

MINUTES OF THE ORDINARY MEETING OF TYWYN TOWN COUNCIL
HELD ON WEDNESDAY 8TH FEBRUARY 2017
AT YSGOL UWCHRADD TYWYN AT 7.00PM

PRESENT: Councillor Alun W. Evans (Chair)

Councillors: Ron W. McCoo, Nancy E. Clarke, Richie Owens
John H. Boulter, Mark D. Kendall, Mike Stevens
Eileen M. Ellis, Anne Lloyd-Jones, John Pughe

OFFICERS PRESENT: Bedwyr Gwilym (Town Clerk)

Cl. 205 **APOLOGIES:**
08.02.17

Councillor Islwyn H. Davies

Cl. 206 **DECLARATION OF INTEREST:**
08.02.17

Councillor Anne Lloyd-Jones (Cl. 225)
Councillor Nancy Clarke (Cl. 225)
Councillor Mike Stevens (Cl. 225)

Cl. 207 **CHAIRMAN'S ACTIVITY REPORT:**
08.02.17

The Chairman noted the following engagements:

- Attended the Official Opening of Tywyn and District Hospital, with the following present: Mr Peter Higson, Chair of Betsi Cadwaladr University Health Board, Mr Vaughan Gethin AM, Cabinet Secretary for Health, Lord Dafydd Elis-Thomas AM, Mr Morgan Vaughan MBE and Councillor Anne Lloyd-Jones
- 25.01.17 Attended Ynys-y-Maengwyn Trust Committee Meeting and Chaired a Meeting of Ynys-y-Maengwyn Caravan Park Committee
- 27.01.17 Chaired an Extraordinary meeting of Tywyn Town Council
- 1.02.17 Chaired a Planning Committee
- 1.02.17 Attended a training session with the aim of showing how members of the public can use a public use defibrillator

The Chairman thanked Welsh Hearts and Dysynni First Responders for hosting the defibrillator training session.

The Chairman informed the Council of upcoming engagements:

- 22.02.17 Tywyn and District Hospital Committee AGM
- 23.02.17 One Voice Wales' Area Committee, Dolgellau
- 5.04.17 Arfon Jones, North Wales Police and Crime Commissioner holding a public meeting at Neuadd Pendre

Cl. 208 **RECEIVE AND APPROVE MINUTES OF THE ORDINARY MEETING HELD ON**

08.02.17 **WEDNESDAY, 11 JANUARY 2017**

RESOLVED: To receive and approve the minutes, with Councillor Mark Kendall proposing and Councillor Mike Stevens seconding the proposal.

Cl. 209
08.02.17 **RECEIVE AND APPROVE MINUTES OF THE EXTRAORDINARY MEETING HELD ON FRIDAY, 27 JANUARY 2017**

RESOLVED: To receive and approve the minutes, with Councillor Alun Evans proposing and Councillor Eileen Ellis seconding the proposal.

Cl. 210
08.02.17 **RECEIVE AND APPROVE MINUTES OF A SITE MEETING HELD ON WEDNESDAY, 11 JANUARY 2017**

RESOLVED: To receive and approve the minutes, with Councillor Alun Evans proposing and Councillor Nancy Clarke seconding the proposal.

Cl. 211
08.02.17 **RECEIVE AND APPROVE MINUTES OF THE PLANNING COMMITTEE HELD ON WEDNESDAY, 1 FEBRUARY 2017**

RESOLVED: To receive and approve the minutes, with Councillor Ron McCoo proposing and Councillor John Boulter seconding the proposal.

Cl. 212
08.02.17 **CREATING A PUMP PARK AT THE RECREATION GROUND**

No update received due to the absence of Councillor leading the project.

RESOLVED: To defer the item until next month's Council Meeting.

Cl. 213
08.02.17 **APPROVE THE TREASURER'S REPORT FOR JANUARY 2017**

RESOLVED: To approve the Treasurer's Report for January 2017.

Cl. 214
08.02.17 **GWYNEDD COUNCILLOR'S REPORT**

To receive verbal reports from Gwynedd Councillors on matters in the Council's interest.

Gwynedd Councillor Mike Stevens reported the following:

- Previously informed Tywyn Town Council that Gwynedd Council had received a fine of £73,000 for bad waste management in Tywyn and that no details of the fine had been received from Gwynedd Council. Information has now been received concerning the fine, with the fine issued due to Gwynedd Council holding 60 tonnes of soil, tarmac and concrete. With Gwynedd Council holding a 50 tonnes licence from Natural Resources Wales. Head of Gwynedd Council's Highways and Municipal Service looking at the reasons for the fine and writing a report.
- Parking restrictions in Tywyn have recently been altered; however old signs are still in place. New signage will be erected in approximately six weeks.

- Gwynedd Council's Property Department unable to locate deeds for the Victorian Shelter on the Promenade and as such, able to offer an interim licence at zero value.
- On 19.01.17, met with Gwynedd Council's Transport Service in order to discuss the junction on Neptune Road. Due to the layout of the road, options include moving the monument or buildings, traffic calming measures and erecting road signage. Gwynedd Council will visit Neptune Road during the summer to assess the junction at busier times.
- Planning permission granted for 5 new dwellings on land at Penmorfa, with the development requiring access for construction through the existing housing estate. Residents annoyed that letters issued by the planning authority have not been received.
- Gwynedd Council's Planning Department concerned regarding the state of repair of the Grade II listed Corbett Arms Hotel.

Gwynedd Councillor Anne Lloyd-Jones reported the following:

- A letter regarding the Corbett Arms Hotel is at Town Council's Office.
- Attended a Financial Strategy course looking at what funding Gwynedd Council requires.
- Gwynedd Council facing a shortage of carers and a meeting will be held on 10.02.17 at Dolgellau's Job Centre Plus for anyone interested in a career as a carer.
- Gwynedd and Anglesey JLDP document out for consultation.
- Declared her membership of CCG and that 350 social housing units became available to let in rural areas of Gwynedd in 2016, with CCG building new units. Residents are encouraged to register for social housing through contacting Gwynedd Housing Options team.

RESOLVED: To accept the information from the County Councillors.

Cl. 215
08.02.17

OPPORTUNITY FOR COUNCILLORS TO REPORT BACK TO THE COUNCIL FOLLOWING THEIR ATTENDANCE AT EXTERNAL COMMITTEES

RESOLVED: No report given from External Committees.

Cl. 216
08.02.17

CLERK'S REPORT

The Clerk's report was circulated to Councillors.

RESOLVED: To approve the Clerk's report.

TO RECEIVE CORRESPONDENCE

Correspondence That Necessitates Action by the Council.

Cl. 217
08.02.17

Toby Edwards Memorial Fund - Request to place a bench in Tywyn

RESOLVED: To write a letter to Toby Edwards Memorial Fund stating Tywyn Town Council's support and to enquire where the Fund would like to place a bench.

To offer suitable places to place a bench that Tywyn Town Council is responsible for (Brook Street Garden, Bryn-y-Paderau and Cambrian Road Recreation Ground).

To write a letter to Gwynedd Council supporting Toby Edwards Memorial Fund's request should the fund want to place a bench on land owned by Gwynedd Council.

Cl. 218
08.02.17 Cabinet Member for Regulatory - Results of questionnaire following two events held in Tywyn over the summer months

Councillor Anne Lloyd-Jones read the content of an email sent by Councillor Mike Stevens to Gwynedd Council officers regarding the questionnaire.

Councillor Mike Stevens stated that he is in favour of holding events in Tywyn and pleased that both events did not have a detrimental impact on local businesses. However, three businesses had voiced concern prior to the events taking place regarding mobile food kiosks.

RESOLVED: To accept the information.

Cl. 219
08.02.17 NatWest - Untidy appearance of the closed NatWest bank in Tywyn

A letter had been received from NatWest confirming that grounds maintenance will remove weeds and fallen sign.

RESOLVED: To accept the information.

Cl. 220
08.02.17 Gwynedd Council - Request to fund flowers outside Canolfan Hamdden Dysynni

RESOLVED: Councillor Mike Stevens proposes, with Councillor Mark Kendall seconding the proposal to offer £500 towards the cost of planting flowers in 2016/17, to request a letter for 2017/18 with £500 given as an indication of the level of funding offered.

Cl. 221
08.02.17 Welsh Government - Consultation on the White Paper, Reforming Local Government: Resilient and Renewed

RESOLVED: Town Council not to respond to the consultation, with Councillors able to respond as individuals.

Cl. 222
08.02.17 Alun Griffiths (Contractors) Ltd - Presentation re Pont ar Ddyfi

RESOLVED: To accept the information.

Cl. 223
08.02.17 Gwynedd Council - Tywyn Speed Restriction Order 2017 - A493 north east of Pall Mall

RESOLVED: To accept the information.

Cl. 224 Correspondence Received That Does **Not** Necessitate Action by the Council

08.02.17

And Is Available At The Clerk's Office For Perusal By Any Interested Councillor

- (a) BCUHB - Stakeholder events for people over 50+ and later in life
- (b) Wales Audit Office - Press release - Community Councils need to improve financial management and governance
- (c) National Assembly for Wales - Inquiry into the general principles of the Trade Union (Wales) Bill
- (d) Welsh Government - Consultation on the reform of school governance
- (e) Gwynedd Council - Highways Maintenance and Municipal Service - resurfacing

Cl. 225

08.02.17

LEASE OF CAMBRIAN ROAD CAR PARK TO TALYLLYN RAILWAY COMPANY LTD

Public Bodies (Admission to Meetings) Act 1960

In accordance with Public Bodies Admission to Meetings Act – Local Government (Access to Information) Act (1985) Schedule 12A, parts 1.1 and 4.14, public and press are therefore excluded from this part of the meeting.

Councillor Mike Stevens declared a prejudicial interest and left the room whilst discussion and voting took place. Councillor Anne Lloyd-Jones and Councillor Nancy Clarke declared non-prejudicial interests and remained in the room.

A draft lease had been prepared by Morris & Bates Solicitors and distributed to Councillors prior to the meeting.

Councillor John Pughe proposed a rental figure of £2,000 per annum. The proposal was not seconded.

RESOLVED: Councillor Mark Kendall proposed, with Councillor Anne Lloyd-Jones seconding the proposal, to offer the lease to Talyllyn Railway subject to the following: Solicitor to insert “tenant to maintain car park on a fit for purpose basis”, rent of £1,500 per annum to be reviewed after three years, and every three years thereafter. Councillor Ron McCoo proposed, with Councillor Anne Lloyd-Jones seconding the proposal to offer a term of 25 years, with rent to be paid once a year on an annual basis and for lease to be dated April 1st 2017. Town Clerk to email any amendments to Councillors, to authorise the Council’s Chairman and Vice-Chair to sign the lease, with Town Clerk acting as witness. Solicitor to inform Charity Commission.

Councillor Mike Stevens re-entered the meeting.

Cl. 226

08.02.17

SUBLEASE OF RAILWAY BUILDINGS

Public Bodies (Admission to Meetings) Act 1960

In accordance with Public Bodies Admission to Meetings Act – Local Government (Access to Information) Act (1985) Schedule 12A, parts 1.1 and 4.14, public and press are therefore excluded from this part of the meeting.

RESOLVED: Councillor Mike Stevens proposed, with Councillor John Boulter seconding the proposal. To send a letter to the tenant, stating that Tywyn Town Council's lease has now finished and to offer the tenant a deal, whereby, should the tenant vacate the building within one month, half of the rental arrears will be written off. Should the tenant not vacate the building, the Council will take legal action to reclaim possession of the building and for the full amount of rental arrears. With Tywyn Town Council's letter to be addressed to Morris & Bates Solicitors.

To write to Morris & Bates Solicitors to give instruction that Tywyn Town Council wishes to give Arriva Trains Wales (landlord) notice to quit.

To contact Gwynedd Council's Economic Department to enquire whether any clauses were included in the refurbishment grant.

To request advice from Solicitor in regard to making a formal claim on tenant on rental arrears.

The meeting was declared closed at 8:40pm

MINUTES OF A SITE MEETING
HELD ON WEDNESDAY 11 JANUARY 2017
AT VARIOUS LOCATIONS AT 10.00AM

PRESENT: Councillor Alun W. Evans (Chair)

Councillors: Nancy E. Clarke, John Boulter, John Pughe,
Anne Lloyd-Jones, Richie Owens

IN ATTENDANCE: Adrian W. Williams (Highways Engineer, Gwynedd Council)
Iwan Richards (Highways Inspector, Gwynedd Council)

OFFICERS PRESENT: Bedwyr Gwilym (Town Clerk)

1. **APOLOGIES:** Councillor Mike Stevens

2. **DECLARATION OF INTEREST**

No Councillor declared an interest

3. **BLOCKED DRAINS AT REAR OF PROPERTIES ON HIGH STREET, NEAR LEISURE CENTRE**

Two drains, situated opposite each other on land belonging to Bro Dysynni Leisure Centre were looked at. Gwynedd Council's Highways Engineer confirmed that only drains situated on a highway are the responsibility of Gwynedd Council's Highways Service. It was reported by Gwynedd Council's Highways Engineer that Gwynedd Council Leisure Service is responsible for the drains at Bro Dysynni Leisure Centre and the matter has been reported to the Leisure Service.

RECOMMENDATION: To accept the information.

4. **ROAD SAFETY AND PEDESTRIAN SAFETY ON NATIONAL STREET/NEPTUNE ROAD**

A blocked drain situated directly outside Tywyn Central Stores, Neptune Street was spotted whilst on site visit. Confirmation was received from Highways Inspector that the blocked drain will be included on a worksheet.

Councillors identified the narrow pavement outside Tywyn Central Stores, and concerns raised regarding disabled access should the proposed move of the Post Office to Tywyn Central Stores be realised. A metal box situated on the pavement outside Tywyn Central Stores made pavement narrower for wheelchairs users and pushchairs, especially when cars are parked close to the curb with wing mirrors protruding. It was confirmed by Gwynedd Council's Highways Engineer that enquiries will be made regarding the metal box.

It was reported by a Councillor at the meeting that the Post Office is proposing an internal ramp, therefore alleviating any requirements for a change of layout to the pavement to enable an external ramp.

Gwynedd Council Highways Officers viewed the visibility when turning right from Neptune Road onto National Street and noted the lack of visibility. It was confirmed that Gwynedd Council's Highways Department would speak to colleagues regarding visibility and request a street survey, with the aim of improving visibility for motorists and pedestrians.

RECOMMENDATION: To accept the information.

5. ROAD SAFETY AND PEDESTRIAN SAFETY ON NEPTUNE ROAD/WARWICK PLACE

Hedges overhanging from Ysgol Uwchradd Tywyn's playing field was identified and it was confirmed by Gwynedd Council Highways that the hedge would be trimmed back to improve visibility.

Further down from the school playing field, an overhanging tree situated on private land near a bend in the road was shown to Gwynedd Council's Highways Officers. It was confirmed by the Highway Engineer that Gwynedd Council could not take action on any hedge or tree on private land and that Gwynedd Council would write a polite request to the owner, requesting the owner to cutback the tree. If the owner ignored the request, Gwynedd Council would then be in a position to issue enforcement, with the owner given a set amount of time to comply. Failure to comply would enable Gwynedd Council to cutback any trees or hedges and issue a bill to the property owner for the works.

Councillors also noted the short length of double yellow lines on Faenol Isaf. It was confirmed by Gwynedd Council's Highways Officers that Traffic Orders would be required to extend the length of double yellow lines.

RECOMMENDATION: To accept the information.

Councillor Richie Owens left the site-meeting.

6. ROAD SAFETY AND PEDESTRIAN SAFETY ON HIGH STREET NR AIR AMBULANCE SHOP

The location of the Zebra Crossing was identified by Councillors as a concern, with motorists travelling round a corner from Aberdyfi direction, approaching the Zebra Crossing and having to apply brakes heavily if pedestrians are crossing. Gwynedd Council's Highways Officers informed Councillors that a road sign is present immediately prior to the bend in order to inform motorists of the crossing ahead. It was reported by the Highway Engineer that due to the layout of the road, moving the Zebra Crossing is not possible and there are only two options available, either to keep the Zebra Crossing at its existing location or for it to be taken away.

Information was given by the Highway Engineer that Tywyn High Street and College Green are to be resurfaced within the next six weeks.

A Councillor informed Gwynedd Council Highways Officers of a very high curb near Alexandra Nursing Home. It was confirmed by Gwynedd Council Highways Officer that the high curb would be inspected.

RECOMMENDATION: To accept the information.

The meeting was declared closed at 10:55am

MINUTES of the Planning Committee
held in the Committee Room, Council Office, High Street, Tywyn,
on Wednesday, 1 February, 2017 at 6.15 p.m.

PRESENT: Cllr. Alun W.Evans (Chairman)
N.E.Clarke; R.W.McCoo; J.Pughe; J.H.Boulter; R.E.Owens;

IN ATTENDANCE: None

OFFICERS PRESENT: Bedwyr Gwilym (Town Clerk)

1. **APOLOGIES:** I.H.Davies; A.Lloyd-Jones; G.M. Stevens

2. **DECLARATION OF INTEREST:**

No Councillor declared a personal or prejudicial interest.

3. **GWYNEDD COUNCIL - PUBLIC CONSULTATION - REMOVAL OF BT PUBLIC PAYPHONES**

RECOMMENDATION: To re-iterate Tywyn Town Council's observations from BTs first public consultation.

Tywyn Town Council objects to the removal of the public payphone near Tywyn and District Hospital (no 01654 710199) on the following grounds:

- payphones are a necessity in emergencies
- mobile telephone signal is weak
- mobile batteries require frequent charging and could be flat when required
- not everyone has a mobile phone

4. **JOINT PLANNING POLICY UNIT GWYNEDD & MÔN - PUBLIC EXAMINATION - MATTERS ARISING CHANGES WITHIN JOINT LOCAL DEVELOPMENT PLAN (JLDP)**

None of the Matters Arising Changes contained within the documentation effected Tywyn, its development boundary or its status within the hierarchy of villages and towns. With the only change being to affordable housing, which is county wide.

RECOMMENDATION: To accept the information.

5. **GWYNEDD COUNCIL - PLANNING SCRUTINY INVESTIGATION**

A questionnaire had been received, containing six questions:

Q1 Are you clear what is the community / town council's role in the planning process?

Yes

No

Q2 Have you received training on planning policies (National and local)?

Yes

No

Q3 How do you receive information on planning applications in your area?

Q4 How satisfied are you with the way in which you receive information / response to an enquiry?

Satisfied

Unsatisfied, please note the reason

Q5 Are there any barriers to submit the community / town council comments on planning applications?

Yes

No

If yes, please note the barriers

Q6 What changes would you like to see take place to improve the experience of dealing with planning applications?

RECOMMENDATION: To answer as follows:

Q1 Yes

Q2 No

Q3 Clerk

Q4 Unsatisfied, difficulty getting in touch with a Planning Officer

Q5 No barriers

Q6 Tywyn Town Council will move to a system whereby Planning Committees are held on a regular basis - every three weeks - in order to consider planning applications, instead of the current arrangement of calling Planning Committees on an *ad hoc* basis. No further comments.

6. PLANNING APPLICATIONS

6.1

C16/1689/09/R3 Single storey extension to side of existing care home

Llys Cadfan, Ffordd Brynhyfryd, Tywyn, Gwynedd, LL36 9HG

RECOMMENDATION: No objection.

6.2

C17/0041/09/LL Erection of two terraces of nine dwellings (four to be for affordable local need)

Land adjacent to Glan y Môr, Tywyn, Gwynedd, LL36 0DG

RECOMMENDATION: No objection.

The meeting was declared closed at 6:38pm