

MINUTES OF THE LLANBEDR DYFFRYN CLWYD COMMUNITY COUNCIL  
MEETING HELD ON MONDAY 7<sup>TH</sup> JANUARY 2019 IN THE VILLAGE HALL,  
LLANBEDR DYFFRYN CLWYD AT 7.30 P.M.

1: PRESENT: Councillors Lyn Evans (Chairman), Tim Baker, Nick Smith, Rhian Jones, Gruff Jones, Dave Ritchie, Jackie Bird, Ken Tams, Bob Barton (from 8.15 p.m.) and the Clerk.

2. APOLOGIES: None received.

3. DECLARATIONS OF INTEREST.

A. Councillors Lyn Evans, Tim Baker, Dave Ritchie and Rhian Jones on agenda item 7.

B. Councillor Lyn Evans on agenda item 13C.

4. DENBIGHSHIRE COMMUNITY NAVIGATOR.

The Chairman welcomed Mrs Rebecca Szekely, Denbighshire Community Navigator to the meeting. Mrs Szekely provided information on her role with the Communities of Ruthin, Llanarmon, Llanbedr and Llandynog within Denbighshire. The Denbighshire Community Navigator and Social Prescribing Service is an innovative partnership between Age Connects, British Red Cross supported by Denbighshire County Council and Betsi Cadwaladr University Health Board. Mrs Szekely is available to attend local organisations and events to promote and supply information on her work and provided the Council with information leaflets for the benefit of the local community. The Chairman thanked Mrs Szekely for her attendance at the meeting.

5. CONFIRM THE MINUTES OF THE PREVIOUS COUNCIL MEETING.

Members confirmed 3<sup>rd</sup> December 2018 minutes as a true record and signed by the Chairman.

6. MATTERS ARISING FROM THE MINUTES.

A. Old St. Peter's Church - Committee Secretary Guy Alford has emailed the Clerk the address for the for the grant cheque for Churchyard grass cutting.

B. Link Magazine – Councillor Tim Baker has contacted Link Editor Paul Chamberlin who raised the following points:-

1. They are very short of contributors to the quarterly magazine.
2. The Chairman of Llanbedr Community Council no longer submitted a quarterly piece.
3. They are very short of people to deliver the magazine.

The Committee decided on the following:-

- 1: Obtain a full list of the households in Llanbedr so that the spring issue can be posted second class to every household in the ward.
2. Include a slip for anyone for anyone to opt out from any further deliveries.
3. The Chairman was instructed to submit a quarterly Llanbedr Community Council report.
4. Efforts will be made to recruit new delivery personnel, and what if anything they would need to be paid.

C. Sign post update – Councillor Rhian Jones has obtained a quote for the refurbishment and is waiting for one more and will report back to next month's meeting.

## 7. COMMUNITY HUB UPDATE.

A. Councillor Tim Baker submitted an Income and Expenditure Account as a record of the “Our Griffin/Griffin Ni” operating expenses. The Credit Union Account which was opened with the £1,500 Community Council Loan to be used as working capital has a credit balance of £340.13. For the time being this will be used if necessary for any outstanding expenses.

B. Llanbedr Community Council Loan – the Clerk has taken legal advice from Mr Paul Egan (One Voice Wales) that under the Local Government Act (Miscellaneous Provisions) Act 1976 –which enables a Community Council to contribute by way of a loan or grant towards the expenses incurred by any voluntary organisation in providing recreational facilities which the Council could provide itself. As this power enables the Council to make grants as well as loans, it would be possible to cover the loan into a grant. A motion to convert the loan to a grant was passed unanimously.

## 8. COUNCIL’S WEBSITE UPDATE.

A. Councillor Rhian Jones was thanked by the Chairman for recently updating the Website.

B. It was noted that Councillor Jackie Bird had not submitted her Councillor Profile.

C. Councillor Bob Barton is going to contact a Webmaster for a quote to “update and modernise” the Website.

## 9. COMMUNITY LIAISON GROUP/PUBLIC MEETING UPDATE.

A. Councillor Tim Baker flushed out his ideas to bring together all village groups and will submit a proposal at the next meeting.

B. the Chairman outlined a Village Hall meeting attended by him and Councillor Tim Baker, called by County Councillor Huw Williams on 17<sup>th</sup> December 2018.

Present were: Huw Williams (Denbighshire County Council), Ron Bell (Caretaker) and Helen Williams (Cadwyn Clwyd)

The objective was identified as “Development of the Village Hall as a future Community Asset”

Is this worth pursuing?

Initial steps would involve arranging an ownership transfer of the hall to the Community.

Questions: Transfer from whom? If this is Denbighshire County Council what is the present book value of the hall?

What costs is Denbighshire County Council currently paying? What is the asset value transfer charge?

Who would pay the legal costs of the transfer - Village Hall Committee or Denbighshire County Council?

Before the community Council gets involved we would need to see:

- Village Hall Constitution (if any)
- Hall accounts - last three years?
- Weekly usage and involvement of Llanbedr community
- Hall running expenses
- What investment would be needed over the next three years to maintain the hall in its current condition

If this does become a Community Council asset then a member should be on the hall committee.

The next meeting of the above committee is on Monday 14<sup>th</sup> January 2019.

#### 10. COUNCIL'S 2019/20 PRECEPT REQUIREMENT.

Councillors have been given an opportunity to review the draft precept calculations prior to the meeting. After discussion a final figure of £15,000 was agreed by the Committee. The Chairman thanked Councillor Bob Barton for his many hours of hard work in providing the comprehensive precept document.

#### 11. COUNCIL MEMBERS ALLOWANCES FOR THE 2018/19 FINANCIAL YEAR.

The Independent Remunerations Panel for Wales has determined that Council Members are entitled to a payment of £150 at the end of the financial year to compensate them for their time and other expenses such as telephone calls, postage etc. in their roles as Councillors. Each Councillor has the option to opt out of receiving the payment if they so decide. The Clerk and Councillor Bob Barton have drawn up a form for each Councillor to nominate which option they wish to take.

#### 12. FINANCE.

A. Bank balances:-

1. Nat West Current Account £20,801.90.

2. Nat West Saver Account £9,333.25.

B. Final 2018/19 Precept receipt £8,500.00.

C. Authorised bill payments:-

1. Mrs Brenda Jones for minutes translation £40.00.

2. The Rector & Church Wardens, Llanbedr Church for the 2019 Old St. Peter's Churchyard grass cutting £150.00.

#### 13. PLANNING APPLICATIONS.

A. Application 16/2018/1176 – Existing lawful development certificate for the change of use of land by the siting of a static caravan as holiday accommodation at Rhesgoed Farm, Llanbedr Dyffryn Clwyd – no objections.

B. Application 16/2018/1137 – Erection of 38 dwellings, construction of a new vehicular access, provision of open space and associated works on land adjoining The Old Rectory, Llanbedr Dyffryn Clwyd. Members in favour with the observations provided by Councillor Nick Smith who will submit then to Denbighshire County Council as follows:-

The proposed scheme will change the character of the village and will be the largest new development in the village for many years. The Community Council notes that the site is allocated for development in the Local Plan and welcomes the development of this site for affordable housing in principle; it will increase the vitality and viability of the village and its amenities. However, the Community Council took the opportunity to provide constructive pre-application feedback on the proposals and is disappointed to see that its comments have almost entirely been swept aside. No positive changes have been made to the scheme and no meaningful justification has been provided for the failure to do so, beyond stating that the layout has already been agreed with the County Council.

Llanbedr Dyffryn Clwyd Community Council objects to the application for the following reasons:

1. The clear pattern of development in the village is for houses to face the road. The scheme must be redesigned to present a strong frontage to the existing road, rather than corners, dead-ends and utility buildings. The scheme will not integrate with the village by turning its side to it, and this integration is all the more important for affordable housing if the aim is to create mixed communities.

2. The proposed public open space should be integrated into the development. Locating the POS to the rear will not encourage natural surveillance and is simply poor design which has not been justified and should be refused. As shown, the location of the POS appears to be driven by an arbitrary line on a plan rather than by good design, and there is no sound urban design reason to suggest otherwise. It would be sensible to consider locating the POS at the front of the site and setting the houses back from the road, as this would mirror the situation opposite. The only other acceptable alternative would be to locate the POS centrally within the development.

3. The village does not currently have a play area, so to ensure that new and existing residents have access to such facilities the public open space should incorporate recreation facilities for all ages (e.g. a children's play area). There are no such facilities in the village at present. Despite what the applicant says, there is absolutely no certainty that other developments capable of providing an equipped amenity area in the village will come forward.

4. The Community Council expects the development to be well-landscaped, incorporating new tree and hedge planting (native species). Front boundaries should comprise stone walls and/or hedges to be in keeping with local character.

5. The Community Council is pleased to note that the developer will fund management of public amenities provided in the proposed development.

6. The Community Council notes that Welsh Water Dwr Cymru has expressed concerns about the proximity of the site to the sewage treatment works and shares these concerns. Currently the treatment works are screened poorly by a row of unsightly conifers. We would like to see efforts made to screen the works from view and to ensure that residents are not unduly affected by odours.

7. The roads around the site, particularly those linking the site to the primary school and village centre, are not pedestrian-friendly and although the provision of a pavement along the site frontage is welcomed this will not be sufficient to ensure safe access to village amenities. The school in particular can only be accessed via a road with a derestricted speed limit. To address this problem the Community Council would like to see efforts made to provide additional pavement/footways and/or traffic calming. It is noted that the applicant describes the road as a 'shared space' but this is disingenuous. A simple absence of safe walking and cycling provision does not make a shared space.

The Community Council looks forward to seeing amendments addressing these concerns and would welcome the opportunity to comment further at that stage.

C. Application 16/2018/1157 – Erection of an agricultural building at Bathafarn Farm, Llanrhydd – no objections.

#### 14. CORRESPONDENCE.

No further correspondence received.

#### 15. VILLAGE SPEED MONITORING.

Councillor Gruff Jones outlined his progress so far:-

A. In response to his Facebook campaign he has so far got 7 volunteers to take part.

Councillor Dave Ritchie asked to be added to the list.

B. He is getting quotes for speed guns after taking advice from North Wales Police on the type of model to get.

C. He is contacting North Wales Police to organise a training programme.

The Chairman thanked Councillor Jones for the progress so far.

16. URGENT BUSINESS UNDER SECTION 100B(4) OF THE LOCAL GOVERNMENT ACT 1972.

Items for discussion at the next Council meeting:-

A: No consultation on the extension of the 30 mph speed restriction on the A494 in Llanbedr in the Mold direction (Bob Barton).

B. St. David's Day Lunch – the Chairman will organise the event, will need assistance from other Councillors on the day.

17. NEXT COUNCIL MEETING – Monday 4<sup>th</sup> February 2019 in the Village Hall, Llanbedr Dyffryn Clwyd at 7.30 p.m.

18. THE CHAIRMAN CLOSED THE MEETING AT 9.40 P.M.