

Towyn & Kinmel Bay Town Council

Draft Minutes of the Full Council - (Hybrid Meeting) held on Wednesday 2nd September, 2026 at 7:00pm

Present Cllrs: T Bibby (Mayor), G Corry, L Derbyshire, L Gledhill, T Jenkins, D Johnson, M Jones, L Knightly, B McLoughlin, D Mulvaney, M Smith & N Smith

Clerk: Dylan Thomas

Deputy Clerk: Katherine Evans

1. Apologies

There were apologies received from Cllrs B Griffiths, L Griffiths and K Redhead.

2. Declarations of Interest

Cllr L Gledhill declared a prejudicial interest in Agenda Item 9 – TKBTC Tree Planting Scheme, as he has submitted a quote to be considered and he withdrew from the meeting whilst this agenda item was being discussed.

Cllr T Jenkins declared a prejudicial interest in agenda item 15 – Proposed Installation of Solar LED Lights on the Sandy Cove Estate (Tranche 2) as he is a resident of Sandy Cove and he withdrew from the meeting whilst this agenda item was being discussed.

Cllr T Jenkins declared a prejudicial interest in agenda item 16 – Proposed Installation of a bench at Aled Gardens on Sandy Cove as he is a resident of the Sandy Cove Estate and he withdrew from the meeting whilst this agenda item was being discussed.

Cllr T Jenkins declared a prejudicial interest in agenda item 20 – Conwy CBC – Proposed replacement of the wooden rails at the Circle on Sandy Cove, as he is a resident on Sandy Cove and he withdrew from the meeting whilst this agenda item was being discussed.

3. Public Participation

There were no applications from the public to address the Council.

4. Minutes

Resolved that: - The minutes of the Full Council meeting held on 05/08/2026 be approved and signed by the Chairman.

5. Matters Arising

There were no matters arising from the above-mentioned meeting minutes.

6. Planning

0/53623

Proposed change of use from Class B8 (Storage and Distribution) to Class D2 (Assembly and Leisure) to facilitate a gym, bodybuilding and fitness facility, including ancillary health, rehabilitation and wellbeing facilities.

Resolved that: - No Objection. The Town Council is in full support this application as there is local need.

7. Proposed Conwy CBC Tree Planting Scheme in Kendal Road Park

Noted that: -

- a) Conwy CBC's proposed scheme will no longer be proceeding, as there is insufficient time/no resources for the works to be completed by the March 2027 deadline.
- b) Conwy CBC has advised that it proposes to include Kendal Road within its next New Places for Nature funding application/scheme, if it goes ahead.
- c) The Clerk has advised Conwy CBC that Members will be disappointed that the proposed scheme is unable to proceed, particularly as the project has been under consideration and development for approximately two years.

8. OVW Tree Grant Application

Noted that: - The Town Council has successfully secured a grant package of three trees from One Voice Wales. These will be planted in the green space opposite Kinmel Bay Library to replace the three dead/damaged trees.

9. TKBTC Tree Planting Scheme

Noted that: - As the proposed Conwy CBC Tree Planting Scheme is no longer proceeding, which would have included the replacement of the identified dead and damaged trees, Members were asked to consider and decide whether: -

- a) The Town Council should proceed with the replacement of the identified dead and damaged trees itself; or
- b) No further action should be taken at this time, pending Conwy CBC's proposed future New Places for Nature Scheme.
- c) The Town Council's previous tree wholesaler, Pottles of Holywell are no longer trading. The works require a contractor able to supply, store, maintain prior to planting and deliver and plant at individual sites, as well as remove and dispose of the identified dead and damaged trees. Due to the specialist nature of these requirements and the limited availability of suitable contractors within the local area, only one quotation has been received for the proposed works.
- d) It was proposed that two additional dead/damaged trees in Clwyd Park be included in the works, bringing the total number of trees to fifteen.
- e) The original quote received from L & G Services was for 13 trees/£3,120 which equates to £240 per tree, as an additional two trees have been proposed the total cost for fifteen trees will be £3,600.

Resolved that: -

- a) The Town Council will proceed with the replacement of fifteen dead/damaged trees in the proposed locations.**
- b) The revised quotation of £3,600 (£240 per tree) received from L & G Services for the supply and planting of 15 established trees at various locations throughout Towyn and Kinmel Bay, together with the removal of the identified dead and damaged trees, be approved. Although only one quotation was received, Members noted that informal online price comparisons had been undertaken for trees of a similar size. It was also noted that the quotation included the supply, storing, maintaining of the trees prior to**

planting and delivery and planting of the trees at individual sites, and the removal and disposal of the existing dead and damaged trees. Taking into account the full scope of the works included within the quotation, Members were satisfied that is represented excellent value for money.

- c) The expenditure of replacing the trees will be funded from 2026-27 Ground Maintenance budget.

10. Speed Sensing Signs on St Asaph Avenue

Noted that: -

- a) Conwy CBC has confirmed that their existing mains powered speed sensing sign on St Asaph Avenue, opposite the church, cannot be repaired. A warranty claim cannot be made as the company that supplied the sign has ceased trading.
- b) The Members also requested a quotation from Conwy CBC for the supply and installation of an additional solar-powered speed sensing sign outside Jumping Jacks Nursery.
- c) Conwy CBC has provided a quotation of £8,085.32 plus VAT for the replacement mains-powered sign and the new solar-powered sign outside Jumping Jacks Nursery, both on St Asaph Avenue.

Resolved that: -

- a) The mains powered speed sensing sign on St Asaph Avenue be replaced.
- b) A new solar powered speed sensing sign outside Jumping Jacks Nursery be installed.
- c) The quotation of £8,085.32 plus VAT received from Conwy CBC for the replacement mains-powered speed sensing sign on St Asaph Avenue, the installation of a new solar-powered speed sensing sing outside Jumping Jacks Nursery, and the installation of a new post for the solar unit be approved. Although only one quotation was received, the works form part of Conwy CBC existing Speed Sensing infrastructure and therefore procurement has been undertaken by Conwy CBC using their appointed/approved contractors. Members were satisfied that the proposed costs represented excellent value for money and that the installation would enhance public safety.
- d) The expenditure for the replacement mains powered speed sensing sign and the installation of a new solar powered speed sensing sign will be funded as follows £5,000 from the 2026-27 Speed Sensing Sign Budget and the remaining balance of £3,085.32 from the Solar Farm EMR.

11. Bus Shelters

Noted that Conwy CBC confirmed on the 05/05/2026 that the estimated balance currently held by Conwy CBC on behalf of the Town Council for the maintenance and replacement of the bus shelters within Towyn and Kinmel Bay is £5,992.75.

12. Environmental Improvements Schedule 2026-27

Noted the updated year to date Work Schedule which was presented and explained by the Clerk.

13. Conwy CBC Public Consultation regarding Dog Control Public Spaces Protection Order 2026

Noted: -

- a) The email received from Conwy CBC relating to the Public Consultation – Dog Control Public Spaces Protection Order and the extension of the current Dog Control PSP02023.
- b) The public consultation will run from the 14/08/2026 to 11/09/2026.
- c) There are no proposed changes to any areas within Towyn and Kinmel Bay.
- d) Councillors can individually respond to the public consultation.

14. Q3 2026 Tree Survey

Noted the completed Q3 Internal Tree Survey.

15. Proposed Installation of Solar LED Lights on the Sandy Cove Estate (Tranche 2)

Noted: -

- a) The proposed location for the installation of 10 LED Lights throughout Sandy Cove.
- b) Two objections have been received from two residents regarding the initial proposed locations of the LED solar lights therefore alternative locations have been identified. One of the locations subject to an objection had been used for an LED solar light during Tranche 1, and was subsequently removed following a resident's objection resulting in an additional cost of £300 to the Town Council.
- c) To mitigate the risk of further objections and associated costs, it was suggested that a signed license for the permitted/authorised installation of LED solar street light/lamp post will be sought from the homeowners directly affected by each proposed location prior to installation. Where consent is not obtained, an alternative location will need to be identified.

Resolved that: -

- a) To mitigate the risk of further objections and associated costs, a signed license for the permitted/authorised installation of LED solar street light/lamp post will be sought from the homeowners directly affected by each proposed location prior to installation. Where consent is not received, an alternative location will be identified.**
- b) The proposed revised locations be approved subject to homeowners consent.**
- c) The quote of £4,315 plus VAT to supply and deliver 4 single x 4m lamp posts & Solar lights & 6 x double 4m lamp post & Solar lights from Wydels Electrical Wholesalers be approved. Although only one quote was received, it was deemed to be excellent value for money as it includes a complete package of the lanterns and posts and previous lantern packages purchased from Wydels have proven to be high-quality products with no reported issues.**
- d) The quote of £1,700 plus VAT from Firdale Construction Ltd to excavate and install 10 x 4m lamp posts be approved, although only one quote was received it was deemed to be excellent value for money and all the work previously undertaken by Firdale Construction Ltd has been completed on time, and to an excellent standard.**
- e) The quote for the sum of £310 from CRJ Electrical to install 4 x single and 6 x double solar LED lamp heads be approved, although only one quote was received it was deemed to be excellent value for money and all previous works undertaken by CRJ Electricals has been excellent.**
- f) The 2026-27 Solar LED Lights Budget will be increased from £6,000 to £6,325.**

Supports 'A Resilient Wales' as the installation of LED lights enhances safety, which is directly linked to mental well-being and physical health, particularly for vulnerable groups, like the elderly or children, who are more at risk in poorly lit areas.

16. Proposed Installation of a Bench at Aled Gardens on Sandy Cove

Noted: - Cllr T Jenkins proposal to install a standard armed bench at Aled Gardens, Sandy Cove, Kimmel Bay;

Resolved that: -

- a) A standard armed bench will be installed at Aled Gardens, Sandy Cove.
- b) The quote of £385 plus VAT from Plastecowood to purchase a standard armed bench be approved. Although only one quote was received, the members deemed the cost to be excellent value for money and previous bench purchases from Plastecowood have been to a high standard.
- c) The installation of a concrete base be approved. In accordance with the Council's Financial Regulations, delegated authority be granted to the Clerk, in consultation with the Chair/Appointed Finance Councillor to appoint a contractor/authorise the expenditure of the concrete base at an estimated cost of £500 plus VAT.
- d) The expenditure for the purchase of the bench and the concrete base will be funded from the 2026-27 Ground Maintenance budget.

Supports 'A More Equal Wales' as benches provide accessible resting places in public spaces, ensuring that people of all ages and abilities – including the elderly and those with mobility challenges – Can comfortably enjoy community areas, promoting equality of access.

17. Community Defibrillators

Noted that: -

- a) Cllr M Jones provided Members with an update on the community defibrillators, including their current status and any matters requiring attention.
- b) During the inspections Cllr M Jones has identified that the lights on a number of the defibrillator cabinets are no longer working.

Resolved that: - The Clerk will arrange for CRJ Electrical to inspect all defibrillator cabinets and rectify any defects identified.

Supports 'A Healthier Wales' as access to defibrillators is critical for saving lives in the event of a cardiac arrest. By installing defibs in public places, the community is better prepared to respond quickly to such emergencies, ultimately improving the overall health and safety of residents.

18. 2026 Insurance Risk Assessments/Audit

Resolved that: - The completed 2026 Risk Assessments and Action Plan for Insurance purposes be approved, as presented and explained by the Clerk.

19. 2026 Christmas Trees

Resolved that: - The quote of £1285.00 plus VAT received from Cambrian Woodland Services for the supply of two 25ft Christmas trees for 2026 be approved. Although only one quotation was received, Cambrian Woodland Services has supplied the Town Council with Christmas trees for several years and has provided a reliable service. Members deemed that the quotation represented excellent value for money based on quotes received in previous years.

20. Conwy CBC – Proposed replacement of the wooden rails at the Circle on Sandy Cove

Noted that: -

- a) Conwy CBC has confirmed the exact locations of the four new benches to be installed within the dunes as part of the Coastal Defence Scheme.
- b) Conwy CBC will also install a new Welcome Board and Message Board as part of the Coastal Defence Scheme.
- c) Conwy CBC has approached the Town Council to request a financial contribution towards the proposed replacement of the wooden rails at the Circle, Sandy Cove.
- d) The Clerk has requested that Conwy CBC provide a formal quotation and full breakdown of the proposed costs to enable Members to consider the request for financial support.
- e) The Clerk has queried the need to replace the existing wooden rails, given the raised level and position of the dunes in relation to the road and whether there is a risk of vehicles being able to access the dunes at the Circle, Sandy Cove. Further clarification has been requested from Conwy CBC before the matter is considered by Members.
- f) A site meeting was held on Tuesday 01/09/2026 between the Clerk, Deputy Clerk, and two TKBTC Councillors and the Chairman of the Sandy Cove Residents Association (SCRA). It was noted that following discussions at the site meeting, the Residents Association intends to contact Conwy CBC to request that consideration be given to replacing sections of the damaged wooden railings with some of the surplus rocks remaining from the recent Coastal Defence Works.
- g) It was reported that SCRA had contacted Conwy CBC Environmental Roads and Facilities department to express their concerns regarding the existing wooden railings which are rotten, however following discussions at the site meeting, the Chair of SCRA indicated that he was going to write to Conwy CBC to request that the existing railings are replaced with rocks.

Resolved that: -

- a) The Town Council will not make a financial contribution towards the replacement of the boundary fencing, irrespective of the proposed costs provided by Conwy CBC, on the basis that the land is owned by Conwy CBC and Members consider responsibility for the maintenance and replacement of the boundary fencing to rest with the landowner.**
- b) The Clerk will write to Conwy CBC to request that consideration be given to utilising a few of the surplus rocks remaining from the Coastal Defence Works to create an alternative boundary in place of the existing wooden fencing.**

21. Proposal for the Town Council to purchase an additional Boccia Set for Community use

Noted that, due to the increased use of the Town Council's boccia sets by local community groups, Members were asked to consider the purchase of an additional boccia set at a cost of £169.99 plus VAT, to be funded from the 2026-27 Community Support Budget.

Resolved that: - The purchase of an additional boccia set at a cost of £169.99 plus VAT from New Age Sports be approved, to be funded from the 2026-27 Community Support Budget.

22. Conwy CBC Councillors

There were no reports and/or updates from County Councillors at this meeting.

Meeting Closed: 19:53

Signed by the Chair of the next Full Council meeting on 23/09/2026.

DRAFT