

Cyngor Cymuned LLANBEDROG Community Council

Minutes of Hybrid Meeting 28 October 2024 at 7:00pm.

NAME	PRESENT	APOLOGIES
John Brinley Jones	✓	
Alan Harper-Smith (online)	✓	
Andrew Parry	✓	
Greta Hughes		✓
Gwenllian Davenport Hughes	✓	
Hywel James Sinclair Evans	✓	
Ian Goronwy Williams	✓	
Keith Williams	✓	
Kevin Wheatley		✓
Thomas Victor Jones	✓	
William Roger Jones	✓	
ALSO		
Caroline Jones (Clerk)	✓	
Ann Llwyd (Translator) (online)	✓	
Craig Sparrow, Tai Clwyn Alun*	✓	
Aled Davies, Adults, Health and Wellbeing Manager, Cyngor Gwynedd*	✓	
Councillor Dilwyn Morgan, Cabinet Member Adults, Health and Wellbeing, Cyngor Gwynedd*	✓	
Councillor Angela Russell, Ward Llanbedrog with Mynytho, Cyngor Gwynedd*	✓	
Christine Rudgeley, Betsi Cadwaladr Health Board* (ar Zoom)	✓	
* left the meeting where recorded.		

1. Present and apologies

Those present, as well as apologies, are listed in the table above.

2. Declaration of Financial or Business Interests

No declarations of financial or personal interest were received.

3. Minutes – for accuracy only. Meeting held on 30 September 2024

The minutes were unanimously accepted as correct.

Proposed by: Ian Williams.

Seconded by: Thomas Victor Jones.

4. Urgent Matters

4.1. Presentation Penrhos/Penyberth developments.

Craig Sparrow from Tai Clwyd Alun was welcomed to the meeting. He gave a presentation on the development's progress to date. Clwyd Alun had been maintaining the site for four years and residents continued to live on site. The new development would include single-storey houses and flats for the elderly; there would be collaboration with the local authority to create a site for mixed homes as well as

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assistance for the provision of a new nursing home. Approximately two acres were available for the construction of a nursing care resource which would be transferred to the local authority on a lease agreement. It was reported that the planning permission work for the development of the Penyerth site for homes was progressing. Ecological study work had been carried out, and specification meeting held with the contractor, Williams Homes, Bala. Currently, details of the development were being worked on; the homes would have a low carbon system made in HMP Berwyn prison, the main superstructure being delivered to the site in one piece, they would have solar panels, be well insulated, heated with an air source heating system, a method they had already used successfully. The construction team was visiting the prison in November to view the details. Confirmation from the Welsh Government about the funding for the first stage was yet to be received, i.e. for half the cost, the remaining half to be paid with loans.

On completion of the first phase, the current residents would be given first choice of the homes.

Construction was expected to commence around January 2025, with 15-16 months earmarked for completion. The homes could be erected in stages. The number of homes would be: 44 homes for current residents, with any remaining to be included in Gwynedd's housing stock - to be let. There would be a mix of homes.

It was confirmed that a consultation with residents had been carried out over the past few years, and that a relationship had now been established.

It was reported that the homes in stages 2 and 3 had not yet been confirmed, however it was expected that there would be various types. These homes would be let in accordance with the housing letting policy; Llanbedrog Community Council was keen to be part of the discussion on this when appropriate. It was also noted that some homes would be let to nursing home staff as needed.

Aled Davies (Gwynedd Council) explained that a new care home for the elderly would be developed on the site for individuals with acute needs; support would also be available for the housing residents. He explained that care standards are in place, which would have to be adhered to; several stages were expected to be completed before moving forward. The first step, which was currently underway, was an outline business plan, before moving on to the construction work. He was asked if the shortage of care staff had been considered within the planning. In response, Aled Davies explained that a development plan would be made to fill any staff shortages that arose, and that a Care Academy had been established by Gwynedd Council to focus on the shortage of care staff.

Regarding the timetable for the nursing home, Aled Davies reported that Gwynedd Council would be in a position to share outline plans in early 2025 - architects were currently working on them, they were the same architects designing the rest of the site. A company had been appointed to draw up the planning application also. Before submitting the planning application, a consultation would be undertaken, with the

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intention of submitting by mid 2025. Emphasis was put on the fact that development was dependent on receiving funding from the Welsh Government.

Cllr Dilwyn Morgan gave details of his role in the development process, which included working in partnership with Penrhos, including the Polish Association, as well as aiming to protect the site's history and heritage. These new homes would be adaptable, to ensure that the residents were able to stay in their homes for as long as possible before moving, if necessary, to the nursing home. It was confirmed that the schools and college would be part of the plan for the future.

Christine Rudgeley explained the role of the Health Board within the development. The implementation strategy had been confirmed in the previous year and they were now halfway through the outline business plan, partnership agreement, legal agreements, had several sub-groups, were considering staffing, care academy and looking at innovative procedures for the future.

She reported that the full business case should be shorter and completed before starting work on the site. The Health Board was not permitted to borrow money; therefore, a capital contribution would not be available from them, they were 100% dependent on the development being funded by the Welsh Government. In response to a comment from the members, she said that an on-site pharmacy had not yet been discussed, and that she would investigate the possibility of having a private pharmacy within the development.

Cllr. Angela Russell thanked the partners involved in the development at Penrhos. This development would ensure homes and care facilities following a very difficult situation when it was reported that there was a possibility of losing the housing and care home a few years previously.

The County Councillors present were asked to ensure that the Gwynedd Housing Letting Policy be brought before Llanbedrog Community Council when ready.

In conclusion, Craig Sparrow confirmed that flooding / water on the site would be directed to sustainable areas, such as ponds, and not into the drains. He was unable to address the flooding issues on the main road as that was a matter for the County Council.

Thanks were expressed to Cllr. Dilwyn Morgan, Craig Sparrow, Aled Davies and Christine Rudgeley for presenting to the Community Council, and they left the meeting.

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5. Footpaths

The Chair reported that he had seen Roger Fisher, who would lay gravel on the path at Tyn y Pwll for the time being.

John Brinley Jones reported that he had received a complaint about the standard of footpath cutting this year, i.e., that not enough was being cut back in some places.

The Clerk was asked to contact the contractor to cut the growth on all paths back before the winter, more than the usual that had been done this year.

6. Cemetery and New Cemetery

The Clerk reported that a wall in the cemetery car park had collapsed, and stones had fallen against the neighbour's shed. It was not clear how this had happened, perhaps a car had reversed into it. Photos of the damage, and a price from Dilwyn Williams for the repair, were included with the meeting papers.

A discussion was had on what to do next, i.e., to make an insurance claim or pay for the repair. The Clerk was asked to contact the insurance company for advice before proceeding with the work.

Cllr Angela Russell reported that she had received a complaint about the rabbits that were making a mess in the cemetery by burrowing, and that they were hiding in the undergrowth in the cemetery corners and asked whether it would be possible to cut this vegetation back.

It was agreed that the Clerk arrange for the vegetation growth in the cemetery to be cut.

Cllr. Angela Russell was thanked for attending and she left the meeting.

7. Playing Field

The Clerk reported that the Japanese Knotweed in the playing field had been sprayed and that the bill for the work had not yet been received.

James Evans reported that a number of developments had now been done in the playing field, including setting up a net basket and goals. He reported that the tarmac on the basketball court needed redoing, and that this was to be financed from their own resources. It was reported, unfortunately, that there had been vandalism in the village, with a fence at the bottom of the playing field having been smashed. The Community Council members who were Ysgol Llanbedrog school governors would raise the issue at the school. It was also suggested that they recommend a visit from the Police schools liaison officer to speak with the pupils.

It was reported that a grant application had been arranged. Fundraising activities for the playground had also been organised - a Bingo evening on 22 November at Glyn y Weddw.

Details of funding and expenditure would be presented by the next Community Council meeting.

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8. Village Hall

Ian Williams reported on behalf of the committee. He was pleased to report that there were now more regular events at the hall, various fitness classes three nights a week, on Tuesdays, Wednesdays and Thursdays. In addition, on 16/17 November 11-4pm, an exhibition of old photographs of Llanbedrog, organised by Iwan Hughes, would be held. The intention was to serve tea during the exhibition, and any assistance with this would be gratefully accepted.

The Clerk was asked to advertise the exhibition and ask for help on the Facebook page.

John Brinley Jones reported that the electricity contract was ending on November 4th and that a new contract with British Gas had been arranged.

9. Payments

The following payments were agreed:

Bills received and paid since last meeting:

- a) Clerk's banking error – 2 x £500 paid out and refunded, an explanatory memo had been included with the meeting papers.
- b) Cyngor Gwynedd – Internal Audit £384
- c) Roger Fisher - £420

And:

- a) Ann Llwyd, translator: £70
- b) Clerk's salary: £443.87
- c) PAYE and NI: £110.80

Unanimously agreed.

Bank statements: The statements were shared with the papers in advance, the balances were:

- a) Natwest Business Reserve – balance 28/10/2024 - £1,196.77
- b) Natwest Current – balance 28/10/2024 - £47,188.88
- c) Natwest Liquidity Manager – balance 38/09/2024 - £70,691.14

10. Planning Applications

[C24/0843/38/AC](#) - Penrhos Polish Village, Lôn Llanbedrog, Pwllheli, Gwynedd, LL53 7HN.

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The Clerk was asked to seek an explanation from Cllr. Dilwyn Morgan for the change in the planning application before responding to Gwynedd Council by the closing date. If a positive response was received, the Clerk to respond with no objection.

The meeting closed at 20.35.

Next meeting Monday, November 25, 2024.

DRAFT CHAIR APPROVED MINUTES	
SIGNED: <i>D.A. Parry</i>	DATE: 7 November 2024
MINUTES APPROVED	
SIGNED:	DATE: