

MINUTES OF THE MEETING OF TREARDDUR COMMUNITY COUNCIL HELD AT THE VILLAGE HALL TREARDDUR BAY AT 7pm ON WEDNESDAY 15 OCTOBER 2025.

PRESENT: Councillor S. Williams - Chairman

Councillors: J. Abbott MBE, S. Conrad-Smith, B. Davies, A. McCann, S. Magee, Paul Norris, K. Roberts and D. R. Thomas.

Also present: Mai Owen Clerk / Responsible Finance Officer.

1. APOLOGIES – Cllrs. A. Jones and G. McGinn.

2. DECLARATION OF INTEREST – Cllr. B. Davies declared a prejudicial interest in item 8.2 and left the meeting during discussions on this item. D.R. Thomas declared a personal interest in item 10.

3. MINUTES OF THE LAST MEETING

Resolved: to approve the minutes of 117 September 2025 (Prop. Cllr. A. McCann, sec. Cllr. P. Norris).

4. MATTERS ARISING FROM THE MINUTES

- 4.1 Waste Bins - The clerk would find out why the skip by the trailer park could not be moved.
- 4.2 Flood alleviation scheme Trearddur Road – according to IOACC the design and plans were complete and the only outstanding issue related to the ongoing discussion with the landowner.
- 4.3 Public footpath Porth y Corwgl – IOACC enforcement officers were dealing with the developments and it was understood that the landowner had been served with a 21 days consequential notice.

5. CORRESPONDENCE - submitted and noted.

- 5.1 Proposed Traffic Order – section of B4525 from Church St Ffraid towards Lon Cre Crist junction to revert to 30mph.
- 5.2 Public toilets - IOACC decided to trial the opening season for the toilets, assess the usage, consider the rationale for varying the opening season. They would then consider whether Trearddur Community Council should be asked to contribute to the up-keep.
- 5.3 Draft Annual Remuneration Report 2026–27 – there was to be no increase in the mandatory allowances payable to Community Council Members.
- 5.4 One Voice Wales Training – to be circulated.

6. FINANCE, ADMINISTRATION AND RISK MANAGEMENT

The RFO Submitted the financial report for the period from 1.9.2025 to 30.9.2025 together with bank reconciliations, statements and copies of accounts.

6.1 Payments since the last meeting confirmed / authorised as follows:

Salary	£475.09	Humphreys Waste	£72
COR Trees & Hedges	£200	Play area inspections	£104

Signed:

(Chairman).

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7. RECREATION AREA

The repairs to the swings was complete. The initial quotations for repairs to the climbing equipment (£1418 plus VAT) was acceptable but it was agreed to pay the additional £175 for an engineer to attend and provide exact measurements first. The clerk had submitted an application for financial assistance from the Play Space Improvement Fund to help with the cost of repairs, upgrading the play surfaces and creating a better and safer access for wheelchair users.

The work on making safe the watercourse that ran along the football ground had commenced. The water was particularly deep at this time and the Council was intent on denying all access as public safety was paramount. New danger signs would be put up as soon as possible.

8. PLANNING MATTERS

8.1 HHP/2025/161 Ty Ni, Lon Crecrist, Trearddur Bay.

Full application for the part demolition of the existing dwelling, alterations and extensions, raising the height of the roof together with the erection of a detached double garage and the construction of a new access - no objection provided the garage was not to be used for any residential or commercial purpose.

8.2 FPL/2025/234 Ynys Dwna, Ravenspoint Road, Trearddur Bay.

Full application for the proposed sub-division of the existing dwelling into 2 dwellings together with improvements to the existing access and the creation of a balcony – no objection as it was understood that both properties were for residential use only.

Cllr. B. Davies declared a prejudicial interest in this item and left the meeting without participating in the discussions.

8.3 HHP/2025/154 4 Porth Diana, Ravenspoint Road, Trearddur Bay.

Full application for alterations and extensions - there were concerns about the proposed increase in height of the property - it would be too imposing on the skyline. It was also suggested that a traffic management plan be submitted should the application be approved.

8.4 VAR/2025/43 High Tide, Ravenspoint Road, Trearddur Bay.

Application under Section 73 for the variation of condition (12) (Approved Plans) of planning permission V2191b (detailed application for the erection of 5 bungalows) so as amend design on adjacent land – no observations, more information required.

8.5 ADV/2025/8 Junction, road to South Stack, Holyhead.

Application for the retention of two non-illuminated signs – no observations.

8.6 LUP 2025/8 46C188E at 68A Trearddur Road, Trearddur Bay.

Application for a Certificate of Lawfulness for confirmation that the first occupation of dwelling numbers 1-5 can be utilised as being lawful for use class C6 as per planning consent reference - Agreed to oppose this. The village was already inundated with holiday homes and allowing this application would create a complex of holiday accommodation in a residential area. Allowing this would likely increase the risk of accidents as access is via a dangerous junction, increase noise pollution, compound parking problems and would have a detrimental effect on the Welsh Language.

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9. PLANNING DECISIONS

9.1 HHP/2025/125 5 Trearddur Court, Bae Trearddur Bay – Granted.

10. VILLAGE HALL

Report from the last VH Committee Meeting: A vote was taken on the VH Chairman's proposal to re-run their AGM following complaints to the Charities Commission that the June 2025 AGM and subsequent committee and trustee appointments were flawed. This was because of a failure to follow the explicit terms of the Conveyance of Trust Deed and non-residents who were not entitled to vote attended, participated and influenced decisions taken at the AGM.

Unfortunately the voting process was once again fraught with difficulties. A prominent committee member (and newly appointed trustee) opposing the motion was blatantly trying to influence the voting and had to be told to stop, the vote result was mis-recorded (by the same person) and this had also had to be challenged and corrected. Despite this, the motion was carried with 7 members in agreement, 5 members against and 4 members abstaining.

After the vote was taken, counted and recounted a counter proposal to maintain the existing committee and hold the AGM as normal in May 2026 was put forward. The second proposal was voted on and carried a majority vote.

The Community Council felt this was most unusual, a counter proposal would typically be put forward during discussion of an original proposal and not after it was evident that the first proposal was agreed.

Cllr. Stephen Williams shared the contents of a letter sent to him by the committee member who put forward the counter proposal. The Member was clearly disputing the exclusive rights of the 'inhabitants of the area of benefit (i.e. residents of Trearddur Community Council area) to vote at the AGM and had provided a detailed analysis of the voting at that meeting. The analysis took in to account the number of participants and whether or not they were resident in the area of benefit. It was unclear how the author had come to possess details of where each participant lived and whether or not they were hall users but it confirmed the Community Council's view that a very large number of those voting lived outside the area of benefit and that the AGM was indeed ultra vires. The author also pointed out that members of the previous committee including the community councillors present at the AGM made no attempt to intervene or correct the procedures at the time.

Trearddur Community Council as the Custodian Trustee of the Village Hall still had serious concerns about the continued attempts to erode the rights of its residents - the true owners of the hall. There was no doubt that the original VH Committee had been taken by surprise, the AGM was never well attended and certainly not by large numbers of attendees from outside the area of benefit nor with attendees bringing their own voting slips. With hindsight the Committee should have been more prepared and not allowed the proceedings to be dominated by attendees who were clearly not entitled to vote.

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It was evident and increasingly so, that there were members of the VH Committee (trustees included) that were still not prepared to abide by the Conveyance of Trust Deed, were not prepared to accept the fundamental rights of the residents of the area of benefit and not prepared to put matters right. The Council was not convinced that these attitudes would change or that the issues of concern would be addressed particularly if the current committee and trustees were allowed to carry on unchecked until the May 2026 AGM. The Community Council reaffirmed its decision to pursue a resolution via legal proceedings.

11. COUNCILLORS' REPORTS

- 11.1 Cllr. Anwen McCann asked that the Community Council revisit the possibility of installing a flashing speed limit sign by the Golf Club. The clerk would look into this.
- 11.2 Cllr. Alwyn Jones reported that the footpath between the main carpark and the beach was flooded. The clerk would find out whether it was possible to channel some of the water away.
- 11.3 Cllr. Paul Norris pointed out that the village information board was in poor condition and that the flood boards on Ravenspoint Road required attention.
- 11.4 Cllr. Stephen Williams expressed concerns that the enforcement action at Porth y Corwgl seemed to be a prolonged process and that this was allowing the devastation of the landscape to continue.

12. Next Meeting 19 November 2025.