

**MINUTES OF THE MEETING OF BEAUMARIS TOWN COUNCIL  
HELD ON MONDAY 5 NOVEMBER 2018 AT 7.00 PM IN THE TOWN HALL**

**PRESENT:** The Town Mayor Councillor J P Zalot  
The Deputy Mayor Councillor C J Theakston  
Councillor A J V Grant  
Councillor R A Jones  
Councillor H Mattocks  
Councillor D R Owen  
Councillor L J Roberts  
Councillor M G Sarsfield  
Councillor S Zalot

**The Town Clerk was in attendance**

**APOLOGIES:** Councillor D T Evans  
Councillor G Evans-Jones  
Councillor D W Gallichan  
Councillor K M Jones  
Councillor J A Rowlands

**The Town Mayor took the Chair**

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**70.0 DECLARATIONS OF INTEREST**

Councillor D R Owen declared a prejudicial interest in item 77.2 Planning Application as he is a restaurant owner in the town.

Councillor L J Roberts declared an interest in item 77.2 Planning Application as 9 Castle Street was her former family home.

*Item 2 on the agenda was deferred to allow item 3 to be taken first.*

**71.0 VISIT BY GWENDA OWEN, EMPTY HOMES OFFICER, AND TRISTAN EVANS, HOUSING SERVICES, ANGLESEY COUNTY COUNCIL, TO DISCUSS THE OLD SOCIAL CLUB**

It was resolved unanimously to go into Committee

Gwenda Owen gave Tristan Evans's apologies; he had been delayed at a prior meeting in mid Wales.

Gwenda Owen introduced her role which is to bring empty properties back into use. She mainly targets housing but sometimes is involved with commercial property. She has for a while been working on the old Social Club building. It has not been an easy project. It has been difficult to identify ownership and Housing Associations have been reluctant to be involved because of the difficulties of developing the site. In the meantime the property is deteriorating and structurally is not in a good condition.

There is no evidence to support a claim of ownership so the property will be treated as un-owned. HMRC has a first charge on the property. A case will be made for compulsory purchase with the intention of developing the site for social housing. The current proposal is for six one bedroom flats to serve local housing needs. The potential design was circulated. However CADW have required a geophysical survey (the building is on the site of the old town wall) and may require a full archaeological survey later. Depending on what is found the design may have to be changed.

It is intended that there will be a local lettings policy on the properties. Local is approximately defined as having lived or worked in the area for several years. There is no

longer a right to buy. As the site will be relatively expensive to develop the rent will be at an intermediate level – more expensive than social housing but cheaper than a market rent.

The garages behind the property will form part of the development. The area will be converted to parking spaces for residents plus some amenity space.

Councillors suggested the possibility of including the neighbouring property in the scheme. Gwenda Owen said that it had been considered but it could be potentially expensive however she would look at it again. The process for compulsory purchase of an un-owned property was explained. Notice is served and people who can prove ownership have a period within which they can claim compensation. At the moment no one can evidence ownership of the property so no compensation would be due. The situation with the neighbouring property is different as there is an owner.

Town Councillors welcomed the proposals and offered their support. The next stage will be to apply for planning permission (as this will strengthen the case for a CPO). It would be helpful for the Town Council to express support at the planning stage. Writing to the Leader of the Council expressing support would also be helpful.

**Recommendation to Council** (unanimous):

To write to the Leader of Anglesey County Council to express support for the proposals.

## **72.0 VISIT BY COUNTY COUNCILLOR ALUN ROBERTS TO PRESENT AN UPDATE ON RECENT LOCAL ISSUES**

Councillor Roberts began by stating that the proposals for the Social Club site had the support of the three Seiriol Ward Councillors and that he was prepared to speak in favour when it came before the planning committee.

Councillor Roberts outlined his concerns about the decision to close Beaumaris School. This year pupil numbers have increased at Beaumaris whereas numbers at Llangoed have gone down. There has been a recent announcement of nominations for a parent governor to serve on the scrutiny committee. He cannot recall a request for nominations being published and the two people nominated are likely to be in favour of larger schools and closing small schools. Talwrn and Bodffordd Schools are considering a judicial review on the grounds that processes have not been followed correctly.

It was reported that the Ombudsman has agreed that there were failings in the process however he can only act in relation to a complaint from an individual.

The Welsh Government code of practice on closing rural schools has been published. The list for Anglesey is inconsistent – some of the biggest schools are protected while small ones are not.

The business plan for the closure has yet to go to scrutiny committee. There are expected to be weaknesses in the plan and campaigners need to be prepared to respond quickly to point out the weaknesses and correct any incorrect statements when it is published.

In Beaumaris the governors are meeting soon. Councillors would be happy for the governors to propose to meet with the Town Council to consider joint action and would arrange a special meeting if necessary. The Governors will be writing to Kirsty Williams (Cabinet Secretary for Education) about the closure proposals.

Councillor Roberts has met with Huw Percy to discuss the A545. As well as the ongoing access problems (e.g. emergency service access, a school bus having to divert via Pentraeth during the recent stormy weather) the state of the road has been cited as a problem by a developer interested in the Laird's site. The case for improvement is strong.

The recently announced North Wales Growth Fund provides an opportunity to get funds to evaluate the degree of contamination on the Lairds site. Councillor Roberts will raise this in Council and will seek the support of Councillor Carwyn Jones the portfolio holder for economic development.

Finally, Councillor Roberts referred to the pressures on the County Council budgets. There has been a 1% (£900,000) cut in the contribution from Welsh Government. In addition

savings of £4-5 million have to be found. Employer's contributions to teacher's pensions will be going up, the Fire Service have asked for a 5% increase in their precept. The cost of children in care is increasing. Unless Welsh Government increase its contribution there will have to be an increase in Council tax to fund statutory services. Provision of A level education on the island is to be reviewed. Existing small 6<sup>th</sup> forms are not cost effective and alternative arrangements could provide better educational opportunities.

Councillors emphasised the need for Anglesey County Council to ensure that the other leisure centres on the island follow the lead of Beaumaris and become community run to save costs to the County Council. Also expensive projects with limited benefits (like the Llangefni Link road) should be considered for cancellation in order to save money.

It was resolved unanimously to go back into Council.

It was resolved unanimously to adopt the recommendations of the Committee.

**73.0 TO CONFIRM AS A TRUE AND CORRECT RECORD THE MINUTES OF THE MEETING OF BEAUMARIS TOWN COUNCIL HELD AT 7.00 PM ON MONDAY 1 OCTOBER 2018**

Resolved nem con to confirm the minutes as a true and correct record.

**74.0 TO ADOPT THE RECOMMENDATIONS OF THE MEETING OF THE FINANCE AND PLANNING COMMITTEE OF BEAUMARIS TOWN COUNCIL HELD ON MONDAY 22 OCTOBER 2018**

**74.1 Item 78.1.7 Food Festival.**

The Town Clerk will provide the report to the next Finance and Planning meeting. The Mayor will also be seeking feedback from the Chamber of Trade.

**Recommendation to Council** (unanimous):

To write to the Food Festival Committee to let them know what is happening and to highlight the concern about the proposed date of the festival.

Resolved unanimously to adopt the recommendations of the Committee.

**75.0 TO ADOPT THE RECOMMENDATIONS OF THE SITE MEETING OF THE FINANCE & PLANNING COMMITTEE OF BEAUMARIS TOWN COUNCIL HELD ON TUESDAY 30 OCTOBER 2018 AT 5.00 PM AT 15 GARTH WEN, LLANFAES**

Resolved unanimously to adopt the recommendations of the site meeting.

**76.0 EXTRA BILLS FOR PAYMENT**

5362	Paul Green – Purchase of map of Green	16.80
5363	Michael Davies – Mayor's Sunday Service Sheets	40.00
5364	F E Roberts – Fuel, October	70.10
5365	BT – Broadband Services	113.16
5366	Humphreys Signs – Bonfire Banners etc	234.00
5367	Brookes & Sons – Hi-Vis Waistcoats	234.00
5368	Weightmans – Legal fees	162.00
5369	Huws Gray- Posts etc for Happy Valley	234.96
5370	CEF Ltd – Bulbs for decorative lights	333.00
	<i>Councillors highlighted that it has been previously agreed to replace the catenary lights with LED bulbs.</i>	
5371	Gwynedd Council – Audit fees	900.00
5372	Cumbria Clock Co – Town Clock repairs	18,481.20
	<i>In response to a question the Town Clerk estimated that repairs to the clock etc. have cost about £40,000. A proper report will be presented to the next Finance and Planning committee.</i>	

5373	T W Ashenden – Purchases for Christmas lights, etc	470.81
5374	ATC Ltd – Staff H & S Training	360.00
<b>Total</b>		<b>£21,650.03</b>

Resolved unanimously that the bills be paid.

## 77.0 CORRESPONDENCE

### 77.1 Planning Application 12C66J/LUC The Old Baths, Beaumaris

Application for a Certificate of Lawfulness for the proposed use as a leisure/tourist attraction together with a restaurant

It was noted that there are inaccuracies in the planning statement about the history of the site (the original pre-1974 owner was the Town Council). There is no right of access over the green to the site. The buildings have not been maintained and are not secure or water tight. Councillor DT Evans's comments were read out.

Concern was expressed that establishing the right to operate a restaurant on the site would make it hard to object to a range of development proposals on the site in future.

Resolved nem con (one abstention) to recommend refusal.

### 77.2 Planning Application 12C492 9 Castle Street, Beaumaris

Full application for the change of use of a shop and existing bakery into one restaurant together with alterations to the front and rear facades

*Councillor D R Owen left the meeting.*

Resolved unanimously to arrange a site visit.

*Councillor D R Owen rejoined the meeting*

### 77.3 Albert Owen MP: Potential delisting of School

Resolved unanimously to take up the offer of a meeting.

### 77.4 Free training for use of defibrillator

Resolved unanimously to take up the offer of free training and to offer the training to residents and Councillors as well as staff.

### 77.5 Edwardian Castles Steering Group: Request for venue for meeting in Beaumaris

Resolved unanimously to offer use of the Town Hall.

### 77.6 Canolfan Beaumaris: RunFest Presentation event at 6.00 pm and AGM at 7.00 pm on Tuesday 13 November

The Town Clerk briefed Councillors on the events.

## 78.0 PAST DONATIONS TO CANOLFAN

The Town Clerk reported that the original agreement was to provide funding for three years. The funding was to come from the three Community Councils with Beaumaris undertaking to ensure that the total of contributions from the three Councils was £10,000. Payments were made as follows:

2013/14	£8300
2014/15	£8350
2015/16	£7000
2016/17	£1550 (top up to £10,000 for the previous year but paid in April 2016)
2017/18	£8500 (paid in response to a donation request)

The Canolfan have queried the gap in funding in 2016/17. It is possible that the Town Council agreed to continue annual payments. A donation request for 2018/19 has been received.

Resolved nem con (1 abstention) to investigate whether the Council did resolve to make further annual payments after 2015/16.

**79.0 EMPLOYMENT TRIBUNAL CLAIM**

Councillors noted that: "The Claimant, Town Clerk and Town Council have reached an amicable agreement as a result of which the claim has been withdrawn".

**80.0 MAYOR'S ANNOUNCEMENTS**

1 November Inner Wheel event to raise polio awareness.

The Town Mayor asked permission to lend the Council's snow machines for use at a Christmas Party at Plas Penmon care home.

Resolved unanimously to agree to the request.

**The meeting closed at 21.05**

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**Town Mayor  
Councillor J P Zalot**

**Date** .....