

4th June 2025 7pm Ordinary Meeting of Llanarmon yn Ial Community Council
Canolfan Dewi Sant and via Zoom

1. Present: Susan Jones (Chair), Darren Pollard (Vice), Kevin Ford, Steven Latham, Trevor Brand, Cllr. Terry Mendies, Norma Wright (Clerk) Hugo Watts, 7 residents. **Apologies:** Richard Rogers (family issue), Hannah Munro (Holiday).

2. Meeting open to the Public & Press for 10 minutes

Sun Inn Planning: Linda Lightfoot gave the history of the establishment of the 'Village Steering Group' set up to save the pub; a business plan and evidence of a successful community ownership fund application. She spoke strongly in favour in support of keeping the pub open, as it is a much needed community asset, closing it would have a devastating effect on the village.

Paul Cooper stated the Landlady had worked hard over the years and now wanted to retire; that a sale price had not formerly been agreed, and the pub could be leased.

Roger Smith stated that the 8/9 months of negotiations got them the grant, but agreed the final selling price hadn't been fully agreed, then there was an offer made to lease the property. He confirmed that a condition of the grant did not allow for the owners to be part of the application process, and leasing wasn't a funding option.

He stated that a. The impact to the community would be significant, as the pub was a community asset; being in the heart of the village. b. Financial viability would be achieved by a community pub, having volunteers, opening a cafe, holding social and community events. c. Activity on the Market -there had indeed been a keen interest by the community which established a steering group with 12 members of the community immediately becoming involved. Other residents attending stated they felt it was the 'lifeblood' of the village, and although the landlady wanted to retire that wasn't a good enough reason to retire the pub too.

Ended 7.15pm

3. Declaration of Interest & Gifts: S Jones declared an interest of being on the 'Village Steering Group to Save the Pub' and a family member worked in the pub. She left the building when the council discussed the planning application.

4. Read and Confirmation of Minutes: Minutes from the AGM 7th May 2025, 6.30pm. Resolve: Confirmed and accepted the minutes as a true and correct record by the Council. Prop: K Ford Sec: T Brand. There were no votes against or abstentions, motion carried. **Minutes from the Ordinary Meeting held 7th May 2025, 7.40pm.**

Resolve: Confirmed and accepted the minutes as a true and correct record by the Council Prop: S Latham Sec: S Pollard There were no votes against or abstentions, motion carried.

5. Matters arising from both those minutes not on the agenda: None

6. Cllr Terry Mendies Report: a. HEN ARDD & CAE'R ODYN CAR PARKS, ERYRYS: The plans are still on the drawing board, for Hen Ardd. The DCC Officer doing the Hen Ardd plans has been contacted many times. Also, he will continue to pursue additional car parking in the cul-de-sacs of Eryrys.

b. SCHOOL LANE UPGRADE: The 20mph speed limit signs had been installed on School Lane; but only at the start of Ysgol Bro Famau, school field and at the end. It was disappointing for such a small distance to be inside the 20mph. DCC will be contacted. This road has also been earmarked for a full resurfacing, this year.

c. No update on the requested return of the Graianrhyd directional road sign, which was on the fingerpost at the Eryrys crossroads. The sign had been returned to DCC by the Clerk, after being knocked off by a passing vehicle.

d. PLANNING: The state of the field with the painted container opposite the school still remains cause for concern.

7. Planning:

1. Sun Inn 15/2025/0211/PF Eryrys, CH7 4BX Change of use of public house into a residential dwelling and associated works. Council will contact Darren Millar of the situation. DCC Planning Committee will be requested to consider Planning Policy Wales (PPW) that highlights the importance of public houses to local communities. It states that "public houses provide essential services to local communities in rural areas. Furthermore, the Local Development Plan (LDP) policy BSC12 – Community facilities states that "the change of use from a community facility could be refused unless it can be shown that the potential for continued use of the facility is un-viable or unsuitable." In addition, LDP policy PSE 10 - Local shops and services sets out criteria for evaluating change of use applications. Proposals that result in their loss will not be permitted unless it can be demonstrated that the required criteria are met.

1) Impact on the Local Community. The applicant's state "the change of use will not result in any significant harm to the local community". The Sun Inn has been operating as a village pub since the 18th century and is regarded with much affection by the local community. The decline of rural communities and supporting services over the years is a real threat to the social fabric of society.

2) The unit is no longer financially viable; This is stated in the planning statement by the applicant, but it is not substantiated and no evidence has been provided.

3) All other reasonable options to find a new user for the unit have been pursued; the applicant's state "no offers or serious interest have been received". In April 2023, a public meeting took place in the Sun Inn, hosted by the Landlady, to see if there was community interest for the Sun Inn to be run as a community pub. The outcome of this meeting, and a fact-finding survey, showed a high level of support was in place to proceed.

A 'Village Steering Group' was quickly established to seek funding opportunities and engage locally with the community to ensure that their actions were truly representative of Eryrys residents and surrounding communities. The mission was 'to raise funds to purchase the Sun Inn, to ensure it remains a community pub at the heart of our village for the enjoyment, benefit and wellbeing of our community and visitors'. **Resolve:** LCC considered it a tragedy to allow the pub to become a residential property in-light of so much interest and ability to save it as both a community hub and ongoing commercial enterprise. Residents are urged to put their comments on DCC portal; LCC strongly object to the planning application. Prop; D Pollard Sec. T Brand There were no votes against or abstentions, motion carried.

7.2. Capel Bethel 15/2025/0197/LBC Capel Bethel Ffordd Rhiw Ial, Llanarmon, Installation of roof-lights, Internal alterations, conversion of loft, formation of staircase and works (Listed Building Consent). **Resolve:** No objections.

8. Finance Matters, Accounts, and Schedule of payments:

a) The Internal Audit Report had been returned from JDH. Action Plan: The correction was made to reduce by £100 the Staff Costs, by removing the H&S honorarium to the Other Payments column; as instructed by the Internal Auditor. Chair signed the amended Annual Return of Accounts which would be posted to the External Auditor.

Corrected, Reviewed and Adopt the Annual Governance Statement 2024-2025

1 Balance b/f	£31130	4. Staff Costs	£9006	5. Loans	£0
2 Income	£23562	6. Total other payments	£14643		
3 Total other receipts	£3229	7. Balance c/f	£34272		

Accounts are on the council website. **Resolve:** Confirmed and accepted the audit report, action plan and accounts as a true and correct record. Prop: K Ford Sec: D Pollard. There were no votes against or abstentions, motion carried.

b) Annual Insurance Policy: Council agreed to continue Clear Councils Insurance Company with a 3 year contract. Prop: S Jones Sec: D Pollard. There were no votes against or abstentions, the motion was carried.

c) Payments: D Pollard checked then signed all bank statements against all transactions made, on all accounts; they were accepted. S Jones confirmed, signed authorisation for internet banking / card payments; balances and the transactions were accepted. Fireworks: £1313.20 Project: £27,473.79 Main: £10,131.86 (29.5.25) Council agreed to authorise the following Payments Schedule. **Resolve:** Adopted Prop: K Ford Sec: D Pollard. No votes against or abstentions motion carried.

£36.00	SLCC Training Clerk Tendering Course
£5.00	HSBC Charges
£28.93	Home-bargains compost/dog bags/etc
£1,018.06	Clear Annual Insurance
£348.00	JDH Internal Auditors
£42.00	One Voice Wales (invoice 9429) D Pollard Training
£42.00	One Voice Wales (invoice 9442) Kevin Ford Training
£100.00	Llanarmon Show Prize Donation for Children's Prizes
£624.47	Clerk June
£209.37	HMRC June
£50.03	HMRC June
£128.39	S Hanahoe plants, compost etc Graianrhyd
£31.51	Clerk phone/ first aid kits refilled/ fly traps/etc
£146.32	Clerk 2023/2024/2025-lottery/Nov –May Mileage
£18.00	Canolfan Dewi Sant rent room May
£10.00	Dewi Sant Gardening Club (flowerbox plants for Llanarmon Playing Field)
£109.00	Credit Clear Insurance (as new play equipment not yet installed)
£547.98	VAT refunded 24/25: £143.00 Mossford Inv 120: £195 Dowell Inv 119

d) National Lottery Grant Offer for Llanarmon yn Ial Playing Field, totalling £91,805 – (£91,555 and £250.00 revenue) over 1 year for Play Equipment and works in Llanarmon Playing Field. The Council's powers to undertake this work are defined in the Local Government Act 1894, section 6. Public Health Act 1890, section 44 and the Open Spaces Act 1906, sub-sections 9 and 10. There is no planning permission required.

i. The Clerk had sought advice from Denbighshire CC's procurement manager who has confirmed the new purchasing regulations don't apply because the grant is not public money. Financial regulations do apply and the auditor is likely to check for compliance given such a large amount of money. Therefore, the Tender had been advertised on the Sell2wales site for 25 days which ends on Friday 20th June at noon.

Council has agreed to the spend of £91555-£93000 plus VAT on the Playing field equipment, if required; this is due to the Project account having accumulated funds over a period of time for the playing field. **Resolve:** An Extra Ordinary Council meeting will be held to consider the tenders, on Tuesday 24th June 7pm Dewi Sant. Then consultation with the school and community; shop, pubs, notice boards will have the plans advertised. Prop S Jones Sec; D Pollard. There were no votes against or abstentions and the motion was carried.

ii. Bid Evaluation: 1. Follow the Defined Evaluation Criteria. 2. Follow a Bid Evaluation Matrix including the Technical & Social Evaluation 3. Receive and Acknowledge Bids. 4. Perform Preliminary Screening. 5. Compile and Compare Results. 6. Make a Decision and Award Contract.

iii. Roger Smith had very kindly agreed to translate public notices from English into Welsh as required by the Lottery.

e) Land for Sale in Llanarmon, rear of Tyn Llan: LCC have continually advertised this small piece of land for sale, for more than a year on all notice boards and the website. DCC stated it will not gain planning permission for an overflow graveyard. Taking into consideration the entrance and position of the land the council are now satisfied that they cannot find a use for it and it should be sold, on the open market. The Clerk was instructed to proceed to consult both a solicitor and Estate Agent. D Pollard Sec. K Ford. No votes against or abstentions, motion carried.

9. All Maintenance: Assets Risk Assessment

Clerk had received the Annual Assets risk assessments from S Latham for Llanarmon, K Ford for Graianrhyd and D Pollard for Eryrys. Councillors reminded to continually overview and monitor their reported maintenance work.

1. Residents are asked to remember that although the grass vergers and selected areas of our graveyards and playing fields in all three villages, may become long at times; they are left intentionally to aid the existence and growth of both our wild flowers and planted ones e.g. waiting until the daffodils/bluebells have finished; waiting until the rare orchids have finished in Maes y Droell. LCC are actually being asked not to mow until after May; DCC are adopting this policy, and encouraging all community councils to follow suit. LCC may in the near future need to also consider this. White Oak Company carrying-out the maintenance of our grounds does so with outstanding consideration for the environment.

2 . Llanarmon:

A. Clerk had met with CCTV Company to cost having a camera installed on Llanarmon Shop to help deter the problem of the anonymous glass-bottles dumper and vandalism in St Garmon's graveyard. Also, a local dog is allowed to roam continually using the graveyard as its toilet. The Community Shop had given permission for an additional camera to be fitted to the outside of their building. **Resolve:** Council accepted the quote of £395 +VAT from MFS to purchase an additional camera to be added to the CCTV system, to cover the graveyard. White Oak asked for cost of adding springs to make the gate self-closing. Prop: S Latham. Sec: T Brand. No votes against or abstentions, motion was carried.

B. Since the first electrician approached is too busy, a different electrician will be contacted to install an outside electric supply on the Old school room, for one camera to be fitted which will cover the rear of St Garmon's graveyard.

C. Several moles have been caught in St Garmon's, graveyard. The growth of saplings in the graveyard wall near the front- gate will be removed. Although the old stone walls are not straight, following a survey, the council feel they will be too expensive for the community council to carry-out a large scale restoration. If any large falls occurs the walls in time may need to be taken down, this is because the trees are pushing the walls over.

D. Playground vandalism reported to the slide/climbing frame, the landing platforms have been further vandalised, the council authorised White Oak to remove the equipment, as it is now beyond financially repairing. Since all but one of the cut-down swings posts have been stolen; that were to be used for a nature/ flower/herb beds. The wood from the slide/frame will be stored by White Oak then used after the installation of the new equipment for the beds. The fencing at both corners of the rear field have been vandalised and bent down: the cone is off the windmill: a tree has been sawn in half at the rear fence: a gutter has snapped off the shelter: the water butt has been completely smashed. White Oak will be asked to remove the butt and replace the gutter. Enquiries will continue about installing CCTV, in the playing field in-light of all the new equipment about to be installed this summer.

E. S Latham will replace the broken latch on the notice board in the bus shelter. Costs to fix the loose roofing tiles on the Hearse House will be gained.

3. Eryrys:

A. Rats reported in Dewi Sant graveyard; thought to have eaten all the bluebell bulbs.

B. Quotes to have the metal fencing refurbished, by shot-blasting, prices for replacing/repairing the gates will be considered.

C. Countryside Services stated they will be willing to resume rebuilding the rear wall of Dewi Sant if we can find suitable stone. White Oak will refill the two water butts in the graveyard.

D. Kevin Ford has installed all the swift/martin boxes in the community. Clerk asked for their locations and photos of the boxes for the on-going LCC Biodiversity Report. Also photos of the hedgehogs seen with LCC night vision camera. These will be uploaded on to the council website.

4. Graianrhyd:

A. Susan Hanahoe was thanked most sincerely for filling the flower-boxes at the shelter in the Community Field.

B. Gwyndaff Jones was sincerely thanked for making those flower-boxes. In addition he has made a new notice board and 'Bug Hotel' to be installed on the field.

- C. Community Garden in Graianrhyd:** Kevin Ford would like to start a community vegetable garden on the field; volunteers will be needed and made most welcomed. Clerk will make enquiries into gaining a grant.
- D.** Thanks to Ceris Jones for replanting the 2 trellised planters with geraniums and wildflower seeds.
- E.** David Wright was thanked for installing the new Maes y Droell graveyard sign.

10. Dates of (a) Meetings, Events and (b) Training (future or attended)

a. Meetings & Events:

- i. D Pollard attended remotely, the Meeting of local Community Councils on the 21st May at Llysfas National Park Future Plans. He stated that many community councils did not agree with the creation of the proposed North East Wales National Park and were opposed. The most raised issue is that of funding. County Councils are already short of funding and services are already stretched; which leads to lack of infrastructure such as additional parking, public toilets etc. In addition the health and police service already underfunded and fully stretched – then having to deal with unknown influx of traffic and tourists. The increase to holiday-lets problem would be exacerbated, reducing available housing and increases in property prices; causing the emptying of towns and villages in favour of Air BnBs. Planning applications would no longer be in the hands of local government, but those of the park officials, tightening them even further than the AONB/National Landscape, with an increase in costs. Over tourism can damage what they have come to see; the environment, having a devastating impact on footpaths, SSSI sites etc. The creation of this North east National Park goes against the interest of local people.
- ii. Council wished to congratulate the volunteers who arranged the 85th Anniversary of the Dunkirk Evacuation Afternoon tea & Singing at Dewi Sant 17th May; it was a most enjoyable and successful event.
- iv. Saturday 14th June Cor Dewi Sant Choir will be holding their Three Taverns Tour; Sun Inn ,Rose & Crown and ending with a showcase performance 5pm in the Raven. v.27th July, Eryrys Vintage Gathering & Tractor Run.
- vi. Citizens Advice Bureau is held in Llanarmon Old School Room every Wednesday 10am-12 noon. Use it or Lose It! This service may stop if locals do not use the service.

b. Training:

N Wright: 20/5/25 at 10am Unity Bank for Councils. Clerk didn't feel changing banks due to their charges would particularly benefit the council. 20/5/25 at 1pm Out Door Exercise Equipment – Activating Community Wellbeing & Out Door Gyms. 2/6/25 Understanding Tenders Contracts & Quotes by SLCC. £36

S Jones: 03/05/2025: Local Government Finance Module 6, One Voice Wales.

K Ford: 18/06/25 Biodiversity Part 2 - Module 25, One Voice Wales

11. Correspondence: Councillors agreed appropriate correspondence had previously been forwarded by the Clerk.

1. Resident requested to have installed an additional stile/self closing gate on the footpath from the village to Llanarmon Playing Field path at the bottom of the field. The second option could be to change the position of the stile so its exit was straight into the playing field and not on the road. LCC understand the importance of this path, but many residents do not appreciate that this path crosses private farming land. Many local dog walkers leave their dogs off the lead, and leave their dog mess. Others do not keep to the path causing damage to crops, and then give the farmer abuse.

Resolve: It is a H&S hazard for children wanting to gain entrance to the playing field, by exiting on the road via a hard-to-see stile. The Clerk will contact DCC and Country Services for a consultation concerning the stile/gate and footpath; with recommendations to also having warning signs for dog walkers.

2. Darren Millar had news of the re-launch of the grant scheme for rural communities to install broadband.

3. The 20mph Limit Review; DCC had received over 300 submissions for exceptions for 202 roads in Denbighshire to be assessed. It was decided that none of the roads met enough of the exceptions that the speed limit could be increased.

12. Unrhyw fater arall / other Matters Brought to Councillor/Representatives Attention:

There had been yet another serious car crash on the road leading from Eryrys to Mold as vehicles are dangerously speeding. D Pollard asked for speed restrictions to be installed then enforced. T Mendies promised to look into the dangers on this road.

13. PART 2: None

14. Meetings: Extra Ordinary Council meeting to consider tenders, Tuesday 24th June 7pm Dewi Sant. General Meeting 7pm 2nd July 2025 at Canolfan Dewi Sant.

All minutes are 'draft' until signed off by the Chair. Meeting ended 8.10pm.

Signed Dated.....