

# MINUTES OF THE MEETING OF LLANFAELOG COMMUNITY COUNCIL HELD AT THE LLANFAELOG VILLAGE HALL AT 6.30pm ON WEDNESDAY 23 JANUARY 2019.

**Guest – Mr Trystan Evans (Housing Department, Isle of Anglesey County Council).**

Members were made aware that IOACC had permission to build more affordable homes on the Island. They work closely with three housing associations - Grwp Cynefin, Clwyd Alun and North Wales Housing Association, although these associations have built houses it's been more than 30 years since the County Council have been able to do so.

The Community Council had suggested that the land owned by IOACC at Ffordd Llechi was suitable for building but Mr Evans suggested that the space may not be large enough to build on. Members questioned this stating that they were aware that plans had been drawn up for two houses on that site recently which meant that it could be suitable for smaller affordable homes.

A parcel of land behind Trem y Môr Estate had also been identified but this was private property and outside the development boundary. However, planning policy would allow for up to 10 affordable homes to be built there if it was demonstrated that there were no other sites available and the landowner was prepared to sell.

Members were concerned that ex-council houses could be bought as second homes, Mr Evans agreed that buying these back could be an option for IOACC.

Other sites identified included Rehoboth Chapel and areas of land by Bryn Du Hatchery and Sisial y Môr, - Mr Evans would look at these. The County Council had to have a feasible scheme before purchasing and properties such as Rehoboth Chapel proved difficult particularly when they were to be sold at auction. Architect drawings, planning permissions and conversion costs all had to be taken into consideration before determining how much money to spend on the purchase.

If any other suitable ground or property was identified he would be glad to investigate that.

**PRESENT:** Councillor Gwyneth Parry – Chairman

**Councillors:** D. J. Barlow, D. M. Browne, C. P. Carnall, I Edwards, D. A. Owen , E. A. Owen, E. Roberts and J.J. Summerfield.

**Also Present:** County Councillors R. Dew and Gwilym O. Jones, Clerk: Mai Owen.

2. **APOLOGIES** – Councillors, P. Bayman, C. Coates and W. Williams.

3. **DECLARATION OF INTEREST** - Cllr. David Barlow was not party to any discussion on item 8.3.

4. **MINUTES OF THE MEETING**

Resolved: to approve the minutes of 24 October 2018 (prop. Cllr. D Owen, sec. Cllr. D Barlow) and minutes of 28 November 2018 (prop. Cllr. D Owen, sec. Cllr. E. Owen)

5. **MATTERS ARISING FROM THE MINUTES**

5.1 **Bronze Statue** The planning application was still outstanding.

Signed:

(Chairman).

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**5.2 Football Club**

The lease for the football ground had been signed and returned.

**5.3 Beach Warden**

Agreed to invite the Maritime Officer to the next meeting to discuss what is required in respect of a beach warden service for the summer. Resolved to pay the bill for the beach warden for 2018.

**5.4 Rhosneigr Clock**

Submitted: Engineer's reported confirming that there was little wear and tear on the mechanisms but the problems relate to the environment in which the clock is working. An estimate of £1,300 was given to reinstate the clock however it was considered that further work needed to be done to address the poor conditions inside the clock tower to prevent further corrosion. Cllr. Evan Owen suggested that it may be possible to encase the mechanisms in an insulated box to prevent moisture penetration – he would look at this.

In view of the fact Cllr. Evan Owen had already repaired the collapsed timber platform inside the clock tower at his own expense, and the Community Council was very appreciative of this, it was suggested that perhaps other businesses in the village may be willing to help. Cllr. Gwyneth Parry said she would look at this.

**5.5 Afallon Caravan Park (Neuadd, Llanfaelog)**

The planning enforcement issue was ongoing.

**5.6 Llanfaelog Community Play Area:** The site was still closed Cllr. Delyth Owen would look for funding once the extent of the work required was known.

**6. CORRESPONDENCE: the following were submitted and noted:**

6.1 Executive's forward work programme

6.2 Public Consultation Supplementary Planning Guidance

6.3 Community and Town Council Update

6.4 2019-20 National Pay Agreement – accepted.

6.5 One Voice Wales - Training Sessions, Llangefni

**7. PLANNING DECISIONS - none**

**8. PLANNING APPLICATIONS**

**8.1 LBC/2018/3 Maelgwyn Mill, Glan y Gors Terrace, Ty Croes.**

Listed Building Consent for alterations to window and balcony - no objection.

**8.2 AVR/2018/8 – Broad House, Lon Traeth Llydan, Rhosneigr.**

Full application under Section 73 for the variation of condition (06) of planning permission 28C569 (demolition of the existing dwelling together with the erection of a new dwelling in lieu) in order to amend the design of the approved scheme – no observations.

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- 8.3 **FPL/2018/39 Rhosneigr Pharmacy, High Street Rhosneigr.**  
Full application for the change of use of part of the pharmacy (use class A1) into a flat (use class C3) – no objection.
- 8.4 **HHP/2018/30 23C Sisial y Môr, Rhosneigr.**  
Full application for alterations and extensions – no objection.
- 8.5 **HHP/2018/35 - Two Tides, Rhosneigr.**  
Full application for alterations and extensions - no objection.
- 8.6 **HHP/2018/40 - 9 Norman Court, Rhosneigr.**  
Full application for alterations and extensions - no objection.

**9. LIBRARY:**

The Council Tax in respect of the Library was sorted.

**10. RISK ASSESSMENTS.**

The Quarterly Inspection had been carried out, the play equipment was generally in good condition but some work will need to be done to preserve the safety surfaces. Resolved: to address these issues as soon as possible.

- 10.1 Rhosneigr Play Area: risk assessment sent to the clerk. The Quarterly Operational Inspection identified some safety issues on the springer, some surface separation which should be monitored and recommended that the equipment be painted.
- 10.2 Llanfaelog Community Play Area: The Quarterly Operational Inspection identified that the equipment and board play attachments were generally in good order, but the ramp on the adventure play unit and surrounding fence should be replaced. It was also recommended that all surfaces should be cleaned.
- 10.3 Bryn Du Play Area and Football Field: - The Quarterly Operational Inspection recommended that some work be done to maintain the swing and identified some tile separation which should be monitored.  
The small gate had been put back for the time being following representations from the football club.
- 10.4 Llanfaelog Cemetery: – the risk assessments on the memorials were not yet to hand.

**11. COMMITTEE MEMBER REPORTS**

- 11.1 Llanfaelog Village Hall: – Resolved to ask MY Scaffolding to erect scaffolding on the gable end of the hall as soon as possible and obtain a full specification of works.
- 11.2 Rhosneigr School Governor: – nothing to report.
- 11.3 Pencarnisiog School Governor: – nothing to report.
- 11.4 Footpaths: nothing to report.

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- 11.5 Beaches: – noted that the landlord had reinstated defences by the old Bay Hotel and similar work was being carried out at a property, nothing more to report.
- 11.6 Rhosneigr Village Hall: – nothing to report.
- 11.7 Track: – nothing to report
- 11.8 Bowling / Tennis Courts: – the new shed would be ordered shortly.
- 11.9 Benches: nothing to report.
- 11.10 Llanfaelog Cemetery – nothing further to report.
- 11.11 Bryn Du Allotments – nothing to report.

**12. FINANCE, ADMINISTRATION AND RISK MANAGEMENT**

Submitted and confirmed the financial report for the period to 31.12.2018 together with Bank Reconciliations and Statements.

**13. 2019/20 PRECEPT**

Cllr. Derek Browne and Cllr. David Barlow had met with the Clerk / RFO to consider the forecast of expenditure to 31 March 2019, the anticipated expenditure for 2019/20 and put together recommendations for the consideration by the Community Council. Copies of the accounts, details of anticipated expenditure and calculation of earmarked reserves were distributed to each Member and the Clerk / RFO presented the figures. She explained the need for increased reserves to help meet future capital expenditure and ensure financial stability.

Following careful deliberation it was agreed to accept the recommendations and to ask for a precept of £38,500 for 2019/20. All members were in agreement apart from Cllr. Delyth Owen who voted against the increase.

**14 PAYMENTS: NOVEMBER and DECEMBER:**

101596	Salaries	£1571.54	101598	Playground	£119.50
101597 +				Inspection	
STO					
101599	Council Tax	£515.00	101600	Purple Pest	£85
101461	North Wales	£979			
	Sheds				

**COUNCILLOR ALLOWANCES**

LCC Councillors were reminded that a payment of £150 per year is available for costs incurred in respect of telephone usage, information technology, consumables etc. The clerk would arrange to pay them next month unless she received written confirmation from a Councillor that they did not wish to receive it.

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**15. ANY OTHER URGENT MATTERS**

15.1 Council Members were to be urged to attend on a regular basis to ensure that all areas of the community are fully represented.

15.2 Resolved following discussion that local businesses should be allowed to purchase four car parking passes for staff at £10 each.

**16 NEXT MEETING 27.2.2019**