development Boundary.

This resubmission application is for two bungalows on the site. The difference between this application and the previous one is that the dormer bedrooms have been removed and the layout and elevations slightly changed. The Community Council considers that the proposal would continue to represent overdevelopment of the site. Properties would be shoe-horned into the available space with very little amenity provision.

The nature of the street in this area is that existing properties are set back from the highway. This proposal would see the bungalows built forward of the existing building line and the properties would abut the highway.

The proposed layout shows provision for an additional six parking spaces and these are claimed in the application form. The parking bays are shown as 2m x 4m which would be the footprint of a family saloon, but with no allowance for opening car doors. The proposed layout would barely allow for manoeuvring within the driveways. The parking spaces shown to the front of the properties would be directly in front of bedroom windows and the front doors to each property and would be difficult to access. The two spaces shown in front of each property again would struggle to accommodate vehicles. The spaces provided would at best accommodate three cars. This would result in the occupants needing to park outside of the site and potentially to create nuisance to neighbours as well as danger if parking was along the highway.

The Community Council expressed concern about the impact of the proposed development on drainage. This part of the village is prone to surface water flooding during heavy rainfall and this proposal would exacerbate the situation with hardening of surfaces by the presence of roofs and driveways.

As stated above, the application form claims that no development prior to this submission has taken place. The first application on this site, 20/2018/0448, made in May 2018, included documents which considered the trees and biodiversity of the nature of the site. Subsequently the site was cleared and in a manner which disregarded the previous proposal and removed more trees than had originally been considered. Since the clearance, the site has been an eyesore in the village. The Community Council would consider the clearance of the site which took place in mid-2018 to have been the first step in development. The declaration on the proposal application form which states that no works have been carried out is erroneous.

The resubmission continues to represent over-development of the site, is inconsistent with the Community Council's Neighbourhood Plan and specifically its biodiversity aims. It does not address the grounds for the refusal of the previous application. Furthermore, the proposal conflicts with Policy RD1 criteria i) of the Denbighshire Local Development Plan and guidance contained in the Residential Supplementary Planning Guidance note.

**The Community Council would consider that the PLA Decision Notice of 11/6/2019 to the previous application, 20/2019/0190 Erection of two detached dormer bungalows, continues to apply and would ask that this resubmission application be refused.**

**630 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**630.1 Environment [Wales] Act 2016 section 6[7]** Submitted – draft report prepared by Councillor Steve Whipp on what the Community Council has done to comply with its duty regarding biodiversity and resilience of ecosystems. Cllr Whipp has added Denbighshire Countryside Services into the Neighbourhood Plan Chapter as well as the Section 6 response. The Chair thanked Councillor Whipp for his efforts. **RESOLVED** that the response be submitted as drafted.

**630.2 Tree Planting at Bron y Clwyd Llanfair D C [557.1, 568.3, 579.2, 593.1, 603.2, 611.3]** Heather Battison-Howard, DCC's Greenspace Development Officer, had organised the first planting session [a native species hedgerow of cherry [early and late], hawthorn, wild rose, field maple, hazel and *Euonymus Europaeus*], which took place on 26/11/19 in association with Ysgol Llanfair. The cost of the trees is to be borne by DCC's Housing Department. Cllr Keith Mouldsdale was in attendance and commented that a second session will be held in February 2020 to plant fruit trees and wild flowers.

**630.3 Graigfechan Culvert Site Meeting 05/12/19** Councillors Keith Mouldsdale and Steve Whipp attend this site meeting which was also attended by the Leader, residents, landowners and drainage officers from DCC. County Council officers said that to manage expectations they can help with things they are responsible for but not beyond.

Having said that it was determined that some of the development of houses at the top end of the village had been carried out with the surface water culvert having been enclosed in a pipe of around 1050mm diameter. This constituted building-over and the County Council could not be responsible for an arrangement which they had had no involvement with. Recently problems had arisen with a blockage caused by a land-rover tyre on a wheel which had got into the culvert and caused a blockage. DCC had attended and tied the tyre up in a manhole where it would not cause a problem. They will remove it shortly.

The meeting moved around the site to inspect the drainage in ditches and to see the culverts. The local residents had a concern that flooding might occur



again if the culvert became blocked. It was considered that some clearing of hedges and overgrown ditches would help to make the watercourses more visible and accessible and would help to maintain flows. DCC Drainage Engineers agreed to seek funding (which could be done quickly) to undertake an investigation of the need and then to propose a solution. Loose debris such as fallen logs and branches would be removed from the area of the watercourses. It was considered that doing this would be sufficient to remove any imminent threat of further flooding occurring. The needs analysis would identify where flows might be best dealt with and then a scheme would be developed and again it was said that this could happen quickly, within the financial year. This may include flow attenuation upstream or provision of grills to prevent materials entering the culvert.

DCC officers will prepare a report and Mr Wayne Hope, the Drainage Flooding Manager, will be attending the January meeting of the Llanfair DC Community Council. The meeting was very amicable with all stating their willingness to work together on the problem.

**630.4 Public Path Diversion Order – Highways Act 1980 – Section 119 –** Application to divert a public footpath in the vicinity of Castell, Graigadwywynt. The plan had been resubmitted as the original was not the correct one, the difference being the line shown in green dashes had been slightly amended to reflect the correct intended new route of the path. The diversion is still acceptable to the Head of Highways and Environmental Services.  
**RESOLVED** No objections were made by Councillors.

**630.5 Bungalows at Graigfechan [593.8, 598.6, 614.1]** Response awaited from Glyn Forsdick [DCC Housing] about the bad condition of footpaths around the bungalows and leading on to the main road including the pot holes on their car park. The Clerk was asked to send another reminder.

**630.6 Parking on Layby near Llysfasi and Speeding [603.4, 614.2]** Response awaited from the local authority. The Clerk was asked to send another reminder.

**630.7 Overgrown Hedges –** Reported - a very high hedge leaning over the road near the Three Pigeons Inn Graigfechan. **RESOLVED** The Clerk to write to DCC to establish who is responsible for trimming the hedge and clearing the cuttings away.

**PART 2 631 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**632 FINANCIAL MATTERS**

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

**£291.66** Cllr K Mouldsdale [IRPW Payment – Vice-Chair Allowance Pro Rata]

**£135.22** Clerk's Expenses October – December 2019

**£ 35.52** Cllr T Faire [Refund – Plants and Compost]

**£ 83.06** Cllr K Mouldsdale [ Refund – Christmas Tree and Cable Protectors]

**£109.00** SLCC Membership Subscription 2020

**£223.05** Wales Audit Office [External Audit Fee]

**632.2 Requests for Financial Aid RESOLVED** that grants be awarded as follows [to be vired from the Community Plan Activities budget to Grants and Donations]:

**£450.00** Ysgol Pentrecelyn [Towards cost of transport for swimming and sporting activities]

**£450.00** Ysgol Llanfair [Towards heating costs of local church during practice/performances and other extra curricular activities]

**632.3 Budget for 2020/2021** Submitted – Draft budget version 2 for consideration.

**RESOLVED** that the budget requirement for 2020/2021 be set at £31227. Councillor Bob Barton abstained from voting.

**633 DATES OF FUTURE MEETINGS** 13/01/20 [Ysgol Pentrecelyn, Guest Speakers Wayne Hope, DCC Drainage Flooding Manager and Noela Jones, Head of Housing, Grwp Cynefin], 10/02/20 [Ysgol Llanfair, Guest Speaker Tara Dumas], 09/03/20 [Genus Centre]

**633.1** The calendar of meetings from April 2020 – March 2021 was approved as follows:

20/04/20, 18/05/20, 15/06/20, 13/07/20, 14/09/20, 12/10/20, 09/11/20, 14/12/20

11/01/21, 08/02/21, 08/03/21

**634.1** Councillor Steve Whipp stated that a half hour slot was needed at a future meeting to decide neighbourhood plan priority items. Agreed.

The meeting ended at 8.45 pm \_\_\_\_\_CHAIR  
\_\_\_\_\_DATE

## **CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

**[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)**

Minutes of an Ordinary Meeting of the Council held at Ysgol Pentrecelyn on Monday 13 January 2020 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], Keith Mouldsdales [Vice-Chair], David Baker, Bob Barton, Wini Davies, Owen Evans, Tim Faire, Osian Owen, Ceri Ranson, Steve Whipp and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 12 members of the public, Noela Jones, Head of Housing, Grwp Cynefin Housing Association; Leader of Denbighshire County Council [DCC] Councillor Hugh H Evans OBE; Tim Towers, [DCC]; Wayne Hope, Flood Risk Manager [DCC]

**APOLOGIES** None

**PART 1 - 635 DECLARATIONS OF INTEREST** Councillor David Baker [Llanfair Church], Councillor Keith Mouldsdales [Llanfair D C Village Hall Trustee]

**636 MINUTES - RESOLVED** The minutes of the Meeting held on 9 December 2019 were approved and signed as a correct record.

### **637 CLERK'S REPORT**

**637.1 War Memorial – Renovations/Repairs** [594.3, 605.4, 613.3] Reported – that [a] the Community Council was granted Listed Building Consent [code no 20/2019/0871/LB] on 11/12/19 and [b] contact made with the War Memorial Trust [response not expected any earlier than 6 weeks from 20/12/19] and the War Graves Commission for their comments on the proposed work to the memorial. The Community Council's Standing Order [clause 24] and Financial Regulations will need to be adhered to when entering into a contract for the execution of works. A draft invitation to tender notice and specification will be put before the meeting of the Community Council on 10/02/20.

**637.2 Bungalows at Graigfechan** [593.9, 598.6, 614.1 630.5] A Denbighshire Housing Officer has visited the site and agrees that improvements would be beneficial and will look to see if funding can be made available to improve the unmade car parking area at the back of the estate. Responsibility for the footpaths around the estate falls on Highways. A further inspection is to take place in the New Year.

**637.3 Parking on Layby near Llysfasi and Speeding** [603.4, 614.2, 630.6] It is not illegal for a bus to be parked at this location as long as it is taxed, insured and so on. The contractor has been informed about the complaint regarding a speeding school bus and reminded that drivers must abide by speed limits [or a more appropriate lower speed should the conditions dictate]. It is only the police who can enforce the limit and it may be advisable to take this forward with them. It was agreed that an email be sent to Peter Daniels, Passenger Transport Manager, with a request that the bus proprietor be asked to ensure that the bus is moved on further down the layby so that there is access to the post box.

**637.4 Clwyd Vale Motor Club Rally 16-17/11/19** [626.3] A DCC Street Works Manager has advised that the highway authority has no powers to approve/refuse/object to rallies as all vehicles have the right to use the public highway [providing they are roadworthy and abide to the Road Traffic Regulation Act]. Motor sports are governed by the Motor Sports Association [MSA] and, whilst they are obliged to consult with the police, they do not require authorisation from the highway authority. It is the MSA which actually authorise events [delegated powers given to them by Welsh Government]. The Clerk is in contact with the motor club secretary who has a record of all properties visited before any event. The secretary has asked for a list of addresses/residents who voiced their concerns so that the matter can be investigated further and reported back to the Community Council. The club

will email a notice to the Clerk before the event runs later this year - this can be circulated to interested parties and posted in the Dyffryn Clwyd Chronicle.

The Clerk was asked to obtain details of the route for the event as it appears that competitors and/or spectators had taken the wrong turn hence driving past properties that had not received a visit from the organisers prior to the event. Members stated that they expect organisers to continue informing residents and visiting each property as part of usual practice before each event.

### **637.5 Overgrown Hedge Near the Three Pigeons Inn Graigfechan [630.7]**

The matter had been reported to DCC and was now in hand.

## **638 COMMUNITY MATTERS**

**638.1 Guest Speaker Noela Jones, Head of Housing, Grwp Cynefin** The Housing Association's Board has considered two options regarding the trusteeship of the Elizabeth Owen Almshouses where there is one tenant remaining. The Grwp's existing estates strategy is not ideally suited to do anything about the properties and advice is being sought on transferring them to a local community association, negotiations are ongoing with DCC housing and contact is to be made with the other registered social landlords [RSLs].

Concern was expressed at the meeting that the properties should not be allowed to degrade further; the Grwp has obligations and responsibilities as the existing trustees; whether compulsory purchase was an option; the importance of bringing empty homes back into use; the need to keep options open as they are part of the heritage of the area; they could possibly be aligned with the future use of the school building which when empty could serve as sheltered accommodation or a meeting place for residents.

The Chair thanked Noela Jones for attending the meeting. Grwp Cynefin will provide monthly updates to the Clerk for reporting to the Community Council.

**638.2 Guest Speaker Wayne Hope, Flood Risk Manager, DCC** An overview was provided on flood risk and how it is managed. There are more than 20 pieces of legislation that impacts on flood risk with reference to rivers, sea, surface water and all combined. Llanfair has one of the lowest risks. The County Council has limited resources, it is now a sustainable drainage systems body which takes up to a third of available time. Mr Hope expressed a willingness to work in partnership with the Community Council and suggested setting up a working group to identify where the flood risks and hotspots are. Situations in other locations need to be taken into consideration when looking for potential solutions as gulleys or draining may affect places further along. Mention was made of a hydro scheme at Graigfechan – storage upstream could be a possibility following an assessment study. It was agreed that the Community Council nominates volunteers to join a working group – Mr Phil Bennett Lloyd together with Councillors Bob Barton and Steve Whipp.

The Chair thanked Wayne Hope for his presentation.

## **639 CORRESPONDENCE/REPORTS**

**639.1 Planning Aid Wales** email dated 02/01/20 re event on 24/01/20 at Venue Cymru Llandudno 9.30-12.00 [details circulated to Councillors in advance of the meeting]

**RESOLVED** that approval be given for Councillor Bob Barton to attend the event.

## **640 Feedback/Report[s] on Conferences/Training/Meetings**

**640.1 OVW Conwy & Denbigh Area Committee 18/09/19** Minutes had been circulated to Councillors. The next meeting is to be held on 29/01/20 at Denbigh Town Hall at 7 pm. Councillor Bob Barton stated that he would be attending.

**640.2 SLCC Clwyd Branch Meeting & AGM 03/03/20** Denbigh Town Hall and **SLCC & OVW Joint Conference 20/05/20** St David's Park Hotel, Ewloe. **RESOLVED** that approval be given for the Clerk to attend both events

## **641 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

**641.1 Application 20/2019/0962** submitted by Pure Residential & Commercial Ltd – Variation of condition no 2 of planning permission code no 20/2016/1137 to amend house type E [plots 25,28,37,38,41,42,43,46 & 47] and type F [plots 35,36,39,40 & 48] and amendment of plot arrangement to plots 48 to 55 – Land west of Wrexham Road, Llanfair DC **RESOLVED** that Planning be informed that no objections were raised provided that the proposed amendments to do not impact on current residents in the area. The changes as shown appear to be improvement generally.

**641.2 Application 20/2019/0855** submitted by Mr G Turner – Erection of extension to rear of dwelling at 2 Ty Capel, Graigadwywynt [amended plans]. This application was received between meetings, details were circulated to Councillors by the Clerk and as there were no comments or objections she sent a response to Planning accordingly. **RESOLVED** that the action taken be approved.

**641.3 Application 20/2019/1097** for a Certificate of Lawfulness of existing use of building as a dwelling house submitted by Mr & Mrs S Williams – Fron Bach, Graigfechan. **RESOLVED** that Planning be notified that two Councillors have confirmed that to their knowledge the dwelling has been occupied since 2008.

**641.4 Application 20/2019/1063** submitted by the Church in Wales [Diocese of St Asaph] – Removal of oak tree within Llanfair D C Conservation Area – The Vicarage, Wrexham Road, Llanfair D C **RESOLVED** that in view of the arboriculturist's report on the tree's deteriorating condition, Members raised no objection for its removal. Nevertheless, the Community Council wishes to encourage replacement planting whenever possible.

**641.5 Erw Fair, Llanfair D C** Members discussed the current position at this property. Previously there had been an issue relating to an alleged illegal installation of a static caravan. Denbighshire County Council had taken enforcement action which had not resolved the situation, but it was agreed

that a watching brief would be kept on the situation. Members heard that as well as the static caravan and the various chattels, abandoned vehicles, trailers and storage containers around the smallholding, that there were now three touring caravans being kept at the site. The meeting agreed that the site was becoming increasingly detrimental to the visual amenity of the area and it was agreed that the Clerk should write to the Denbighshire Planning Enforcement Officer to ask him to review the position at the site and to make a recommendation to the Community Council on what can be done to rectify the position.

**642 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**642.1 Diversion of Public Footpath No 2 – Eyarth Station, Llanfair D C**  
**RESOLVED** that the action taken be approved – no objections were made against the Order made by the County Council to divert the footpath as indicated in the Order and plan.

**642.2 Communicating Information to Residents about Highway and Footpath Closures** A number of schemes were being developed simultaneously by a number of different contractors over many months within the village of Llanfair and outskirts causing problems and road closures. Although notices had been produced and posted, delays due to the weather and legal considerations meant that contractors could not keep to the timetable set. Work on the new gas pipeline was imminent, the Graigfechan road would be closed with more work expected on the A525 for connection to the new housing development. The delay in opening the new school and co-ordinating road closures and so on has added to the situation.

Mention was made about the possibility of compensation for residents in view of the inconveniences and the constant changes the village has gone through over the last three years. Residents are complaining about the lack of co-ordination as no-one has complete control. The Leader stated that he would have to seek legal advice regarding compensation.

It was agreed that an Open Public Meeting was to be convened by the County Council, chaired by the Leader, and held at Neuadd Eleanor, Llanfair DC on a Thursday evening – the date to be confirmed; residents, all contractors, utility firms, departments of the County Council and other interested parties to be invited.

**642.3 Public Footpaths** Councillor Osian Owen reported that he had come across two locked gates on a public footpath and would be forwarding grid reference details [181517] for the Clerk to make enquiries with DCC's Footpaths Officer.

**PART 2 643 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**644 FINANCIAL MATTERS**

**644.1 Accounts** – Submitted – Summary of Income & Expenditure including Receipts & Payments Cash Book for the period 1 April to 31 December 2019

**RESOLVED** that the statements be approved.

**644.2 Payment of Accounts/Invoices** None

**644.3 Requests for Financial Aid** received from

Wales Air Ambulance

OWL Cymru [Crime Prevention Charity]

Cwmni Theatr Bara Caws

Denbighshire Homestart

**RESOLVED** that the matter be deferred until the meeting on 10/02/20.

**644.4 Appointment of Internal Auditor** **RESOLVED** that JDH Business Services Limited be appointed as the Community Council's internal auditor.

#### **645 DATES OF FUTURE MEETINGS**

10/02/20 [Ysgol Llanfair, Guest Speaker Tara Dumas], 09/03/20 [Genus Centre]

20/04/20, 18/05/20, 15/06/20, 13/07/20, 14/09/20, 12/10/20, 09/11/20,  
14/12/20

11/01/21, 08/02/21, 08/03/21 [venues to be confirmed]

The meeting ended at 8.55 pm

\_\_\_\_\_DATE

\_\_\_\_\_CHAIR

### **CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)

Minutes of an Ordinary Meeting of the Council held at Ysgol Llanfair on Monday 10 February 2020 at 7.00 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], Keith Mouldsdales [Vice-Chair], Bob Barton, Owen Evans, Tim Faire, Osian Owen, Ceri Ranson, Steve Whipp and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 2 members of the public, Tara Dumas, Waste & Recycling Manager, Denbighshire County Council [DCC]

**APOLOGIES** Councillors David Baker, Wini Davies [another meeting] & County Councillor Hugh H Evans OBE

**PART 1 - 646 DECLARATIONS OF INTEREST** Councillor Keith Mouldsdales [Llanfair D C Village Hall Trustee]

**647 MINUTES - RESOLVED** The minutes of the Meeting held on 13 January 2020 were approved and signed as a correct record.

#### **648 CLERK'S REPORT**

**648.1 Clwyd Vale Motor Club Rally 16-17/11/19** [626.3,637.4] Reported – that contact was made with the motor club secretary who confirmed that a number of cars did miss a left turn after Bryn Chwarae Farm ending up taking the wrong route. Unfortunately, the club was not made aware until after the event the issue had occurred. If this stretch of road is used again the club will ensure that either a marshal or a simple arrow will show the correct the route. It was also pointed out to the club that although the rally route may not pass directly by properties, the noise from the route does and may disrupt people on work shift patterns. For these reasons the club has been requested to give notice to more properties surrounding the route so that everyone is aware beforehand. The club has extended sincere apologies to all those disturbed on the night and would like to thank them for their understanding.

**648.2 Erw Fair, Llanfair D C** [641.5] DCC's Planning and Compliance Officer has confirmed that he will carry out an inspection of the property and report back in due course.

**648.3 Public Footpaths – Locked Gates** [642.3] [a] DCC's Countryside Access Officer has reported that an inspection has been carried out. There is a locked gate on Fp75 past Ty Coch Farm, parallel to the Shelf. This route is a footpath and there is a stile facilitating access on foot to the side of the locked gate. The County Council has, however, received a request for an application form for a bridleway claim along that route. If this application materialises then the position with regard to the locked gate will be reviewed. Noted.

[b] The Community Council has also received reports of a blocked bridleway path [58] grid reference SJ 14275 51554 between Coed Talwrn and Bryn Aur. **RESOLVED** that the matter be referred to DCC.

**648.4 Communicating Information to Residents about Highway and Footpath Closures** [642.2] Members were reminded that the Community Council had agreed that an open public meeting was to be convened, chaired by County Councillor Hugh H Evans OBE. Residents, all contractors, utility firms, departments of the County Council and other interested parties are to be invited. However, the road into the centre of Llanfair has been re-opened; the drainage and surfacing works have been completed on the Eyarth to Haymakers Road [Bron y Clwyd]; the new school is scheduled to open following the February half term holiday. Wynne Construction has, in the meantime, advised that a CCTV survey of the completed drain was required and traffic lights erected on the A525 Wrexham Road. It was reported that the work was completed on 06/02/20.

**RESOLVED** that arrangements be made to hold an open meeting 6.30-7.30 pm immediately before the next ordinary meeting of the Community Council to be held on 09/03/20 at the Genus Centre, Llanrhydd. The Clerk was asked to ascertain whether Councillor Hugh Evans was available to chair the open meeting. It was suggested that Members forwarded questions to the Clerk before the meeting.



**648.5 Grwp Cynefin - Elizabeth Owen Almshouses [638.1]** The Housing Association's Head of Housing has reported that contact has been made with other housing associations, including DCC's Housing Services, to discuss the possibility of transferring the properties. Denbighshire has agreed to set up a task and finish group to include officers from housing policy and maintenance to meet sometime in March.

## **649 COMMUNITY MATTERS**

**649.1 Guest Speaker Tara Dumas, Waste Management Services, Denbighshire County Council [DCC]** The County has one of the best recycling rates in Wales and residents have played a significant part in that success <https://myrecyclingwales.org.uk> . Despite all the efforts, more than 5,000 tonnes of recycling are still being thrown away through general waste collections. The County Council is, therefore, proposing to launch a new waste project to increase recycling and reduce waste in the County and wishes to work with communities to rise to the challenge. The target set by Welsh Government will increase from 64% to 70% by 2024-25 and with current contracts coming to an end this is a particular challenge for Denbighshire. The Council will need to recycle more and reduce unnecessary disposal costs. That can only be done by changing the way in which its waste collection works and by changing the way residents recycle.

Proposed changes to the recycling service will provide residents with a new weekly collection for recyclables such as paper, glass, cans and plastic; a weekly collection for food waste and a new fortnightly collection for clothes and small electrical items. This may mean a trolley box [x 4] system or one large bin with 3 to 6 compartments. Rural locations will still have sacks for some items.

The Chair thanked Tara for her informative presentation. An article is to be forwarded to the Clerk for use by the editor of the Dyffryn Clwyd Cronicl.

**649.2 Neuadd Eleanor, Llanfair D C** Contact has been made with CADW regarding a listing for the village hall building which is through to a second round application for funding to replace the windows. An application has also been submitted to the County Council for commuted funds [fencing and posts] and a response is awaited.

**649.3 New Housing Development Llanfair D C** Councillor Steve Whipp suggested that consideration be given to producing a welcome pack containing local information for new residents.

## **650 CORRESPONDENCE/REPORTS** Submitted –

**650.1 Email dated 17/01/20 OVW Response – Consultation on Local Government & Elections [Wales] Bill** This Bill is a significant and substantial piece of legislation. Broadly, OVW supports

- the intention to extend the local government franchise to foreign citizens on the basis that they are lawful residents of Wales, irrespective of nationality
- the proposal to allow 16 & 17 year olds to be able to register to vote in Welsh local government elections

- generally the Electoral Commission's position that there should be a common electoral system across all local authorities to avoid complexity and voter confusion and that local authorities should not be able to choose their own voting systems
- the proposal to change the electoral cycle for local elections from 4 to 5 years
- the intention to establish and maintain a national database of electoral registration information
- the proposal to allow a citizen of any country to stand for local government elections
- approaches to make it easier for people to stand for election
- and welcomes the provisions for the General Power of Competence and issuing of guidance
- the CiLCA qualification as the sector standard but funding is needed
- promotion and support for democratic engagement, public participation and openness and transparency
- the duty to publish official addresses such as the council's address rather than a home address – this duty should apply to community and town councils
- the recommendation that all community councils should be required to report annually on their work [priorities, activities, achievements]
- electronic notices and allowing the use of licensed premises
- mandatory training topics
- strengthening self-assessment and self-improvement
- looking at mechanisms for community and town councils working together and encouraging collaboration.

Members noted the comments made.

**650.2 Emails dated 20/01/20 & 23/01/20 from DCC Re A Charter Between Denbighshire's City, Town & Community Councils and DCC [consultation period 20/01/20 – 27/03/20]**

<https://countyconversation.denbighshire.gov.uk/survey/674> Members indicated that they welcomed the document, principles and actions as set out and would be happy to adopt it.

**650.3 Email dated 29/01/20 Re invitation to nominate a representative from Denbighshire's City, Town & Community Councils to join the Conwy & Denbighshire Public Services Board RESOLVED** that the matter be referred to One Voice Wales for guidance about the nomination process, clarification about the position and the need for a role description.

**650.4 Email dated 03/02/20 from DCC Re VE Day 75 Celebrations** Noted that the County Council intends to arrange a County Service on Sunday 10 May.

**651 Feedback/Report[s] on Conferences/Training/Meetings**

**651.1 Planning Inspectorate/Planning Aid Wales Event 24/01/20** at Venue Cymru Llandudno – Cllr Bob Barton reported that there was a good series of presentations; he has requested a copy of the reports which he will forward to councillors in due course. It was noted that only one-third of planning appeals are successful.

**651.2 Meeting of OVW Conwy & Denbigh Area Committee 29/01/20** at Denbigh Town Hall – Cllr Bob Barton reported that topics covered a number of items including OVW’s Response on the Local Government & Elections [Wales] Bill; Lottery changes; what councils need to have on their websites; the Welsh Language Commissioner’s guidance on Welsh Language Schemes is expected in due course, and so on.

**651.3 Meeting with Mr Darren Millar AM 31/01/20 [Chair and Clerk]** Items for discussion included the recent building developments at Llanfair resulting in inconvenient road closures for residents; Council’s Neighbourhood Plan/Actions; pathways from Llanfair to Ruthin and Llanfair to Llysfasi; future of the Elizabeth Owen Almshouses; Speed Restriction Signs – Llanfair; future of the Park & Ride Service at Ysbyty Glan Clwyd and problems with Car Rallies. Mr Millar indicated that he would be happy to look into possible grants for safer routes; options for the future of the almshouses and continue to campaign for the park & ride service to remain beyond the end of March 2020. He also stated that he would be happy to contribute quarterly apolitical articles for the Dyffryn Clwyd Cronicl.

**652 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

**652.1** No applications received for consideration.

**652.2 Denbighshire Local Development Plan [LDP 2018-2033 – Consultation on Additional Candidate Sites until 13.03.20**

[www.denbighshire.gov.uk/LDP](http://www.denbighshire.gov.uk/LDP) Noted that there are no additional Candidate Sites within the Llanfair D C Community Council area.

**653 HIGHWAYS & ENVIRONMENT** Members considered the following matters:

**653.1 Flooding Issues** A response is awaited from DCC’s Flood Risk Manager regarding improvements near Eyarth Station Guesthouse, Llanfair. It was reported that Llysfasi’s Farm Manager had visited the area around Eyarth Station on 10/02/20 confirming that there is currently nowhere for the water on the road by Eyarth to drain away. DCC, apparently, had a tanker there at the end of the previous week looking to clear the gulleys and discovered that there were none. In relation to the footpath, Llysfasi has begun the work of putting stone in both gateways and will in due course fence the footpath off. The stone will not help the drainage situation but he is more than happy to meet someone on site to discuss any other plans. They will, in the meantime, ensure that any future ploughing allows for the footpath.

**RESOLVED** that arrangements be made for the steering group to meet with DCC’s Flood Risk Manager to find out what the County’s proposals are.

**653.2 Climate & Ecological Emergency Public Engagement - Email dated 05/02/20 from DCC – Consultation Deadline 25/02/20** Councillor Steve Whipp drew attention to a public meeting which is to be held on 25/02/20 6-8 pm at County Hall, Ruthin. **RESOLVED** that DCC be requested to extend the date for responses [the Charter between the two tiers of local

government suggests a minimum of 8 weeks for consultation – para 4.2.2 refers].

**PART 2 654 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:**

**655 FINANCIAL MATTERS**

**655.1 Improvements to the Council’s website in order to comply with accessibility regulations** The Clerk reported that she had asked 5 local companies but only 2 quotations had been received. It was also reported that there is also an SLCC approved company, Aubergine, which can provide a website package from £700 + VAT. **RESOLVED** that Doodle IT’s quotation for £700 be accepted [hosting and ongoing support is extra].

**655.2 Review of the Council’s Standing Orders with particular reference to amending clauses 18.3, 24.1 and revoking 24.6, including amendments to the Council’s Financial Regulations, if necessary**

[Current copies distributed to Members with the agenda and other papers]

**RESOLVED** that the matter be deferred to a future meeting.

**655.3 Renovation/Repairs to the War Memorial, Llanfair DC** [594.3, 605.4, 613.3, 637.1] Submitted for approval – draft tender documents, namely, schedule, public notice – invitation to tender and contractor tender letter. It was noted that Mr John Pugh, Chartered Surveyor, had drawn up a timetable for the work. No response to the proposal to date either from the War Memorials Trust or War Graves Commission.

**RESOLVED** that all the draft documents be considered as work in progress which Members approved in principle.

**655.4 Requests for Financial Aid** received from

Wales Air Ambulance

OWL Cymru [Crime Prevention Charity]

Cwmni Theatr Bara Caws

Denbighshire Homestart

**RESOLVED** that grants be awarded as follows [£120 to be vired from Community Activities to the Grants and Donations Budget] –

**£200** Owl Cymru [Crime Prevention Charity – crime and safety alert/watch schemes]

**£200** Denbighshire Homestart [support services for children and families]

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

**£298.41 AVOW** [pro rata Councillor Payment to the Vice-Chair of £291.66 [plus payroll charge £6.75] for the period up to 31/03/20.

**656 DATES OF FUTURE MEETINGS**

09/03/20 [Genus Centre]

20/04/20, 18/05/20, 15/06/20, 13/07/20, 14/09/20, 12/10/20, 09/11/20, 14/12/20

11/01/21, 08/02/21, 08/03/21 [venues to be confirmed]

The meeting ended at 9.09 pm \_\_\_\_\_ CHAIR  
\_\_\_\_\_ DATE

**CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL**

**[www.llanfaircommunitycouncil.co.uk](http://www.llanfaircommunitycouncil.co.uk)**

Minutes of an Open and Ordinary Meeting of the Council held at the Genus Centre, Llanrhydd LL15 2UP on Monday 9 March 2020 commencing at 6.30 pm.

**PRESENT** – Councillors Jayne Mayers [Chair], Keith Mouldsdale [Vice-Chair], Bob Barton, David Baker, Owen Evans, Tim Faire, Ceri Ranson, Steve Whipp and Eirwen Godden, Clerk.

**IN ATTENDANCE** - 11 members of the public, County Councillor Hugh H Evans OBE together with representatives from DCC [Tim Towers, Risk & Asset Manager and Tina Davenport, Street Works Manager]; Pure; Wales & West Utilities; and Welsh Water. There was no representative present from Scottish Power.

**APOLOGIES** – Councillors Wini Davies [family bereavement] and Osian Owen [childcare] and Joseph Griffiths, DCC's Modernising Education Officer [illness].

**658 OPEN MEETING**

**[Chaired by County Councillor Hugh H Evans OBE] 6.30 – 7.30 pm**

**658.1 IMPACT OF DEVELOPMENTS AT LLANFAIR D C** County Councillor Hugh Evans welcomed all to the open meeting which had been convened to discuss points raised, the frustrations and concern experienced by residents on how the village had come to a standstill due to all the development work. Residents felt cut off, concerned about the lack of consultation with them and between the various contractors on site. They had put up with an awful lot of disruption over recent months. The purpose of the meeting was to consider what lessons had been learned and what can be done differently in the future.

Simultaneous planning approvals revealed flaws and weaknesses. For example, road closures instigated by Pure, new school contractors, Parry development, constant digging and closing of holes and so on – no-one seemed to have overall control. Many contractors were using sub-contractors not directly in control. Signage and notices left a lot to be desired, some at will, Amberon seemed to be there every day, the sewerage works to the new school caused closures, a shunting accident occurred, snagging on drains, there were power outages and water interruptions. The impact on residents ranges from an inconvenience to safety issues, isolation and redirecting NHS

staff to people needing assistance. People were faced with signs that they did not know what to do next. It was pointed out that it would be helpful if contractors have a method statement together with a view of potential conflicts or overlaps.

Diversions are an issue. The diversion signs to Pwllglas and Ruthin created a rat run, drivers having to contend with pot holes and flooding down the lane passing Eyarth Station Guesthouse. No account had been taken of forthcoming annual events including football taking place on fields where the gas main is to be dug – two gas mains are to be installed providing an opportunity for all the village access to gas in the future. Residents consider that plans need to be out in the community and wanted to know who is responsible for telling them. It was confirmed by DCC's Risk and Asset Officer that it is the role of the local authority and developers to do this. Wales & West Utilities have already drafted a letter for issuing to villagers and will also knock on doors as they move along. It was stressed that residents require exact details and concern was expressed that they are facing more chaos during the coming months. It was suggested that all letters from different companies should go out in one envelope.

Questions were asked about the possibility of applying for a traffic order to impose temporary speed limits along the Eyarth Station lane. Flood warning signs were also required including a sign that the lane is unfit for certain vehicles. The floods are affecting the guesthouse business and inconvenience for guests as well as walkers. Another query raised was whether emergency services would know how to access properties when there are road closures. Wales and West Utilities, for example, would always try to maintain access in emergencies.

A village resident considers that his is the most affected property having to put up with the intrusion of traffic lights outside his home and had to stay away for ten weeks due to the stress and risk to health. He also considers that Pure is breaking the pollution agreement – sub-contractors making a noise as early as 7.30 am. In response Pure's representative stated that they will monitor what other contractors are doing; contact has been made and acknowledges that residents are very annoyed.

There is a case for the local authority to employ a co-ordinator as it has a duty in line with legislation but there are different entities involved. The Community Council had received a number of questions to be addressed at the meeting re drain inspections, floodlights at the new school, maps of underground services and so on. Wynne contractors do have maps and Wales & West Utilities has requested drawings from everyone. However, accidents do happen – Welsh Water will repair pipes and recharge to other contractors for their errors. There was a request for a permanent no right turn on the Ffynnogion Road.

In summing up Councillor Evans stressed that there must be a way to co-ordinate communication to prevent misinformation within legislation. There is a need to be more proactive, follow up action to be taken regarding potholes,

speeding, flooding, signage and moving traffic lights away from the front of houses. Feedback will be provided at the next meeting of the community council on 20/04/20. He thanked everyone for their honest opinions and for the utility companies for attending the meeting.

## **ORDINARY MEETING OF THE COMMUNITY COUNCIL**

**[Chaired by Councillor Jayne Mayers]** 7.30 pm onwards

**PART 1 - 659 DECLARATIONS OF INTEREST** Councillors David Baker [Llanfair Church] and Keith Mouldsdale [Llanfair D C Village Hall Trustee]

**660 MINUTES - RESOLVED** The minutes of the Meeting held on 10 February 2020 were approved and signed as a correct record subject to amending 648.3, 650.1 and 651.1.

### **661 CLERK'S REPORT**

**661.1 Public Footpaths – Locked Gates** [642.3, 648.3] The Community Council had received reports of a blocked bridleway path [58] grid reference SJ 14275 51554 between Coed Talwrn and Bryn Aur. This matter was referred to DCC. The Highways Information Manager states that work has been carried out on a number of occasions in recent years to clear the path including a team of strimmers last year and also to purchase a 200m strip of land alongside the bridleway off one owner where the path had become uneconomic to repair for horses to use so as to make a new path. The current issue will be thoroughly investigated; it appears that there are a number of landowners involved who have not sufficiently been undertaking their duty for maintenance of gates on their land through which the bridleway passes to avoid them becoming difficult to pass through. This bridleway forms part of a national route promoted by the British Horse Society [BHS] but the local authority does not have the resource to regularly inspect the whole route which was accepted by the BHS when they instigated the idea. Efforts will, however, be taken to expedite the resolution of obstruction with landowners by having gates repaired or replaced.

### **661.2 Grwp Cynefin - Elizabeth Owen Almshouses** [638.1, 648.5]

Denbighshire has agreed to set up a task and finish group to include officers from housing policy and maintenance to meet sometime in March. Members asked for details of the terms of reference for the task and finish group. Two housing associations, namely, North Wales Housing Association and Clwyd Alyn Housing Association have confirmed that they are not interested in taking over the properties. A Social Housing Grant would be needed to carry out any work but Denbighshire Officers are not confident that this can be made available. Welsh Government is currently reviewing social housing grants and distribution of funding. Options appear to be limited. On the other hand Denbighshire's Corporate Plan includes bringing back empty homes into use.

**RESOLVED** that a [a] special meeting is convened to discuss the matter; [b] Geoff Davies, DCC's Lead Officer – Community Housing Communities and Customers; Noela Jones, Grwp Cynefin's Head of Housing and a representative from the Charity Commission be invited to attend.

**661.3 Public Services Board Nomination** [650.3] The matter about the nomination process was referred to One Voice Wales for guidance. The matter is being referred to DCC's CEO for clarification. A reply is awaited but the indications are that Denbighshire would be happy for OVW to handle the selection process.

**661.4 Flooding Issues** [653.1] Reported – that a response was awaited from DCC's Flood Risk Manager regarding a request for a meeting with the steering group to discuss the County's proposals for the local area. A reminder has been sent. Mention was made of stakeholder involvement in community emergency plans and that it should be placed on the community council's agenda for a future meeting. Considerable problems remain unsolved, in the meantime, on the road past Eyarth Station leaving, for example, a lake that is 2ft deep has been formed following recent wet weather.

**661.5 Parking on Layby near Llysfasi & Speeding** [603.4,614.2,630.6,637.3] [a] Reported – that DCC's Passenger Transport Manager has emailed Voel Coaches with a request to ensure that the coach is parked a little further along the layby at Llysfasi so that people can access the postbox.

[b] Submitted – letter received on 04/03/20 from a resident of Graigfechan raising awareness of the increasing risks and daily problems experienced by pedestrians walking in the village with no pavements, not only from speeding motorists but also from those motorists who do not slow down sufficiently. The 'slow down' warning signs currently in use are often completely ignored and seem ineffective.

**RESOLVED** that [a] a copy of the Graigfechan Traffic Calming Options Report prepared by Denbighshire in July 2016 [HT/TT/TS/636] be sent to the resident with an invitation to join the local Speed Watch Group.

[b] the Clerk writes to Ben Wilcox-Jones, DCC's Senior Engineer – Road Safety & Sustainable Transportation, to say that the Vehicle Activated Signs [VAS] installed at Graigfechan do not seem to have reduced speeding through the village and to ask what else can be done to improve the situation; whether another review could be undertaken.

## **662 COMMUNITY MATTERS**

**662.1 Priorities for the Neighbourhood Plan with Particular Reference to Possible Future Uses for the Old School Site, Llanfair D C** Submitted – an extract from the Neighbourhood Plan setting out possible community project proposals and a paper on the potential future use of the old school site. Reference was made to maybe a link to the site and the almshouses, affordable homes, sheltered accommodation, play equipment and so on. Any proposals for the site need to complement other schemes in the area; exploring what can be done by the community council could take time to put together a proposal involving a community engagement process. Concern was expressed that the site could be vulnerable to vandalism unless steps were taken to prevent this happening.

The Clerk advised that should the Community Council decide to explore the possibility of taking over the site action would be required as follows – a full



appraisal, financial options, a business plan, seek appropriate advice prior to making decisions on the provision of new services and understand the statutory basis on which it intends to provide these. Councils need to be innovative in dealing with community issues, but must at all times display appropriate risk management and operate within their legal framework. DCC has been asked to provide information on its community asset transfer process. A response is awaited. **RESOLVED** that arrangements be made for a small group to meet with DCC's Asset Manager to discuss generally and consider the possibility of detaching the old school building from the field on the site.

**662.2 Neuadd Eleanor, Llanfair D C [649.2] – Application for Commuted Funds** - DCC has asked for community council feedback on the application by 27/03/20. . **RESOLVED** - the Community Council is in full support of the application.

**663 CORRESPONDENCE/REPORTS** Submitted –

**663.1 Email dated 19/02/20 from OVW** re funding opportunities for community and town councils on green growth projects – **Keep Wales Tidy's Green Growth Programme**. Noted.

**663.2 Email dated 19/02/20 from Denbighshire Housing re Tenant Awards** Noted. Councillor Bob Barton stated that he wished to attend the event on 20/05/20 at 1891 Rhyl.

**663.3 Email dated 20/02/20 from DCC re National Lottery Community Fund in Wales** – a new one-off funding programme focussed on youth resilience – contact [joshua.coles-riley@tnlcommunityfund.org.uk](mailto:joshua.coles-riley@tnlcommunityfund.org.uk) Noted.

**663.4 Email dated 21/02/20 from OVW re the Independent Remuneration Panel For Wales' [IRPW] Annual Report 2020 to 2021** [Final Version – C&TCs pages 42-50 & Supplementary Report Re Reimbursement of Costs of Care]. Briefly, councillor payments for 2020/21 include a mandatory payment of £150 to each member [unless they advise they do not want to take it]; payments up to £500 each to a maximum of 5 members in recognition of specific responsibilities; compensation for financial loss when attending approved duties; reimbursement of the costs of care; payment of up to £1,500 to the mayor or chair of a council; up to £500 to the deputy mayor or chair and reimbursement of travel costs and subsistence costs. Councils are required to publish details of all payments made to individual members for each financial year. All payments have to be approved by full Council. Councillor Barton expressed concern that specific guidance about pro rata payments is unclear.

**RESOLVED** that the Council makes the following payments in 2020-2021 – £150 to each member [mandatory], costs of care [mandatory if eligible], £1,500 to the chair, £500 to the vice-chair, including financial loss compensation, travel and overnight subsistence expenses where applicable

**663.5 Letter dated 25/02/20 from Urdd Gobaith Cymru** re Appeal for Volunteer Stewards for the Eisteddfod 25-30/05/20. An item is to be included in the Dyffryn Clwyd Cronicl to raise awareness.

#### **664 Feedback/Report[s] on Conferences/Training/Meetings**

**664.1 SLCC Branch Meeting 03/03/20** attended by the Clerk. Main topics included a talk by the Denbigh Town Clerk on the on going town hall asset transfer negotiations with DCC; to note new audit arrangements for 2020/21 onwards; forthcoming events and webinar sessions. Members gave approval for the Clerk to attend the joint OVW/SLCC event at Ewloe on 20/05/20 {£80 +VAT}; also Councillor Barton who stated that he would ask other community councils where he is a member to contribute towards the cost of his attendance.

#### **665 PLANNING** [www.denbighshire.gov.uk/planning](http://www.denbighshire.gov.uk/planning)

**665.1 Application 20/2020/0120 submitted by Pure Re Land West of Wrexham Road, Llanfair D C** – [a] Application for Deed of Variation to allow the transfer of an affordable unit from plot 23 to plot 21 and increase the commuted sum contribution from £27,816.30 to £33,287.70 in connection with planning permission 20/2016/1137. A copy of DCC's guidance on how sums may be used was circulated to Councillors before the meeting. **RESOLVED** that the application be supported.

[b] It was reported that Pure has lodged an appeal with the Planning Inspectorate against the imposition of condition 2 obliging the construction of a stone wall for a short stretch of the boundary to the rear of the electric substation. Scottish Power has confirmed that off site installation works will commence on 06/04/20 with a view to energising the substation by 24/04/20. Pure has 3 months to comply with the condition to build the stone wall. The Planning Authority is waiting for notification of the appeal timetable – there will be an opportunity to make representations to the Inspectorate for consideration.

**RESOLVED** that a letter be sent to Pure expressing regret about its decision to appeal against the imposition of condition 2 regarding the stone wall to the rear of the electric substation. Pure is to be asked to reconsider going to appeal.

#### **666 HIGHWAYS & ENVIRONMENT**

**666.1 Climate & Ecological Emergency Public Engagement - Email dated 05/02/20 from DCC – Consultation Deadline 25/02/20** Submitted – comments written by Councillor Steve Whipp. Councillor Whipp was thanked for his efforts and it was **RESOLVED** that his paper be submitted to DCC as the community council's response.

**PART 2 667 RESOLVED** that the Press and Public be excluded from the meeting due to the confidential nature of the following items:

#### **668 FINANCIAL MATTERS**

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

**£280.00 Doodle IT [Deposit] – website services**

**£423.38 Clerk's Expenses** [January-March 2020]

**£643.20 Sandra Williams** [Translation Services]

**668.2 Requests for Financial Aid** received from  
North Wales Wildlife Trust

Llangollen International Musical Eisteddfod

It was reported that Owl Cymru [Crime Prevention Charity] was disbanding on 31 March 2020 and that arrangements had been made to cancel the grant cheque. Approved.

**RESOLVED** that grants be awarded as follows

**£200** North Wales Wildlife Trust [£120 to be vired from Community Activities to the Grants and Donations Budget as resolved 10/02/20]

and that a decision regarding the request from Llangollen International Musical Eisteddfod be deferred for the time being.

**668.3 Update on the Audit Process** The Clerk drew attention to the recently published Wales Audit Office [WAO] report on the financial management and governance of community and town councils 2018-19. [Wales Audit Office website - <https://www.audit.wales/publications> ]. The 2019-20 audit will focus on councils' official records of its meetings and in 2020-21 will focus on arrangements for the employment of staff and how councils deal with their responsibilities under the Well-being of Future Generations Act [where applicable]. From 2020-21 all community and town council audits will be undertaken by WAO staff. JDH Business Services has, in the meantime, forwarded the 2019-2020 internal audit plan. Councillors were requested to note and feed back any queries to the Clerk.

### **669 DATES OF FUTURE MEETINGS**

20/04/20 [Coleg Cambria Llysfasi], 18/05/20 [Ysgol Llanfair], 15/06/20 [Ysgol Pentrecelyn], 13/07/20 [Ysgol Llanfair], 14/09/20 [Coleg Cambria Llysfasi], 12/10/20 [Ysgol Llanfair], 09/11/20 [Ysgol Pentrecelyn], 14/12/20 [Genus Centre Llanrhydd]

11/01/21 [Coleg Cambria Llysfasi], 08/02/21 [Ysgol Llanfair], 08/03/21 [Ysgol Pentrecelyn]

The meeting ended at 9.10 pm \_\_\_\_\_CHAIR

\_\_\_\_\_DATE