

**CYNGOR TREF CONWY TOWN COUNCIL  
GUILDHALL, CONWY**

**MINUTES OF THE SPECIAL MEETING OF THE TOWN COUNCIL  
HELD ON MONDAY 27<sup>th</sup> MARCH 2017**

**Present:** Councillors: Bill Chapman (Deputy Mayor, Chair), R Parker, E Leighton-Jones, B James, S Cotton, P Hart (Mayor), T James, G Edwards, A James, C Rigal, H Roberts

**Apologies:** V Macdonald, S Allardice, E Hughes, J Hughes

**In attendance:**

Helen Barritt - Town Clerk & Responsible Financial Officer

Jane Hodgson - Acting Assistant to Town Clerk

Jane Richardson (Strategic Director for Economy & Place) & Diane Sandham - Conwy County Borough Council

Wendy Dearden – Housing Strategy Manager, Conwy County Borough Council

**Declarations of Interest – Code of Local Government Conduct:**

Agenda Item 4 – Civic Hall & Quay, Conwy - G Edwards is a Cabinet Member for Finance & Resources

*Councillor Parker joined the meeting during the discussion of the following item*

**291. Civic Hall & Quay, Conwy (changed place on agenda with Land Dev in the comm)**

No viable bids had been received. The Civic Hall will now be offered on the open market without the restrictions previously put in place.

The County Council want to keep up Town Council up to date with matters

The timeframe for new bids and decisions has not been set. Ms Richardson understands that the property will go out onto market in a few weeks eg early May. There will be approximately a month to six weeks for tender period but is not sure if that will start before or after the elections.

The County Council has to realise capital receipt from building so can go ahead with cultural hub.

Councillors thanked visitors for coming & for coming back to provide update.

*J Richardson & D Sandham left the Chamber at this juncture*

*Councillor Edwards left the meeting during the following agenda item*

**292. Land Development in the Community**

Mrs Wendy Dearden, Conwy County Borough Council, gave a presentation on affordable housing in the community. Affordable Housing is the remit of both Strategic Planning Policy & Housing Officers. The Local Development Plan (LDP) is currently out for review. There will also be supplementary planning guidance which will give percentage of affordable housing needed. Affordable Housing describes both Social Rented and Intermediate Housing, as well as specialist provision. Intermediate Housing includes Intermediate Rent and Low Cost Home Ownership. Conwy Town Council is within Llandudno area, which has a ratio of 6.5 for household income:house price. 11% of Conwy's housing stock is available for social rent, which is the second lowest for a county in Wales. Conwy Town Council area has 10% of the county's Social Stock, with a small number of one-bed properties & a very limited social stock of larger houses (4+ bedrooms). There are currently 1002 applicants on the Conwy Register; to join the register an applicant has to be 'in housing need'. 17% of Conwy residents rent privately, which is the third highest proportion in Wales (there is a larger private rented stock than social rented stock). With

Welfare Reform, the Local Housing Allowance is the maximum amount of housing benefit that can be received if benefit dependent. There are gaps between local cost of housing & housing allowance. In 2018, caps will come into the social sector as well as the private sector. There are 1580 Empty Homes in Conwy (ie empty for more than six months), as well as 1100 second homes used for holidays. Welsh Government has allowed councils to charge a Council Tax premium of double rates for second homes. Conwy County Borough Council is not going to be introduced in April 2017, & will reconsider it in April 2018. A Local Housing Market Assessment is carried out every two years. The current Assessment states that Conwy County need 199 new homes per year. Last year there were 85 new Affordable Housing Units delivered in Conwy County. 1 in 5 of the houses in Conwy County is occupied by a lone pensioner. CCBC is:

- making the case for affordable housing, including land put aside in LDP for predicted population levels
- securing as much capital funding as possible
- renovation and conversion of empty properties (Empty Homes Officer, Jeremy Grant)
- supporting housing associations

Councillors thanked Mrs Dearden for the presentation & work over the years.

*W Dearden left the Chamber at the end of this item*

### **293. Minutes**

Minutes of the Special Meeting held on 13<sup>th</sup> March 2017

**RESOLVED** that the minutes are ACCEPTED and APPROVED

### **294. Questions on the Minutes**

- a) Minute 278 – Churchyard Maintenance Grant Request - Rev D Parry has thanked the Town Council, the grant is much appreciated
- b) Min 281 – Christmas Lights – Bebbington & Wilson replied to the Town Clerk that the spheres are feasible for Conwy and Deganwy; cost of £866.90 to put up and take down each year (£1,600 plus VAT over three years). Town Clerk to confirm cost estimates with Bebbington & Wilson.

### **295. Town Clerk's Report**

Members received Town Clerk's report (Schedule A attached)

The Town Clerk reported the following additional items:

- a) Older People's Mental Health Care review – events to share views and experiences will take place on 4/4/17 at Conwy Business Centre, Llandudno Junction, 11am–3pm & 6–8pm
- b) Charity Concert featuring Cor Meibion Colwyn on 2/4/17 at 7.30pm at Rhos Methodist Church. Admission £5, with half of the proceeds to Mayor's charity & half to Church Building fund
- c) British Heart Foundation have written to thank the Town Council for the gift of £50

### **296. Planning**

#### **a) Planning Applications**

Members considered and commented on the planning applications (Schedule B attached)

#### **b) Planning Decisions Issued**

Members received a list of planning decisions issued by Conwy County Borough Council

### **297. North Wales Walled Towns Friendship Circle**

Members received a report from the Town Clerk on the quarterly meeting held on 16/3/17, which was fairly poorly attended. They discussed having the main theme as Regeneration.

**RESOLVED** to approve payment of £400, as annual subscription, car rally, & sporting events.

Annual Dinner 2018 will be held in Denbigh.

Car Rally 2017 – committee to arrange a meeting before 4/5/17 election.

The Bowls tournament in 2017 is to be held in Conwy.

**RESOLVED** that Vadre Bowling Club be approached to host the 2017 tournament

The Golf competition will be held in Caernarfon.

RESOLVED that Town Clerk asks Maesdu to represent Conwy Town Council

Cllr Macdonald will attend European Walled Towns Management Meeting in Bristol on 26/5/17

The next meeting will take place at The Guildhall on 22/6/17

**298. North & Mid Wales Association of Local Councils**

Members received details of the Quarterly Meeting in Welshpool on 21/4/17 at 10am at Royal Oak. Any member wanting to attend should contact the Town Clerk.

**299. Car Parks**

Members received feedback from the meeting with Conwy County Borough Council Officers held on 3/3/17. Information requested at the meeting has not been received from CCBC Officers.

RESOLVED that the Town Clerk request the information.

**300. Fencing & Gate at Bron Vardre Avenue, Deganwy**

Members received a request to assist with funding for a new fence. The land is owned by CCBC. Local Councillors have spoken to local residents who have said that they do not want such a fence. It is not clear that it is dangerous.

RESOLVED that the Council respond that there is no money available in budget this year for this request; to be considered in the new financial year, three quotes should be provided.

**301. Tree Charter**

Members received details of the Charter which the National Association of Local Councils is promoting throughout the UK. The aim is to promote planting, growing and protecting of trees. There is no cost to becoming a member. It can be used in commenting on planning.

RESOLVED to join and become a Charter branch.

**302. Conwy Harbour Advisory Committee**

Members received a report on the meeting held on 22/3/17.

Some dredging has been completed; there will be a need to do more.

There has been a successful tender for two years of maintenance of the markers on the NE side of the Strait.

Annual servicing of moorings in Conwy is taking place.

The Harbour wish to take charge of the Event Space and to keep any revenue (from 1/4/17).

There is a defibrillator in the red phone box adjacent to the public toilets on the Quay.

**303. Ysgol Awel y Mynydd**

Members received updated information that the school will open in September 2017 rather than May 2017, mainly due to problems with the drainage.

**304. Llandudno Junction Regeneration Scheme**

Members received a report on a recent meeting about land at Mackinley Road; it is currently used for parking by local residents but there is a proposal to sell it. The majority of on-road car parking space in Llandudno Junction is no longer available & most houses do not have off-road car parking.

RESOLVED to invite V Turner, CCBC to come to a meeting about parking availability for residents in Llandudno Junction

Broad Street regeneration is waiting for funding. Brickworks proposed development is ongoing.

**305. Independent Remuneration Panel for Wales – Annual Report**

Members received the Annual Report with Determinations. Councillors noted that it was important not to preclude anyone standing or serving on Council due to financial constraints.

RESOLVED to adopt the eight Determinations contained in the Annual Report relating to Town & Community Councils

Councillors who wish to claim expenses for 2016/17 must return a completed expenses form.  
Councillors who are not submitting an expense claim must submit a letter to confirm that.

**306. Conwy Quay Defibrillator**

Members received information regarding the RNLI request for funding & the cost of a defibrillator at the lifeboat station.

RESOLVED to donate £1000 to the fundraising.

The Town Council would appreciate a mention in press releases by the RNLI about the defibrillator.

**307. Conwy Borough Football Club**

Members reconsidered a grant application from Conwy Borough Football Club following receipt of further information on the cost of a mower. To make a new decision on the grant application, the Council's previous decision not to grant a donation needs to be rescinded under the six month rule.

RESOLVED to rescind the previous decision, with the signatures of over 10 Councillors

RESOLVED to make a donation of £500

**308. Guildhall Rates**

Members received the business rates demand for 2017/18 of £6,611.75

RESOLVED to approve payment of rates

**309. Avensure**

Members received information on the 20% discounted payment available if a single payment is made upfront instead of monthly payments for the remainder of the contract. The amount payable is

£1,338.72 including vat

RESOLVED to approve paying in one single payment

**310. Approval of Payments**

There were no payments to approve

**311. Cash Payments**

There were no cash payments to approve

**312. List of Cheques**

RESOLVED to approve list of cheques no.364

*The Chair allowed the following item due to its urgency*

**313. Confidential Business**

In accordance with the Public Bodies (Admission to Meetings Act) 1960 & with Standing Order 65, in view of the confidential nature of the business about to be transacted, it is advisable in the public interest that the press & public be temporarily excluded & instructed to withdraw

**314. Approach from member of public**

At Conwy Seed Fair today, an irate & seemingly anxious well-informed member of the public approached a town councillor. His manner was aggressive & he threatened to take the chain off the Mayor if he saw her. He was upset that Llandudno Junction & Deganwy are included in Conwy Town Council.

RESOLVED that the Police are informed of the incident and threat made to the Mayor.

**There being no further business the meeting was closed at 8.40pm**