CYNGOR CYMUNED BETWS YN RHOS A LLANELIAN YN RHOS.

BETWS YN RHOS AND LLANELIAN YN RHOS COMMUNITY COUNCIL

CLERK : Mel Jones, 2 Lon Hafan Abergele LL22 8QJ
Ffon : 07833 548435 e-bost : clerc@betwsallanelian.org.uk

-

MINUTES OF THE MEETING HELD AT THE VILLAGE HALL, LLANELIAN AT 7.30pm ON MONDAY 1st SEPTEMBER 2025

-

1.WELCOME – The Chair, Councillor Glena Humphrey welcomed all to the meeting.

2. PRESENT – Councillors Glena Humphrey, Gethin Owen, Irwedd Griffiths, Goronwy R. Williams, D Gwyn Jones, Gwenda Davies, John Evans, Hefin Williams, Bryn Jones, County Councillor Ifor G. Lloyd and the Clerk - Mel Jones.

3. APOLOGIES – Councillor Gwawr Thomas

Prior to the start of the meeting Mr Mark Blissitt of Aelwyd Uchaf, Cil Llidiart Road, Betws yn Rhos entered the Village Hall accompanied by his daughter. He requested to speak with Councillors which was granted. Mr Blissitt wanted to discuss the refusal by the Conwy Planning Department of his application to build a dwelling house on his land. He wanted to know what the Community Council wanted him to do to make the premises less visible – hedging, thatched roof. Mr Blissitt was informed that the Planning Department should be the avenue for his queries and not the Community Council and we could not discuss the issue with him. He stated that he would be submitting another application and it was explained that when this was on the Agenda of the Community Council he could come and speak with the Councillors.

It was highlighted to Mr Blissitt that a planning application in respect of farm tracks at his home was on the agenda to be discussed and he was given the opportunity to speak with the Councillors regarding this application. Mr Blissitt stated that there was hedging around the

proposed track and he required the track to be able to have access to the buildings to manage the livestock.

The Chair assured him that his comments would be considered. It was explained that Mr Blissitt should e mail the Chair or the Clerk with prior notification of his attendance if he wished to speak to the Councillors regarding any future planning applications.

Mr Blissitt thanked the Councillors for their time and left the meeting.

4. DECLARATION OF INTEREST

Members are reminded that they must declare the existence and nature of any personal interests using the form provided for the purpose. Councillor Ifor LLOYD has stated that he sits on the planning committee and as such cannot take part in any decisions made on applications being discussed, but he could answer questions relating to planning regulations and policies.

There were no declarations of interest.

5. MINUTES

The minutes of the meeting held on the 7th July 2025 were read. The minutes were approved and signed. (Proposed by Councillor Goronwy Williams and seconded by Councillor John Evans.)

6. MATTERS ARISING

There were no matters arising

7. FINANCE

The monthly Financial Statements were produced for the period ending 20th July 2025.

Ending 20th July 2025

(1) Community Account = £3,399.76 (Brought Forward)

Money Received = NIL

Money Paid Out

= £400.00 (Clerk's wages)

= £194.14 (Clerk's wages)

= £62.38 Aston Hughes (Payroll)

= £5.00 (Bank Charges)

= £500.00 (Grant Betws Cemetery)

= £375.00 (Invoice Audit Wales)

TOTAL – £1,536.52

Community Account = £1,863.24 (Carried Forward)

(2) Business Account = £4,088.37(Brought Forward)

Money Paid Out = NIL

Money Received = NIL

Business Account = £4,088.37 (Carried Forward)

Total = £5,951.61 (Carried Forward)

The monthly Financial Statements were produced for the period ending 20th August 2025.

Ending 20th August 2025

(1) Community Account = £1,863.24 (Brought Forward)

Money Received = £6,000.00 (Conwy CBC Precept)

Money Paid Out

= £197.43 (HMRC Clerk's wages)

= £400.00 (Clerk's wages)

= £194.14 (Clerk's wages)

= £5.00 (Bank Charges)

~~= £500.00 (Grant Betws Cemetery)~~

= £197.43 (HMRC Clerk's wages)

TOTAL – £994.00

Community Account = £6,869.24 (Carried Forward)

(2) Business Account = £4,088.37(Brought Forward)
Money Paid Out = NIL

Money Received = NIL

Business Account = £4,088.37 (Carried Forward)

Total = £10,957.61(Carried Forward)

Members noted the financial situation and the Bank account as listed above.

All agreed that the accounts were correct.

Following the Internal Audit, it is now necessary to have the Council's agreement before any invoices are paid on-line.

The Clerk updated that the £500 grant authorised to Betws yn Rhos Cemetery had been paid and a confirmation E mail received.

The Clerk updated that the order of 30 batteries for the defibrillators had not yet been progressed by Tomos Hughes. Cost will be circulated for authority of payment once received

The Clerk updated that a circulation had been received from One Voice Wales detailing the Local Government Services Pay agreement from 1st April 2025 to 31st March 2026. The hourly rate for the Clerk on SCP17 has increased from £15.58 to £16.08. The matter of the Clerk's pay had been highlighted in the last Audit report. The Councillors agreed that the increase be authorised and Aston Hughes to be informed by the Clerk for payroll purposes. The Clerk stated that he was content not to seek back pay to the 1st April 2025.

The Councillors present also stated that they did not wish to claim their Councillors Allowance for 2025/2026. The requisite forms to be signed at the next meeting.

8. CORRESPONDENCE

Received

1. Correspondence received from Mr Medwyn Lewis regarding the poor condition of Plas Helyg Road, Llysafen which was in need of refurbishment. Mr Lewis requested a site meeting. It had been explained to Mr Lewis that the matrix was in place and there was a priority list. A site meeting would not prove of any benefit. The Clerk to update Mr Lewis.
2. Mrs Margaret Morris from Betws yn Rhos had contacted the Clerk in relation to issues with protected covenant on houses in her estate. The Clerk had liaised with the Planning Department and it was the responsibility for the householders to take their own legal action. This had been passed to Mrs Morris and that it was not a Community Council or County Council issue.
3. Rural Crime Survey received and had been posted on the Community Council website.
4. Regular emails from One Voice Wales, Public Service Executive etc. with those relevant being forwarded to the councillors, and available from the Clerk.

Sent

a. Responses and enquiries to CCBC's Planning Department

b. Letters and emails received requiring forwarding to Councillors.

9. **GRANTS**

Applications to the Community Council.

The Clerk updated that the £500 grant paid to Betws yn Rhos had been confirmed by E mail from the Treasurer.-

The Clerk updated that a letter had been received from Mrs Ann Vaughan requesting grant assistance to cover the grass cutting at Trofarth Cemetery. This amount was covered in the precept as the annual grant is paid. It was unanimously agreed that the grant of £500.00 be paid.

~~Cemetery had now been confirmed by~~

Applications by the Community Council

An E mail had been received with details of the grant available for the Warm Hub. This had been forwarded to Aloma Wheway who coordinates the Warm Hub in Betws yn Rhos.

CVSC are now assisting the Community Council to resource suitable grants for various projects within the community. A future application will be submitted in relation to the upgrade of the Betws yn Rhos Playground.

10. **PLANNING - http://www.conwy.gov.uk/planningexplorer**

NEW APPLICATION

Reference: 0/52758 Applicant: Gwynfor Jones

Proposal: New agricultural shed to house sheep and lambs at lambing time along with providing space for calf housing

Location: Twnan Ucha, Dolwen Road, Dolwen, Betws Yn Rhos, LL22 8NN

The Planning application documentation was read.

There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department

NEW APPLICATION

Reference: 0/52738 Applicant: Mr J. Rees

Proposal: Proposed 2 storey side extension to previously converted outbuilding

Location: Pant Idda, Nentydd Road, Rhyd Y Foel, Betws Yn Rhos, LL22 8EE

The Planning application documentation was read.

There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department

NEW APPLICATION

Reference: 0/52713 Applicant : Mrs A Wheway

Proposal: Replace all the flood lights on the Bowling Green and the MUGA (Multi Use Games Area) The lights are currently sodium 1000Watt around the Bowling Green, One has failed and one is flashing, so thought it would be advantageous to replace all the head units with low wattage LED units. We are only proposing to change the head unit on each of the existing posts. A survey of lights has been undertaken by "Tamlite" copies attached.

Location: Sports Pavilion, Dolwen Road, Betws Yn Rhos, LL22 8AW

The Planning application documentation was read.

There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department

NEW APPLICATION

Reference: 0/52714 Applicant: Mr Max Jones

Proposal: Retrospective change of use of land and associated siting of storage containers (B8 Use) along with landscaping works

Location: Land at Bryn Rodyn, Dolwen Road, Old Colwyn, Colwyn Bay Conwy

The Planning application documentation was read.

The Councillors were concerned that this was a retrospective change of use of land and associated siting of storage containers along with landscaping works. There were concerns as to why this was not subject to an application prior to this one.

It is also of concern that there will be an increase of traffic to the site on what is already a busy road.

There were objections to the Planning Application.

The Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department.

NEW APPLICATION

Reference: 0/52704 Applicant: Mr Mark Blissitt

Proposal: Farm track to agricultural sheds and hay feeder (Agricultural Prior Approval Details)

Location: Aelwyd Uchaf, Peacful Mountain Farm, Cil Llidart Road, Betws yn Rhos, Conwy, LL22 8AG

The Planning application documentation was read.

There was no objection to the Planning Application and the Community Council are content for the Planning Department to

make the final decision. The Clerk to update the Planning Department

NEW APPLICATION

Reference: 0/52687 Applicant: Miss N Lutchman

Proposal: Proposed demolition of garage and conservatory, construction of extension on North and East elevations, construction new principal entrance porch, Formation of new window openings on West and East elevation and blocking up of existing porch windows/door to form inglenook with chimney to accommodate log burner

Location: Pren Gwyn, Nentydd Road, Rhyd Y Foel, Betws Yn Rhos, LL22 8EF

The Planning application documentation was read.

There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department

NEW APPLICATION

Reference: 0/52771 Applicant: Mr T Williams

Proposal: Enlarge hardstanding at entrance construction of timber clad field shelter / tool shed / store with secure steel container and

caravan within. Note caravan only to be used as a field shelter only with no overnight or residential activity

Location: Coed Ty Brith, Abergele Road, Betws Yn Rhos, LL22 8AE

The Planning application documentation was read.

There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department

Reference: 0/52628 Applicant: Mr/ Mrs P & W Arundale

Proposal: Conversion of existing outbuildings to provide additional domestic accommodation incidental to the enjoyment of the dwelling

Location: Celynnen , Llanelian, Conwy. LL29 6AT

Matter being considered by the Planning Department

Reference: 0/52622 Applicant: Mr Sean McBride

Proposal: Variation of condition no 1 of planning approval 0/45158 (Approval of matters reserved in respect of outline planning permission 0/42343 (Development of Land Opposite Bryn Rodyn, (Dolwen Road) Old Colwyn, for residential housing (Outline Planning Permission) (Phase 2) to allow for the retrospective amendments to the approved scheme

Location: Land at Dolwen Road, Old Colwyn, Colwyn Bay, Conwy, LL29 8UP

APPLICATION REFUSED BY THE PLANNING DEPARTMENT

Reference: 0/52621 Applicant: Mr Sean McBride

Proposal: Variation of condition no 1 of planning approval 0/45161 (Approval of matters reserved in respect of outline planning permission 0/42351 (Development of Land Opposite Bryn Rodyn, (Dolwen Road), Old Colwyn, for residential housing (Outline Planning Permission) (Phase 1) to allow for amendments to approved scheme

Location: Land at Dolwen Road, Old Colwyn, Colwyn Bay, Conwy, LL29 8UP

APPLICATION REFUSED BY THE PLANNING DEPARTMENT

~~**Reference: 0/52628 Applicant: Mr/ Mrs P & W Arundale**~~

~~Proposal: Conversion of existing outbuildings to provide additional domestic accommodation incidental to the enjoyment of the dwelling~~

~~Location: Celynnen , Llanelian, Conwy. LL29 6AT~~

~~**The Planning application documentation was read. There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department.**~~

~~**Reference: 0/52622 Applicant: Mr Sean McBride**~~

~~Proposal: Variation of condition no 1 of planning approval 0/45158 (Approval of matters reserved in respect of outline planning permission 0/42343 (Development of Land Opposite Bryn Rodyn, (Dolwen Road)~~

~~Old Colwyn, for residential housing (Outline Planning Permission) (Phase 2) to allow for the retrospective amendments to the approved scheme~~

~~Location: Land at Dolwen Road, Old Colwyn, Colwyn Bay, Conwy, LL29 8UP~~

~~The Planning application refused by the Planning Department.~~

~~Reference: 0/52621 Applicant: Mr Sean McBride~~

~~Proposal: Variation of condition no 1 of planning approval 0/45161 (Approval of matters reserved in respect of outline planning permission 0/42351 (Development of Land Opposite Bryn Rodyn, (Dolwen Road), Old Colwyn, for residential housing (Outline Planning Permission) (Phase 1) to allow for amendments to approved scheme~~

~~Location: Land at Dolwen Road, Old Colwyn, Colwyn Bay, Conwy, LL29 8UP~~

~~The Planning application refused by the Planning Department.~~

~~Reference: 0/52591 Applicant: Mr Nigel Williams~~

~~Proposal: Single Storey Pitched Roof Extensions to Existing Dwelling~~

~~Location: Springhill, Ffynhonnau Road, Betws Yn Rhos, LL22 8AB~~

~~The Planning application documentation was read. There was no objection to the Planning Application and the Community Council are content for the Planning Department to make the final decision. The Clerk to update the Planning Department.~~

~~Reference: 0/52584 Applicant: Mr Max Jones~~

~~Proposal: Change of use of land from an agricultural field to a dog exercise area (unique use) along with associated works for parking and landscaping~~

~~Location:Land Adjacent to Bryn Rodyn, Old Colwyn, Colwyn Bay Conwy LL29 8UU~~

~~**Matter being considered by the Planning Department**~~

~~**Reference: 0/52538 Applicant: Mrs Elmaira Watson**~~

~~Proposal: Conversion of a disused agricultural stonework building and barn in addition to a steel framed storage shed into a single-family dwelling.~~

~~Location: Tyn Y Wal Farm, Pencraig Road, Dolwen, Betws Yn Rhos, LL22 8NT~~

~~**The application has been withdrawn.**~~

11. INTERNAL AND EXTERNAL AUDIT MATTERS.

The Clerk updated that copies of the Local Audit reports had been forwarded to Audit Wales for their information. There is likely to be an invoice for their work forthcoming.

12. CONWY COUNTY COUNCIL MATTERS - COUNCILLOR IFOR LLOYD.

Councillor Lloyd updated that Conwy County Planning department will need to consider the Local Development Plan to have a large new housing estate on Peulwys Lane which could affect our residents travelling to the Marine Roundabout. Matters in early stages. ~~have issued compliance notices on the owner of Peaceful Mountain Farm for alleged breaches of planning regulations.~~

~~Councillor Lloyd had been elected as the Chair of the County Planning committee and will take up that position.~~

Work on the refurbishment of rural roads has been commenced with £4.7 million allocated to the budget. There is a matrix in place which identifies the priority routes.

13. **MAINTENANCE OF RESOURCES WITHIN THE COMMUNITY COUNCIL AREA.**

a. **Playground at Betws yn Rhos/Llanelian**

The Clerk had received the updated **quotation from KOMPAN** for Four Tower Unit, tunnel and slide and Water Lilies 4-way springer.
~~_ in relation to the equipment identified in the catalogue -~~
~~Page 84 MSC 5424~~
~~Page 100 PCM 400221~~
~~Page 152 M128/M175~~

The total cost to include supply and fitting is £30,524.61~~46,353.99~~

~~It was agreed in view of the cost that the equipment should be reduced to~~

1. ~~Four Tower Unit, tunnel and slide~~
2. ~~Water Lilies 4-way springer.~~

The Clerk had been in contact with ~~will request an updated quotation and will thereafter seek a meeting with~~ Conwy CVSC to source grant aid. They had responded that as the Playground is not leased to the Community Council that grant aid is difficult but they will try and source options. They will update the Clerk. ~~Councillor Ifor Lloyd agreed to accompany the Clerk to the meeting.~~

As the installation is on CCBC property Mr David Dudley – Playground Inspector- has updated that the installation would be monitored by CCBC and they will seek other quotations and update the Clerk. Mr Dudley will liaise directly with KOMPAN.

It is a possibility that assistance could be sought from the Solar Park fund.

b. **Defibrillators**

All ~~Two~~ defibrillators checked an in order.
~~had to have their batteries changed (total of 20 batteries) There was no stock left and there was permission granted to~~ Tthe Clerk awaiting Tomos Hughes to~~o~~ order 30 batteries in readiness to change the batteries in the ~~other three~~ defibrillators.

The Clerk had spoken with Tomos Hughes regarding defibrillator training sessions for the communities of Llanelian and Betws yn Rhos. Still awaiting a response to ~~The offer was for a late afternoon session during September. The view was that~~ an early evening session from ~~would be better attended and the Clerk to speak with~~ Tomos Hughes. ~~to arrange the timings and dates.~~

c. **The Hub'/ 'Yr Hwb'.**

Volunteers are still required to supervise the meetings which will run between 9:00 and 12:00pm every Tuesday morning at the Sports Pavilion, Betws yn Rhos.

d. **Flower beds/Public Benches, Abergele Road.**

Hilda Gibbs has carried out the maintenance and flowers have been planted.

e. **Toilet Facility at Betws yn Rhos/Llanelian.**

Councillor John Evans previously updated that the Church committee at Betws yn Rhos were looking at refurbishing an out building as a public toilet which would negate the need to build a new facility. Further updates will be given when there is progress to report. The Community Council agreed to provide necessary assistance.

In regard to the transfer of toilets at Llanelian the Clerk read out the letter received from ~~had obtained an estimate from~~ Dylan Llyr Roberts (Solicitor) Howell Jones and Co, Llanrwst. The advice was for a full survey and also local searches and draining and water searches and environmental searches.
Following a discussion, it was agreed that there would not be a need for any survey/searches as the new Community Centre next to the toilets had all the searches carried out and the Toilet Block had been refurbished by the County Council. The Clerk to update Mr Dylan Llyr Roberts and the lease will be hopefully progressed.

~~for the legal work. It will depend on what searches etc the County Council have recorded and the costs will be between £995 - £1,495 plus VAT. There was an agreement to appoint Mr Roberts but the~~

~~Clerk will liaise with Llanddulas Community Council to enquire as to which Solicitor they had used when they took over the lease of the toilets in their village.~~

All the necessary details had been shared with Zurich Insurance and the quote was £613.90 (which includes the normal annual insurance) tWhen the lease is progressed the Clerk will source another quote to compare.~~o obtain a quote for ensuring the Toilet Block and the quote is still awaited.~~

~~It was agreed that the Clerk could update Councillors by E mail in order for decisions to be made prior to the next meeting.~~

f. **General issues**

~~The Clerk had written to ERF at Conwy Council regarding the barrier at the end of the public footpath and also the decking on the river bank at Llais Afon flats. They had acknowledged receipt under reference 112632. The work is classed as non-urgent~~

The issue raised on the 15th July by Councillor Irwedd Griffiths regarding the roadway near Nant Cochl has yet to be attended to.

Coed Ty Brith, Abergele Road, Betws yn Rhos - reports of a field being used as a Dog Park and Tepees located at that location. A planning application has been received for the land which was discussed at the Meeting.(**Reference: 0/52771)** ~~As previously discussed, the Planning Authority are aware and updates will be provided when matters proceed.~~

~~The Clerk had informed the Planning Authority that two teepees had been seen at the location. The update from the County Council was that they had contacted the land owner for an explanation~~

Land at Nant Uchaf, Betws yn Rhos. Field being used for storage of plant equipment. The County Council will update of any developments.

There was a need to replant the Monkey Tree that had been planted in the grounds of the Sports Pavilion at Betws yn Rhos as it was in the way of the new parking area. The contractors – AJC Contractors – have stated that they will replant the tree. Councillor Ifor Lloyd

agreed to liaise with AJC Contractors owner. The tree has not been replanted to date.

Councillor Irwedd Griffiths raised the issue of vehicles being parked inconsiderately on the road at Y Felin, Dolwen and Pen y Bryn on the road leading to Bryn Elian. The Clerk to inform ERF at Conwy County Council.

Councillor Gwyn Jones raised concern following a Road Traffic Collison between two Water Board vans on Ffordd Galch, Llanelian. A photograph of the collision had been shared. There was a need for the County Council to assess signage at the location and a 'SLOW' sign should be considered prior to the bend where several accidents have occurred. The Clerk to inform ERF at Conwy County Council.

Councillor Bryn Jones updated the meeting that Tudur and Christy Roberts of 34, Glan y Fedw, Betws yn Rhos had donated a bench which had been placed in the playground at the village. The Clerk to write a letter of thanks to Mr and Mrs Roberts on behalf of the Community Council

~~The Clerk had informed ERF that the hedge on Ffordd Abergele, Betws yn Rhos opposite Nant y Ffordd is overgrown and needs trimming. A reply had been received informing that road verges etc are cut back annually usually in June and July but they may amend the cutting regime for biodiversity issues whilst making sure that public safety is not compromised.~~

14. ANNUAL BUDGET / PRECEPT

The precept application of £18,000 has been approved by Conwy County Council. £6,000 had been credited to the Bank Account on in April 2025 and the other two payments will be made in August 2025 and December 2025.

15. ON and OFF-SHORE WIND FARMS AWEL Y MOR/GWYNT Y MOR/MONA

This subject remains on the agenda, and any developments discussed at every meeting. Any further plans or applications will be monitored closely.

See the following links for further information:

Overview

About us About the Project What the Project will look like Processes and Next Steps

Our work so far Interactions with other marine users

Information Hub Visualisations of the windfarm Interactive map

No formal update regarding the proposal for wind turbines and solar park at Llanelian ~~Mountain.The~~Mountain. The matter will be monitored.

Planning authority has been granted to the Mona Off Shore wind farm. ~~The papers had been E mailed to the Clerk and he will forward the information on to the Councillors.~~

16. **Y GADLAS**.

No suggestions for an article.

17. **ANY OTHER MATTERS**

Councillor Bryn Jones announced that this was to be his last Community Council meeting. He stated that he was tendering his resignation as a Councillor forthwith as he had difficulty in attending meetings recently. He had given the matter much thought and decided to resign. The Chair Glena Humphrey thanked Bryn for his years of service to the community and all the work he had carried out on behalf of the Community Council. He will be missed. All the councillors gave Bryn a heartfelt round of applause.

There being no further matters the meeting was closed at 9.50~~30~~.p.m.

CHAIR…… Glena Humphrey

CLERK…… Mel Jones

DATE: 6th OCTOBER 2025~~1st SEPTEMBER 2025~~.