

CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL
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Minutes of an Ordinary Meeting of the Council held using a Zoom video/telephone conferencing platform on Monday 13 September 2021 at 7 pm.

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

IN ATTENDANCE 2 members of the public. The Chair reminded everyone that the session would be recorded [destroyed when minutes are approved] and anyone wishing to receive more information on items discussed to email the Clerk.

APOLOGIES – County Councillor Hugh Evans

PART 1

807 DECLARATIONS OF INTEREST Councillors Keith Mouldsdales as a trustee of Neuadd Eleanor's Management Committee, David Baker as a member of Llanfair Church Council, and Wini Davies as a planning applicant is a relative – application 20/2021/0722.

808 MINUTES – RESOLVED

The minutes of the Ordinary Meeting held on 12 July 2021 were approved.

809 COMMUNITY MATTERS

809.1 Former School Site and Playing Field Llanfair DC [779.1, 789.1, 799.1]
Submitted –

[a] steering group meeting notes 14/07/21 and 10/08/21

[b] background paper and stage 3 detailed Business Plan for a Community Asset Transfer [CAT]

[c] risk assessment for the former school playing field

[d] steering group progress report September 2021

Councillor Steve Whipp and Toria Collins, a member of the steering group, gave an overview of progress to date, the vision for the future based on an initial plan put forward in October 2020 and the need for the Community Council to consider moving forward. The Chair thanked Toria and all members of the steering group for their input and efforts. Considerable discussion ensued, members support taking over the playing field in principle, stressed the need for due diligence to take place, they would wish to receive accurate costings, surveys [trees and building], further contact with Llanferres about process and costs, evidence from the questionnaire analysis to support bids for funding, indicative figures for future costs and maintenance, ensuring that any programme of work benefits the wider community and providing connectivity opportunities.

[e] Chair's verbal report following a site meeting held on 11/08/21 - Early summer, the Chair was contacted regarding possible sources of funding for the old school site. The Chair, Councillor Jayne Mayers, Councillor Steve Whipp, and the Clerk met on site on 11/08/21 with 2 senior officers from Adra, who have significant experience in this kind of

venture. County Councillor. Hugh Evans and a representative from DCC's Economic Department were also present. There was a discussion about the ideas already put forward. It is, however, apparent that the building is in a worsening state. Costs to renovate have increased dramatically and are increasing. It was emphasised that a fully costed 5-10 year plan is needed to be able to draw down any funding. Figures for renovation and running costs need to be current and realistic with sustainability in mind. There should not be duplication or competition with existing facilities eg there is already a shop in Llanbenwch, cafe to be opened, pub could be used for lunches, kitchen facilities in church, room hire in village hall. It was strongly suggested that the Community Council commissions a feasibility study for the whole village to include the school building, playground, Alms houses and village hall. The aim would be to produce an overall plan to address what is needed and how that can be achieved. Potential funding options and suggestions for who could do the study were put forward. DCCs economic resilience officer offered his help and support, as did Adra. They will liaise with the Community Council. The Community Council is already in a good position, having a neighbourhood plan in place and results of consultation events to underpin what is required locally. The Adra officers stressed the importance of firm evidence to sustain the future viability of any project or scheme put forward for funding

RESOLVED that [a] quotations be sought as follows [action to be delegated to the Chair, Vice-Chair and Clerk]

[1] an arboriculturist's report – to survey and inspect trees on the former playing field at Llanfair, to produce a report to include guidance on future management and potential costs

[2] a fence and gate to separate the playing field from the former school building, a kissing gate next to the existing gate at the top end

[3] a building condition survey

[4] a solicitor to act on behalf of the Community Council

[b] DCC be requested to confirm ownership of drainage assets running through the site and to confirm boundaries and who is responsible for what eg trees, hedges, walls and so on.

[c] a re-draft of the business case for the playing field be submitted to the Council meeting on 11/10/21

809.2 Elizabeth Owen Almshouses [789.2,779.2,767.1, 799.3] – The Charity Commission has acknowledged receipt of the letter sent to express concerns about trustees' duties. Grwp Cynefin has, in the meantime, informed the Community Council that it is awaiting a valuation figure from the District Valuer. Once this is known the Grwp will enter a formal consultation process.

809.3 Defibrillators – Reported that all defibrillators need to be registered on the British Heart Foundation's The Circuit – the national defibrillator network, to give those who have suffered a cardiac arrest, the best chance of survival by linking to every ambulance service in the UK. It was confirmed that the defibrillator installed by the Community Council at the Three Pigeons Inn Graigfechan was registered on the network. There was a need to check whether Ysgol Pentrecelyn and Ysgol Llanfair had

registered theirs. Each provider is required to pay for replacement pads and batteries [approximately £25 each] the cost of which needs to be included in their annual budgets.

810 CORRESPONDENCE

810.1 Submitted - Gypsy & Traveller Accommodation Assessment Email dated 06/08/21 from DCC requesting assistance in helping to promote the survey and displaying posters. Copies available from strategichousing@denbighshire.gov.uk or contact **Michael Bayliss** at Opinion Research Services on **07471 267095** or email michael.bayliss@ors.org.uk. **The link to the online form is here:** https://online.ors.org.uk/landing/53?clear_session=true&language=en Closing date 30/09/21. Noted.

811 Feedback/Report[s] on Conferences/Training/Meetings

811.1 OVW Community Asset Transfer Training Reported that 7 councillors and 3 members of the Llanfair steering group had attended the virtual session on 16/07/21. Feedback was positive. Paul Egan's obvious experience was very helpful and informative, the session was easy to follow, exactly right for an organisation contemplating a CAT.

812 PLANNING www.denbighshire.gov.uk/planning

812.1 Planning Applications RESOLVED that the action taken by the Clerk to send a response to Planning following consultation with Councillors be confirmed as follows -

Application 20/2021/0778 re Barnfold, Llanfair D C submitted on 04/08/21 by Mr & Mrs A Edwards – Removal of existing concrete block work wall and erection of new stone wall. This proposal is supported. The new wall would add to the visual amenity and would be in keeping with both the property and the new housing development.

Application 20/2021/0797 re Bwlch y Llyn, Pentrecoch submitted by Mr David Baker on 09/08/21 – Installation of slurry lagoon, access track and associated works. The proposal is supported. Periodic inspection of the lagoon and its liner will be necessary to ensure that it remains stable and that contents cannot accidentally escape.

Application 20/2021/0782 re Land at [part garden of] Bryn Llewelyn, Graigfechan submitted by Mrs Lloyd on 04/08/21 – Erection of 1 no detached bungalow and associated works. The application is supported subject to the following observations made. It is noted that the existing property will give up a significant proportion of its garden to squeeze another property in. The result will be increased density of housing in this part of the village. The comments submitted by AONB are sensible and appropriate. The additional property will result in another driveway accessing the B5429 and sight lines at this point are not great. Any parking on the road to undertake the development or subsequently should be avoided as this will create a traffic hazard.

The applicant should be requested to confirm the details of the surface areas, as shown on the landscaping to be created, identify the porosity of these and demonstrate that the development will not exacerbate the existing flooding issues at this location. The design and location for the proposed SuD and surface water should be provided. The landscape drawing only shows a soakaway. It would be helpful to undertake a site

investigation, to excavate trial pits and observe the water table to demonstrate that properties below would not be affected by the proposed development.

812.2 The following applications were considered at the meeting, and it was **RESOLVED** that they be supported -

Application 20/2021/0780 re Eyarth Hall, Llanfair D C submitted by Mr Simon Loftus on 25/08/21 – Erection of a single storey storage building

Application 20/2021/0722 re Bro Heulyn, Llanfair DC submitted by Mr & Mrs G Lloyd on 01/09/21 – Erection of single and two storey rear extensions including new render and windows, re-modelling of existing entrance and erection of single storey garage/outbuilding

Application 20/2021/0881 re Tywysog Bach, Graigfechan submitted by Mr & Mrs Rushbrook on 01/09/21 – Demolition of existing single storey rear extension and erection of two storey rear extension

813 HIGHWAYS & ENVIRONMENT - General Update on Ongoing Highway and Other Matters –

813.1 Footpaths [790.1, 803.1] Reported that the Chair and Councillor Eilir Jones together with the Clerk had attended a meeting of Ruthin Town Council's Amenities Committee held virtually on 26/07/21. It was agreed that a joint letter be sent to DCC expressing concern about the condition of the A525 footpath between Ruthin and Llanfair [copies sent to County Councillors Hugh Evans, Bobby Feeley, Huw Hilditch-Roberts and Emrys Wynne; Mr Tony Ward, Head of DCC Highways & Environmental Services, Mr David Jones MP, and Mr Darren Millar MS. A joint meeting between Denbighshire County Council, Llanfair DC Community Council and Ruthin Town Council was requested to discuss ways forward to make the path safer for all including possibly reducing the speed limit on the mile stretch between Rhuthun and Llanfair. A site meeting had been arranged to include all parties on 24/09/21 at 2 pm..

The Chair reminded members that a site meeting with officers from Llysfasi regarding footpaths over their land had still not taken place. Dewi Jones, the Farm Manager, had suggested a meeting early Autumn. The Clerk reported that she had sent a follow up email to Dewi Jones, and a meeting is to take place at Llysfasi on 20/09/21 at 4 pm with Councillors Jayne Mayers, Owen Evans and Osian Owen. Members were reminded that Dewi had proposed to provide a fence (not barbed wire) along the portion of footpath on Llysfasi land by the footpath running from alongside the new houses down to the old station house. He also said he would provide stone in the field entrance to ensure that the path was passable especially during wet weather. He intended replacing the field gates which had been removed to allow access for farm machinery and to reinstate the stile / kissing gate at the bottom end. The path is likely to be used increasingly as the new houses are occupied and the route becomes a critical part of walking to Ruthin. Dewi had also advised that, to alleviate flooding and mud washing down from the field onto the road, that he would leave a ransom strip along the bottom of the field to help prevent run-off. With this year's maize planting this didn't happen, and planting went right down to the bottom hedge.

813.2 Speeding Device Graigfechan Submitted – an extract from an email dated 21/07/21 sent by Ben Wilcox-Jones attaching a document outlining the policy for community funded speed indicator devices [SID] in Denbighshire. It was agreed that accurate costs would be needed before deciding on purchasing such equipment. The

existing powered speed limit sign could be used for an SID at Graigfechan. Members also expressed concern about the Smithy side of the village and whether improvements could be made to signage at this busy junction and whether provision of road humps could be looked at again [original report 2016 refers]. **RESOLVED** The Clerk to contact Ben Wilcox-Jones.

813.3 Flood Prevention Schemes [761.1, 751.2, 741.2, 803.3] The Clerk had been asked at a previous meeting to write to Alex Bebbington for an update. A response was still awaited despite two reminders. The Clerk was asked to contact Wayne Hope instead and to send a copy to County Councillor Hugh Evans.

813.4 Other Matters [a] Resurfacing between Graigfechan and Llandegla – why work was not carried out on a 100m stretch in poor condition [b] Condition of Road from Graig Farm Pentrecoch to Pen y Frith on the Silff – in a poor state with pot holes, the road edge breaking up and subsidising [a cyclist's bike frame broke coming down from Llandegla recently] [c] Road Closure from Llanfair to Graigfechan – unofficially blocked for 3-4 days due to work being carried out at 2 Bro Gynan [d] Overgrown Hedges/Bushes at Crud yr Awel and Meadowside Llanfair – encroaching onto the highway [e] Overgrown Hedge covering the 20 mph Sign at Hafod y Bryn Llanfair **RESOLVED** The Clerk to contact DCC regarding items [a] to [d].

814 FINANCIAL MATTERS

814.1 Payment of Accounts/Invoices Agreed as follows:

£368.94 AVOW [Clerk's August salary inc payroll fee] SO payment

£368.94 AVOW [Clerk's September salary inc payroll fee] SO payment

£403.92 Sandra Williams [Translation Service – minutes and questionnaire] Invoice 1429

£34.92 Sandra Williams [Translation Service – Chronicle article] Invoice 1454

£173.00 OVW Membership Fee 2021/2022

£299.00 OVW CAT Training Fee Invoice 5814

814.2 Requests for Financial Aid None Received

815 DATES OF FUTURE MEETINGS [Venues TBC, Councils have the option of holding remote meetings beyond May 2021 - LG & Elections (Wales) Act 2021]

815.1 11/10/21, 08/11/21, 13/12/21, 10/01/22, 14/02/22, 14/03/22 Zoom meetings will continue for the time being.

815.2 Reported - that Llysfasi was in the process of looking at the list of users including fees and would be responding in due course.

PART 2 816 RESOLVED that the Press and Public be excluded from the meeting due to the confidential nature of the following items:

816.1 War Memorial Reported that renovation work was completed during August 2021 including unforeseen extras. There had been a long delay due to Covid restrictions, availability of materials and a back log of promised work, which impacted on the contractor's workforce. A copy of John Pugh's report [Chartered Building Surveyor] and completion certificate had been sent to councillors. Two interim payments had already been made during the financial year 2020/2021 amounting to £28,500. A

further sum of £4,743.22 was due. The quotation for the work was a fixed price sum of £34,557.70 [inc VAT] leaving an under budget sum of £1314.48. Members approved the payment of £4,743.22 and to proceed with repainting the letter work subject to receiving a quote.

Thanks were extended to John Pugh for guiding the Community Council through tendering, appointment of contractor and execution of works, to Fiona Faire for looking after the flower boxes and to Councillor Keith Mouldale for repairing the seat.

The meeting ended at 8.35 pm CHAIR

DATE