

Towyn & Kinmel Bay Town Council

Draft Minutes of the Full Council – (Hybrid Meeting) held on Wednesday 5th June, 2024
at 7:00pm

Present Cllrs: L Formston, B Griffiths, L Griffiths, D Johnson, M Jones, L Knightly, A Macauley (Mayor), B McLoughlin, K Redhead, M Smith & N Smith

Clerk: Dylan Thomas

Deputy Clerk: Katherine Evans

As there are members of the public present, the Chair read out the public notice.

1. Apologies

Apologies for absence were received from Cllrs T Bibby, G Corry, L Gledhill and D Mulvaney.

2. Declarations of Interest

Cllr A Macauley declared a prejudicial interest in agenda item 12 – Solar Lights as she lives on Ogwen Avenue, which leads to Green Avenue (proposed site) and she withdrew from the meeting whilst this agenda item was being discussed.

Cllr L Griffiths declared a prejudicial interest in agenda item 9 – Steel container on St Asaph Avenue Field as she contacted the Charity for an update regarding the container and she withdrew from the meeting whilst this agenda item was being discussed.

Cllr L Formston declared a prejudicial interest in agenda item 10 – Renting out rooms as Cllr Formston is the existing tenant and she was placed in the Zoom waiting room (remote attendance) whilst this agenda item was being discussed.

3. Public Participation

There were four local residents from Cader Avenue at the meeting, as they wished to observe/address the Council regarding agenda item 6 – Planning item 0/51708.

4. Minutes

Resolved that: -

The minutes of the Full Council meeting held on 15/05/24 be approved and signed.

5. Matters Arising

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

6. Planning

0/51639

Demolition of existing detached bungalow and erection of pair detached bungalows.

Proposal One – The Town Council objects and proposes the application should be deferred for closer scrutiny due to the concerns from NRW (National Resources Wales).

Proposal Two – No objection, the Town Council supports to the proposed planning application as currently the property is vacant and derelict and the proposed planning will tidy the area and create much needed new accommodation in the area.

Resolved that: - No Objection, the Town Council supports to the proposed planning application as currently the property is vacant and derelict and the proposed planning will tidy the area and create much needed new accommodation in the area.

0/51641

Single storey side extension to existing retail unit known as SPAR, and all associated works.

Resolved that: - No Objection - The Town Council welcome the extension as it will improve the facilities for the residents and hopefully create further employment.

0/51652

Proposed attic conversion.

Resolved that: - No Objection, as the proposed application offers a safe refuge from flooding.

0/51695

Removal of existing and provision of new pitched roof with flat roofed dormer to allow for first floor living accommodation including balcony to the front and Juliet balcony to rear.

Resolved that: - No Objection

0/51708

Variation of condition no 16 of planning approval 0/47588 (Demolition of outbuildings to the northern boundary, currently deemed of unlawful use and the erection of sand/aggregate bays Demolition of 3730m2 of B8 and B1 floor space to form yard and hardstanding ancillary to the use of a builder's merchants.

Subdivision and change of use of 2660m2 floor space of B1 usage to mixed B1/B8 to form 6 smaller lettable units. Installation of rooflights for additional daylight within these units Change of use of the remaining 3380m2 B1 use to form 680m2 of trade counter (B8) and 2700m2 of builders merchants (sui generis). Installation of circa 450m2 of solar panels to southern elevation and the installation of rooflights for additional daylight Retain 572m2 of office space (over two floors), remaining as B1 use) to allow for changes to activity/delivery times.

Resolved that: - Objection on the grounds of the loss of amenities, and the members are concerned to hear from Cader Avenue residents at tonight's meeting, that the company is presently not compliant with the existing conditions and opening times.

7. Additional/Temporary CCBC CCTV

Noted that CCBC have confirmed they will check the suitability of the proposed additional location for the CCTV, and are carrying out patrols of the CCBC car park on Sandbank Road in Towyn.

8. Community Defibrillators

Noted that one defibrillator has been used this month.

Noted there is an additional defibrillator which is available to loan out if organisations wish to borrow the unit for events.

Noted that under agreement with North Wales Ambulance Service the community defibrillator located in Tir Prince Park has been swapped for a one which is the same specification as the rest of the community defibrillators.

Resolved that: -

1) The Clerk contacts a representative from Rhyl and Prestatyn First Responders to organise community training events on the use of defibrillators.

2) Training will take place at Community House on Chester Avenue, Kinmel Bay Community Centre and Festival Church.

3) A £50 donation per venue will be given to the Rhyl and Prestatyn First Responders, total of £150.

9. Steel Container at St Asaph Avenue Field

Noted that the charity who presently hold the lease for the field, have advised that the container is locked and holds equipment for use on the field, and they have no plans to remove it, but they would be pleased to accept support to improve the exterior appearance.

Resolved that: - The Town Council will invite the charity to apply for a grant to support the tidying of the steel container.

Cllr K Redhead joined the meeting late at 19.35pm.

10. Renting out of Upstairs Offices

Noted that under the terms of the lease, in order to terminate the lease early, the tenant (Cllr L Formston) needs to provide 3m notice prior to the annual break date which is 1st August each year.

Noted that the tenant has hardly used the room over the last 3/6-month period, and that the rent is fully up to date up to and including May 2024.

Noted that the Town Council has agreed that the last two previous tenants could terminate their leases early without penalty and/or full notice.

Resolved that: - The early termination of the lease relating to the First Floor Office be approved, as at 31/05/2024, with no penalty, and/or any further payment to be made by the tenant.

Noted that: -

1) The Letting Agents have advised that they would recommend a rent of up to £80 per week (which is double what we have been charging, however this room is a lot bigger than the other upstairs office).

2) The Letting Agents have not provided a suggested rent for the smaller room, and we are waiting for them to advise what the fees would be to advertise/identify a suitable tenant for the vacant office.

Resolved that: - The members are happy for the Clerk to have discretion and flexibility in regards to the rent amount if someone approaches directly.

11. Owain Glyndwr Community Garden

Noted that the water supply within the garden was installed on 25/05/2024, and that the further connection works from Welsh Water and the agreed grounds maintenance are both due to be completed by the 14/06/2024.

Noted from the total budget of £12,918, £8,974.18 has been paid/committed. Estimated amount left to allocate as of the 05/06/2024 is £3,943.82.

Given that Cllr A Macauley had declared a prejudicial interest in agenda item 12, and as Cllr D Mulvaney (deputy Chair Full Council) was not present, Cllr L Griffiths was proposed and seconded as Chair for agenda item 12.

Resolved that: - Cllr L Griffiths be the Chair of the meeting for agenda item 12 – Solar LED lights.

12. Solar LED Lights

Noted that due to the implications around installing the Solar LED lights on Morfa Avenue, this project will be put on hold temporarily. Members will carry out a public consultation with the residents on Morfa Avenue and also obtain the landowners written consent before moving on with this project.

Resolved that: - Members are happy to proceed with quotes for the second phase of the LED light project on Green Avenue, and if any monies remaining these are to be used on Tir Prince Park.

Resolved that: - The following potential locations to install Solar LED lights were identified for 2024/25.

- Green Avenue – Phase three
- Towyn Way West
- Brook Avenue
- Towyn Way East
- Morfa Avenue
- Tir Prince Park additional LED lights
- Sandy Cove area of promenade
- Sandy Cove roads

13. Mass Bulb Planting

Resolved that: - There is to be no mass bulb planting in 2024/25.

14. Play Grounds

Resolved that: - There are no plans for playground improvement/replacement projects in 2024/25, as there is no formal budget.

15. Summer Play Schemes

Noted that presently the only agreed Summer Play Scheme for 2024/25 is the CCBC Summer Play Scheme in Tir Prince Park.

Noted that a potential grant application may be received from St Mary's Church for Summer Play activities.

16. Tree Survey

Noted the Q2 Internal Tree Survey which has been completed by the Clerk.

17. Bus Shelter Survey

Noted the 2024 H1 Internal Bus Shelter Survey which has been completed by the Clerk.

18. Benches

Resolved that: - No further benches will be installed in the Towyn and Kinmel Bay area for 2024/25.

Resolved that: - Cllr B Griffiths report will be forwarded again to Conwy CBC for them to consider under the Public Realm Improvements Scheme.

19. 2024-25 Environmental Improvements Work

Resolved that: - As there will be no Community Skips events in 2024 – 25, the budget is to be cancelled and placed into General Reserves.

20. Chester Avenue Playground

Noted that CCBC have been successful in obtaining grant funding to replace the safety flooring for the spaceship.

Noted that the worn ropes are being monitored and will be replaced when funding is available.

Noted that the Town Council may be approached for potential funding.

21. Sign at Kinmel Bay Beach Car Park Entrance

Resolved that: - The quote of £695 from Clwyd Signs to replace the damaged sign was approved, whilst it was the only quote that was received, Clwyd Signs designed/supplied and installed the original sign, and the quote was deemed excellent value for money (same price as November 2022).

Noted that this sign must include a maximum height restriction limit.

22. Conwy County Borough Councillor Updates/Reports

Cllr N Smith reported that he had attended an informal cabinet meeting and stated that the budget shortfalls for next year remain similar to this year.

Cllr M Smith reported that he was collating feedback on the postal service in Towyn and Kinmel Bay and invited members to contact him if they would like to raise any issues.

Cllr's B McLoughlin and K Redhead advised they did not have anything further to report.

Meeting closed at 20:37pm

.....
Signed by the Chair of the next Full Council meeting 10/06/2024.