



Rhuddlan Town Council Meeting

Dear Councillor

10th June 2019

Your attendance is requested at a meeting of Rhuddlan Town Council at the Community Centre, Rhuddlan on Thursday, 13th June 2019 at 7.00 p.m. Any planning applications can be viewed at 6.30 p.m. Members of the public are welcome to attend.

AGENDA

1. Apologies.
2. Reverend Brian Jones to attend the meeting.
3. Declaration of Interest.
4. Urgent Items - having been advised to the Mayor 24 hrs in advance.
5. Police matters—to receive a report.
6. Minutes – to approve minutes of the 9th May 2019— pre-circulated.
7. Correspondence from:
 - a. The Mayor.
 - b. The Deputy Mayor.
 - c. The Town Clerk.
 - d. Anwyl Homes at Tirionfa – Update on building work
 - e. Cylch Meithrin Rhuddlan – Fundraising Concert (Trelawnyd)
 - f. J. Webster – request for more dog waste bins.
 - g. Ysgol y Castell – Ideas by pupils on improving Rhuddlan
 - h. Age Connects – New Services information
 - i. DCC – Road Closure on Station Road / Marsh Road.
 - j. DCC – Denbighshire CCTV Partnership.
8. Admirals Field Access Lane – to consider the attached report.
9. County Council Members Report.
10. Deputy Mayor's Chain – to consider attached options for purchasing a chain.
11. Budget/Finance matters
 - a. To approve the accounts due.
 - b. To consider attached report on Rhyl & Rhuddlan in Need Fund
 - c. Reconciliation up to 31st May.

12. Planning Applications for comment:

- a. 44/2019/0402: Erection of single storey extension to front of dwelling. Gwenallt, Abbey Road, Rhuddlan.
- b. 44/2019/0418: Erection of extension and alterations to dwelling. Kelston, Rhyl Road, Rhuddlan.

13. Community Matters

14. Part 2. Exclusion of press and public.

By virtue of The Public Bodies (Admission to Meetings) Act 1960, the press and public are excluded from discussions on the following items on the basis that disclosure thereof would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted.

a. **Request for financial Assistance**

Ysgol y Castell PTA
Shelter Cymru

b. **Dragons F.C. request for facilities** – to consider the attached report.

c. **Town Council Vacancy** – to receive an update by the Town Clerk

15. Date of next meeting - Next meeting scheduled for July 11th 2019

Sian Mai Jones

Town Clerk - 07775 673706

Town Clerk's Report – May 2019

Meetings / events attended:

May 7th	Rhyl Raptors Wheelchair Basketball. Donation from Mayor.
May 9 th	Rhuddlan Town Council meeting.
May 13 th	Meet with Simon Noon from Leisure, DCC regarding Fresh Air Gym sessions.
May 14 & 28	Music Memories Singing Sessions in library.
May 16 th	Meet new Mayor

Events promoted:

Aelwyn Morgan Award	Closing date 3 rd July
Fresh Air Gym	Every Monday 9.30 – 10.30 and Wednesday 6 – 7p.m.
Riverside Litter Pick	June 22 nd , 9.30 until noon
Cupcake & Coffee	11 th June, 1 p.m. in Rhuddlan library
Music Memories Singing Sessions:	Every fortnight (Tuesday) 1 p.m. – 2.30 p.m.
Town Council Vacancy	Closing date 3 rd July
Election of New Mayor	

Rhuddlan Town Council**Subject:**

FW: Anwyl Homes at Tirionfa

On 31 May 2019, at 15:20, Iain Murray <iain.murray@anwyl.co.uk> wrote:

Dear All,

Following the telephone conversation that I have had with you all regarding our proposed works at our Tirionfa site, Rhuddlan, I can confirm the following:

- * It is our aim to start the road and sewers on the 10th June, providing that all the relevant conditions are cleared. The area marked pink on the attached drawing, is their first phase of works and they hope to complete this in 12 weeks.

- * Our ground work contractor will be starting work on the plots that front on to Tirionfa on the 17th June. We will fence this working area off, so that their works are kept separate from the road and sewers works. This working area is marked in green on the attached drawing.

- * We will inform all sub-contractors and delivery drivers that parking on Tirionfa is NOT permitted and that all deliveries MUST arrive between 9:30am and 2:30pm. This will mean that the majority of the residents of Tirionfa will be able to go to work / do the school run and not be delayed. There may be certain situations where deliveries may be needed outside of these hours, i.e. concrete deliveries, but we will ensure that any disruption is kept to a minimum.

- * Any mess that unfortunately finds its way on to Tirionfa, will be cleaned up and road sweepers will also be used on a regular basis.

- * As soon as the first section of the roads and sewers is complete, we will then look at construction or site compound, car park (marked orange on attached drawing) and brick compound (marked red on attached drawing) and we should then only need to access Tirionfa for any mains services that need laying, plot connections and external works, such as footpaths and driveways.

I trust that the above helps clarify our position and gives you an understanding of the work and timescales involved whilst we use Tirionfa as access. We will be contacting the residents of Tirionfa to inform them of the above works and hopefully we can all work together and complete the work as quickly as possible. If you have any further questions, please feel free to contact me on the number below.

Regards

Iain Murray

Construction Director

[<http://portal.anwyl.co.uk/Anwyl%20Signature%20Library/divider.png>]

Email: iain.murray@anwyl.co.uk <<mailto:iain.murray@anwyl.co.uk>>

Mobile: 07795 847712

DDI: 01244 421645

Anwyl Homes

Anwyl House, Clos Dewi Sant

St David's Park, Ewloe Flintshire CH5 3DT

<http://www.anwylhomes.co.uk> <[awb://www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)> Tel: 01244 421 600

[<http://portal.anwyl.co.uk/Anwyl%20Signature%20Library/anwyl-homes-social-twitter.png>] <<https://twitter.com/AnwylConstruct>>

[<http://portal.anwyl.co.uk/Anwyl%20Signature%20Library/anwyl-homes-social-linkedin.png>] <<https://www.linkedin.com/company/anwylhomes>>

Cylch Meithrin Rhuddlan
Ebenezer Chapel
Parliament Street
Rhuddlan

13 May 2019

Dear Ms Jones

I am writing on behalf of Cylch Meithrin Rhuddlan to seek the Town Council's support for our fundraising concert.

The concert, featuring Côr Meibion Trelawnyd, will be held at Ebenezer Chapel, Rhuddlan from 6.30pm on Friday 21 June 2019. It will also feature the Cylch children and local singing talent Bethan Tomkins.

As I'm sure councillors are aware, Cylch Meithrin Rhuddlan is a charitable organisation which only exists thanks to the tireless fundraising, hard work and dedication of its staff and supporters. The Cylch provides an effective learning through play programme to local children through the medium of Welsh. It is key in promoting the language and its use to its pupils, their families and the wider community.

It is hoped that the concert will raise sufficient funds to ensure the Cylch can continue and expand its work with young children, the promoting of the Welsh language and its role in the community.

It is with the above benefits in mind that I would ask that town councillors support the event by purchasing tickets and promoting the concert in the local community.

Tickets are priced at £12 for adults and £8 for children and available by contacting the Cylch on 07752 226034 or on the door. I have attached a poster for your information.

Yours sincerely,

Bethan Airey
Rhuddlan Cylch Secretary

E: bethan.airey28@gmail.com

T: 07966 760353

Cylch Meithrin Rhuddlan
Capel Ebenser
Stryd y Senedd
Rhuddlan

13 Mai 2019

Annwyl Ms Jones

Yr wyf yn ysgrifennu ar ran Cylch Meithrin Rhuddlan i geisio cefnogaeth Cyngor y Dref ar gyfer ein cyngerdd codi arian.

Cynhelir y cyngerdd, a fydd yn cynnwys Côr Meibion Trelawnyd, yng Nghapel Ebeneser, Rhuddlan o 6.30yh ar ddydd Gwener 21 Mehedfin 2019. Bydd yna hefyd perfformiadau gan plant y Cylch a talent canu lleol Bethan Tomkins.

Mae'n siŵr eich bod yn ymwybodol bod Cylch Meithrin Rhuddlan yn sefydliad elusenol sydd ond yn bodoli diolch i godi arian parhaus, gwaith caled ac ymroddiad ei staff a'i gefnogwyr. Mae'r Cylch yn darparu rhaglen 'dysgu drwy chwarae' effeithiol i blant meithrin lleol trwy gyfrwng y Gymraeg. Mae'n allweddol wrth hyrwyddo'r iaith a'i ddefnydd i'w disgyblion, eu teuluoedd a'r gymuned ehangach.

Y gobaith yw y bydd y cyngerdd yn codi digon o arian i sicrhau y gall y Cylch barhau ac ehangu ei waith gyda phlant ifanc, hyrwyddo'r Gymraeg a'i rôl yn y gymuned.

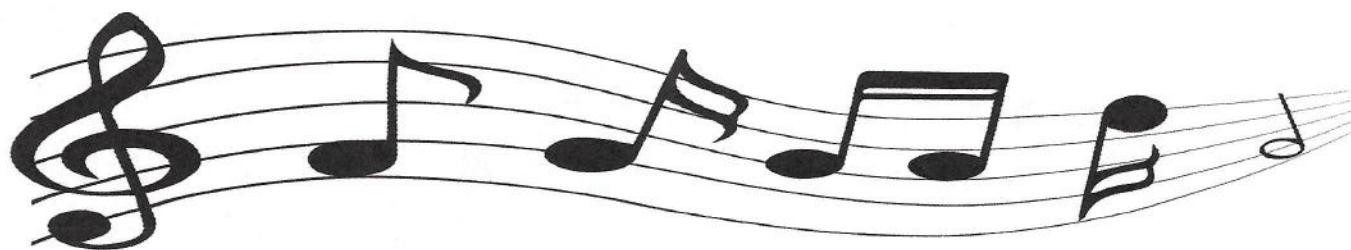
Gyda'r buddion uchod mewn cof, byddwn yn gofyn i gynghorwyr tref gefnogi'r cyngerdd trwy brynu tocynnau os yn bosibl a drwy hyrwyddo'r 'Noson o Gân' yn y gymuned leol.

Pris y tocynnau yw £12 i oedolion a £8 i blant ac maen't ar geal drwy cysylltu â'r Cylch ar 07752 226034. Yr wyf wedi atodi poster ar gyfer eich gwybodaeth.

Yr eiddoch yn gywir,

Bethan Airey
Ysgrifennydd Cylch Meithrin Rhuddlan

E: bethan.airey28@gmail.com
T: 07966 760353



Côr Meibion Trelawnyd

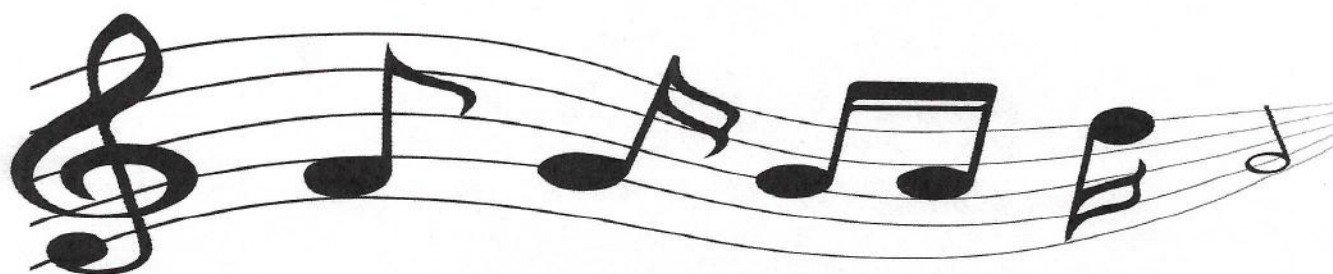
6.30yh Dydd Gwener 21 Mehefin | 6.30pm Friday 21 June
Capel Ebeneser Chapel, Parliament Street, Rhuddlan



Er budd | in aid of Cylch Meithrin Rhuddlan
Cefnogaeth | support: Only Tots Aloud a Bethan Tomkins

Tocynnau | Tickets £12.00 (oedolion | adults)
£6.00 (plant | children)

Talu ar y drws neu cysylltwch â'r Cylch |
Pay on the door or contact Cylch: 07752 226034



Rhuddlan Town Council

Subject:

FW: Rhuddlan Town Council - Website enquiry

Name: J. Webster

Comment: I have recently moved to Rhuddlan from Dyserth and have a dog, and would like to request more dog waste bins around the housing estate next to the grave yard (Heol Hendre/ Grenville Ave area). From walking in the area there seems to be a problem with waste not being picked up and a lack of bins. Thank you.

Time: June 5, 2019 at 3:36 pm

IP Address: 148.64.27.72

Contact Form URL: <https://rhuddlantowncouncil.gov.uk/your-council/your-feedback/>

Sent by an unverified visitor to your site.

Item 7g

Ysgol y Castell,
Hylas Lane,
Rhuddlan,
Denbighshire.
LL18 5AG

01745 590545
ysgol.ycastell
@denbighshire.gov.uk



Ysgol y Castell,
Lon Hylas,
Rhuddlan,
Sir Ddinbych.
LL18 5AG

01745 590545
ysgol.ycastell
@sirdinbych.gov.uk

Learning from each other. Succeeding together.

Dydd Llun 20, Mai, 2019

Dear Members of Rhuddlan Town Council,

Ysgol y Castell School Council are writing a letter to you about a recent survey we put together, to see how pupils would like to improve Rhuddlan. We surveyed 146 pupils in all.

We asked questions like 'What would you like to see more or less of in Rhuddlan?' We gave them options of things like: benches, flowers and plants, notice boards and bins. Out of the four things mentioned above, the greatest vote went to more plants and flowers with a score of 96 out of 146. Another question we had interesting results from was 'Would you be prepared to take part in community clean up days?' 67 children said they would be prepared to take part and 49 other pupils said they might help.

Children would also like to have a bench on Twt Hill and 137 children would like to see more exercise equipment appropriate for children in the playing fields.

As members of Ysgol y Castell School Council, we would like the opportunity to speak about the results of our survey and hope you might invite us to one of your meetings.

Yours sincerely,

Caitlin Jones (School Council Secretary)



age connects
canol gogledd cymru
north wales central.



bywyd cartref
home . life
your key to a life at home

Gwasanaeth newydd ar gael

Mae Age Connects Canol Gogledd Cymru yn cynnig gwasanaeth newydd, "Bywyd Cartref", sy'n ddull cyfannol o roi cefnogaeth i bobl fyw yn eu cartref eu hunain gyhyd ag y bo'n bosibl. Bydd y cymorth yn cael ei deilwra i ofynion pob unigolyn.

Mae hwn yn wasanaeth gan fenter gymdeithasol, felly codir ffi, a fydd yn cael ei drafod gyda phob unigolyn.

Rhai o'r gwasanaethau a fydd ar gael:

- | | |
|------------------------------|-----------------------------------|
| Siopa | Garddio (torri glaswellt, chwynu) |
| Cinio | Smwddio |
| Cwmni | Glanhau ysgafn |
| Cymorth Technoleg Gwybodaeth | Teithiau |
| Coginio/paratoi prydau bwyd | Mynd â'r ci am dro |
| Newid tariff trydan/nwy | Help gyda gwaith papur |
| A llawer mwy | |

Os hoffech chi gael rhagor o wybodaeth am y gwasanaeth newydd hwn cysylltwch gyda'n tîm Gwybodaeth a Chyngor ar 0300 2345 007/ enquiries@acnwc.org neu Jayne Spencer 01745 472004

neu alw heibio swyddfa Dinbych
Age Connects Canol Gogledd Cymru
15 Stryd y Bont
Dinbych, LL16 3LF, Llun - Gwe 9am-5pm



age connects
canol gogledd cymru
north wales central.



New Service available

Age Connects NWC has a new service "Home Life" which is a holistic approach to supporting people to live in their own home for as long as possible. The support will be tailor made to the requirements of each person.

This is a social enterprise service so there will be a fee applied which will be discussed with each person.

Some of the services that will be available:

- | | |
|-------------------------|------------------------------------|
| Shopping | Gardening (grass cutting, weeding) |
| Lunch | Ironing |
| Companionship | Light cleaning |
| IT support | Trips out |
| Cooking/preparing meals | Dog walking |
| Tariff swapping | Help with paperwork |
| And much more | |

For further information on this new service please contact our Information and Advice team on 0300 2345 007 or enquiries@acnwc.org or Jayne Spencer 01745 472004 or call in to our Denbigh office

Age Connects NWC
15 Bridge Street
Denbigh, LL16 3LF
Mon-Fri 9am-5pm

Priffyrdd
a Gwasanaethau
Amgylcheddol
Uned Gwaith Stryd
Cyngor Sir Ddinbych
Blwch Post 62
Rhuthun
LL15 9AZ



Ffôn/Tel: (01824) 706965/6940/6981 Ffacs/Fax (01824) 706898

gwaithstryd@sirddinbych.gov.uk / streetworks@denbighshire.gov.uk

Highways and Environmental
Services
Street Works Unit
Denbighshire County Council
PO Box 62
Ruthin
LL15 9AZ

Item 7i

MEMORANDWM MEWNOL/INTERNAL MEMORANDUM

Road Traffic Regulations Act 1984, New Roads and Streetworks Act 1991

I To : Head of Legal and Administration
Oddi wrth From : Head of Highways and Environmental Services
Eich cyf Your ref: SBH/TMF/
Ein cyf Our ref : HNS/1A/ 2684
Dyddiad Date : 24/05/2019
Pwnc Subject : TEMPORARY ONE WAY SYSTEM

Would you kindly arrange for a temporary road closure order to be advertised and made, the details of which are as follows:

Applicant: Denbighshire County Council Works Unit

Road to be restricted: Station Road, Rhuddlan from its junction with Marsh Road to its junction with A525. Traffic is prohibited to travel in a north easterly direction.

Reason for closure: Reconstruction and resurfacing of Marsh Road

Period of closure: 22/07/2019 – 09/08/2019

Recommended

Alternative route: A525, A547, Rhyl Road, Station Road

Pedestrian access through the closed section will be maintained throughout the period of closure.

I enclose a copy of a plan locating the section of roads to be closed and showing the recommended alternative routes.

p.p. **SECTION MANAGER NETWORK SERVICES**



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CHESHIRE WEST AND CHESTER

REPORT TO DENBIGHSHIRE CCTV PARTNERSHIP

Date of Meeting: 8th April 2019

1. Purpose of the report

- 1.1 To provide an operational update on the provision of technical, CCTV reactive monitoring services to the Denbighshire CCTV Partnership.

2. Technical Update

2.1 BT Circuit Link

Nothing to report

2.3 REMS

The Remote Evidence Management System (REMS) which was installed as part of the agreement with the Denbighshire CCTV Partnership and Quadrant Security Group (QSG) is generally working well. However, calls are still being received from officers who are not aware of the REMS procedures. It is suggested that an e-mail be sent to all officers stating what the procedure is and the areas covered by the Partnership.

2.4 Airwaves

Airwaves radios are still yet to be installed.

2.5 Cameras

There have been a total of 7 incidents where CCTV Operators have been unable to assist NWP when they have either requested data or cameras to be monitored due to cameras not working.

2.6 Follow Me Function

The 'Follow me' function in Synergy which will allow NWP to view live images of the cameras in their Radio Deployment Centre (RDC) still requires setting up at the Chester end and testing by QSG to ensure that it is working correctly.

3. Occurrence logs

- 3.1 CCTV operators are required to fill in daily occurrence logs to record the number and types of incidents/calls for statistical purposes. Below is a table providing information on the contact between the Denbighshire CCTV Partnership and the Cheshire West and Chester CCTV control room. In the Period from 04/12/18 to 25/03/19 there were 44 occurrences recorded. This number does not include the total number of REMS requests.

	Rems Requests	Data Burned off following REMS Request	Contact from NWP to CWandC Control Room	Contact to NWP from CWandC Control Room	Fault Reporting	Data Subject Access Requests
01/08/18 to 20/09/18	44	10	25	2	2	1
21/09/18 to 04/12/18	131	36	21	2	8	3
04/12/18 to 25/02/19	189	40	37	2	0	2

- 3.2 The table below shows the number of calls/incidents in each of the 3 areas:

Location	Number
Rhyl	35
Prestatyn	4
Rhuddlan	1
All Areas	4

4. Partnership Working

- 4.1 Operators have continued to observe incidents whilst monitoring the cameras for the purpose of learning the areas. Below is a table of showing the type and number of some of the recorded incidents:

Incident	Number
Missing Persons	6
Suspicious activity	1
Robbery	3
Operators monitored NWP whilst attending incident	4
Drunk or injured male	2
Request to look for vehicle	5
Youths intimidating public	1

Threatened suicide	2
Possession of a knife	3
Stabbing	1
Road Traffic Collision	1
Anti-Social Behaviour	1
Search for member of the public absconded from NWP	1
Fight	1
Disturbance with weapons	1
Vehicle driving the wrong way down a one way street	1

5. Improvements

- 5.1 Ensure the Airwaves radio link is up and running asap. Improved communication is necessary and using the Airwaves radios will allow a more expedient transfer of live information both to and from NWP.
- 5.2 If there are ASB hot spots that are visible to cameras we are able to monitor these at key times as requested by NWP to aid in gathering professional intelligence (as above in 4.3)

Admirals Field.

1. At the Town Council on the 11th April 2019, correspondence had been received from Eiry Lane, a resident on Rhyl Road who stated: *I understand the council is responsible for the maintenance of the access lane bordering the Admirals Playing Field, the condition of the lane has deteriorated considerably over time since lorries were given access during the construction of the houses in Clos David Owen. The lane is now littered with big, deep potholes posing a danger to tyres, springs, suspensions of our cars. I sincerely hope this situation can be rectified in a more permanent fashion other than by merely filling in the potholes!*

The Town Council resolved to gain legal advice on the Town Council's responsibilities and users access permission over this access lane and if residents need to contribute financially towards upkeep and maintenance of the road. Letter dated 17th April 2019 is attached. **Appendix 1.**

The Solicitor replies dated 29th April 2019 (**Appendix 2**) which raises more questions. The letter asks in section 6 for details on Title Deeds from Land Registry. The Town Clerk replies to Solicitor by phone giving the address of Eiry Lane and also the address of two properties along the Rhyl Road.

The Solicitor follows up with a letter dated 21st May 2019 (**Appendix 3**) which does not give a definitive answer. Reference is made on a Deed dated 11th November 1903 that the Deed clearly makes no provision for the upkeep of the right of way and the rule would, therefore, be that the responsibility for maintenance falls on the persons who use it rateably, according to the extent of their use. Reference is also made to the 1946 Conveyance which places the obligation to maintain the access way on the Council.

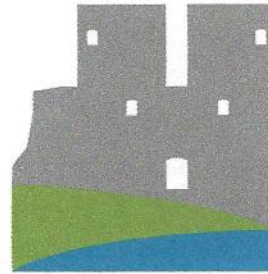
The Solicitor has offered to attend a Town Council meeting to "consider together what would be practical and what is unlikely to work".

2. At the Town Council meeting on 9th May 2019 correspondence had been received from the Dragon's Football Club proposing to locate 1 portacabin, 1 container, and 1 toilet within the Admiral's Field to continue their work with local young people.

The Town Clerk writes to the solicitor (**Appendix 4**) to seek clarification on whether the Town Council could grant a long-term lease to a club/organisation and whether the Field can be used for the consumption of food & drink.

A reply dated 5th June (**Appendix 5**) is attached which states that the "Council should approach this proposal with caution.

Recommendation - That the Town Council invite the solicitor to the next Town Council meeting.



John Owens
John Owens Solicitor
13 St Asaph Business Park
St Asaph Business Park
St Asaph
Denbighshire
LL17 0LJ

17/04/2019

Dear John

Access Lane Bordering Admiral Playing Field

The Town Council has received correspondence from a resident living on Rhyl Road complaining about the condition of the "access lane" in Admirals Fields (this is shown in yellow on the enclosed map). The resident uses the access lane to get to the property from the back and is complaining that the road is full of potholes and is asking the Town Council to tarmac this road.

It was agreed at the last Town Council that clarification is needed on the Town Council's rights with regards to this road. Please can you supply the following clarification:

Do residents and allotment holders have right of access across land that belongs to the Town Council? If they do, do they need to contribute financially towards upkeep and maintenance of the road?

Also, in the event of an accident on this road, is the Town Council liable?

I have enclosed relevant documents relating to the access Lane on Admirals Playing Field.

I look forward to hearing from you

Yours sincerely

Sian Mai Jones

Town Clerk – Rhuddlan
07775 673706



JOHN OWENS SOLICITORS

Our Ref: JO:MR:02274/1
Your Ref:

29 April 2019

John T. E. Owens LL.B.
Solicitor: Cyfreithiwr

Ms Sian Mai Jones
Rhuddlan Town Council
PO Box 224
Llandudno
LL30 9GJ

Unit 13 Ffordd Richard Davies
St Asaph Business Park,
St. Asaph/Llanelwy
Denbighshire
LL17 0LJ
Tel: 01745 582333
Fax: 01745 582777
SRA Number: 323556

John Owens LL.B (HONS)
Principal

Sent by email only: clerk@rhuddlantowncouncil.gov.uk

Dear Sian

Re: Access Lane Bordering Admiral Playing Field

Thank you for your letter of 17th April 2019 with its enclosure.

I believe that the best way to answer the questions raised in your letter is as follows:

- 1) The Council should understand that the land shown yellow and green on the Plan, annexed to the 1946 Conveyance, belongs to the Town Council as successor in Title to the Rhuddlan Parish Council. As such there is no need to clarify what rights the Council has, as the Council is the absolute owner of the property. The real question is, therefore, what rights other people have over the land.
- 2) Clause 4 of the 1946 Conveyance states the purposes for which the land is to be used, mainly as a public recreation ground. I did send a copy of the 1937 Act to you in August 2018 but I attach a further copy for your information. On the face of it, it may seem a little confusing, however visitors to the Admiral Field are on land belonging to the Town Council from the moment they enter the access road. The same responsibilities will apply as to them on the access road as it would apply during to their use of the Admiral Field. This responsibility is called Occupiers Liability. There should be cover for all these liabilities in the Council's Policy of Insurance. It would be wise for the Council to check its Policy and to make sure that the Insurers understand the extent of the Council's land and, in particular, that the land shown yellow and green on the 1946 Plan is included with all the rest.
- 3) Clause 4 of the 1946 Conveyance makes a provision that the Council should 'at all times...be responsible for the upkeep and maintenance of the said strips of land' – that is the land coloured yellow and green. However, on the face of it, the benefit of this obligation lies with the

Bodryddan Estate. Anyone else seeking to assert this right would need to show that they either represent the Estate or are successors in title of the Estate and have the right to enforce this obligation.

- 4) As regards to the Council's liability, apart from the obligation in the 1946 Conveyance to maintain the yellow and green land, the Council needs to take reasonable care to ensure that visitors do not suffer injury. This obligation clearly extends to everyone who uses the Admiral Playing Field. It would be advisable to obtain a Report from an expert in health and safety to assess the risks for the whole extent of the land, including the areas coloured pink, blue, yellow and green on the 1946 Plan. The Council should also meet with a representative of its Insurance Company to make sure that the insurers would indemnify if any accident were to occur.
- 5) Interestingly enough, the resident who uses the access lane to get to his property does not fall within the category of visitors to the Admiral Field! Unless we can establish that he has a legal right of way over the land coloured yellow, he is, in effect, a trespasser. This does not necessarily mean that he falls outside the ambit of the Council's Occupiers Liability. Again, this is something to discuss with your Insurers.
- 6) It may be that the resident does have a legal right of way over the land coloured yellow. A right of way can arise in three ways; firstly, it can be granted by deed; secondly, it can be acquired by operation of law; and thirdly, it can be acquired by prescription (continual use of a period of 20 years or more). I suspect that the properties in the terrace did originally belong to the Bodryddan Estate. It may well be that when they were sold, the estate did grant rights of way (though if the properties were sold after 1946, the estate would not have been able to grant this right of way as it had already sold the land). However if the properties were sold after 1946, then they would have formed part of the estate prior to the sale to the Town Council. The right of way reserved in the 1946 Conveyance would therefore apply to these properties.

It is more likely than not that this property has been privately owned for more than 20 years. The likelihood is that the owner could establish a prescriptive right of way over the land coloured yellow, as this is the only access to the rear and will have been used for many, many years.

It is important to ascertain which of these three scenarios applies to this particular resident, as this will guide us as to how to deal with his request. If he was granted a right of way by the estate, then clearly he should contribute to the maintenance of the access way, as maintenance is the responsibility of the persons who use an access. I will explain this further later on in the letter. If he can rely on the right of way reserved in the 1946 Conveyance, then that Conveyance places the responsibility for maintenance on the Council and he will not need to contribute. If he acquired the right of way by prescription then, again, he will need to contribute. If his Title is registered, we will be able to find the information we need from the Land Registry. If you would give me his name and address (or at least the address of his property) I can get obtain this information online. If the title is not registered, then it would be appropriate to ask the resident to provide copies of his deeds to enable the Council to take legal advice.

- 7) The extent of an obligation to maintain a right of way depends on the way in which it arose. If the right of way has been granted by deed, then the deed can often make provision for responsibility of maintenance. More often than not, however, deeds are silent on the question of maintenance and, in those circumstances, the responsibility falls on the persons who use the access based on the proportion of that use. The concept of 'user' is not a scientific one but a qualified surveyor would be in a position to give guidance. I suspect that the Council will always bear the lion's share of responsibility for maintenance because more people use the access way to visit the Admiral Field, than to go to and from the properties which adjoin it.

I am sorry that this letter is lengthy and I am sure it will give rise to more questions. I would be glad to meet you to offer further explanation and answer any questions that you may have.

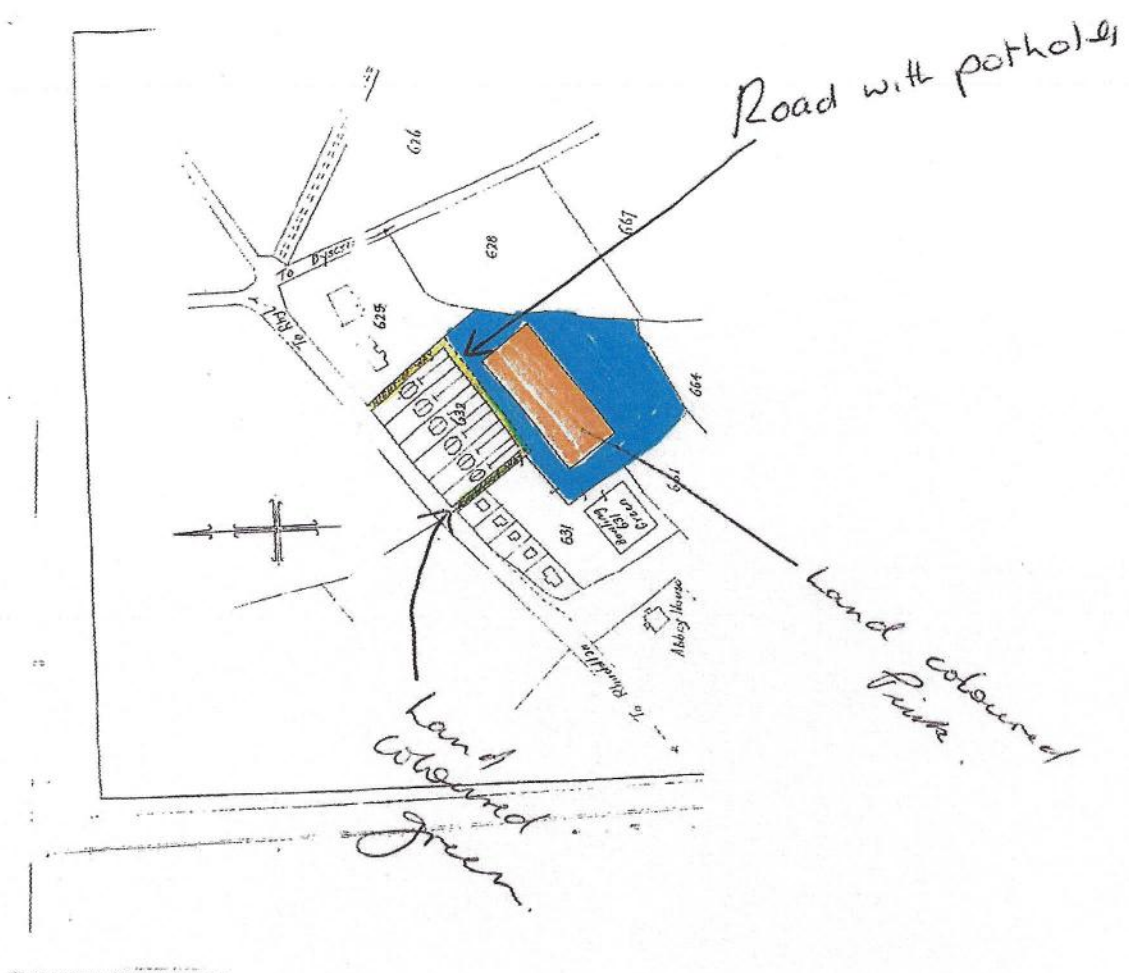
I attach a copy of the 1946 Conveyance and I have highlighted a number of sections which are relevant and I have annotated the Plan.

I look forward to hearing from you.

Yours sincerely

John Owens Solicitors

Email: john.owens@johnowenssolicitor.co.uk





JOHN OWENS SOLICITORS

Our Ref: JO:MR:02274/1
Your Ref:

21 May 2019

Rhuddlan Town Council
PO Box 224
Llandudno
LL30 9GJ

John T. E. Owens LL.B.
Solicitor: Cyfreithiwr

Unit 13 Ffordd Richard Davies
St Asaph Business Park,
St. Asaph/Llanelwy
Denbighshire
LL17 0LJ
Tel: 01745 582333
Fax: 01745 582777
SRA Number: 323556

John Owens LL.B (HONS)
Principal

Sent by email only: clerk@rhuddlantowncouncil.gov.uk

Dear Sian

Re: Access Lane bordering Admiral Playing Field

Further to my letter of 30th April 2019, I have followed up the information that you gave me.

Mrs Lane of Springwood, Rhyl Road, Rhuddlan has clearly lived at that property for many years. Her title is not registered and we cannot, therefore, find out the contents of her title deeds.

However, you were able to give me the names of two other properties which belong to Councillors, namely 'Woodland' and 'Springfield'. Both of these titles are registered. Woodland is registered under title number WA745491 and Springfield under title number CYM566995.

I attach copies of the Registers of Title for both and also a copy of a Conveyance dated 12th December 1926, which relates to Springfield.

These documents enable me to understand the picture, far better.

You will see that the titles of both properties refer to a Conveyance dated 11th November 1903 made between Marian Rowley Conwy and Mary Catherine Barnett. It is safe to assume that Ms Barnett purchased the block of properties and that they were within her ownership for a number of years.

The copy Conveyance that comes with the title to Springfield is dated 12th February 1926. The seller is Mary Catherine Barnett, who purchased the other properties in 1903. She is described as 'the wife of Herbert Barnett of Fernlea, Rhuddlan in the County of Flint'. Fernlea is the most northerly property in the block.

This Conveyance recites that Mary Catherine Barnett purchased Springfield and other properties by virtue of the 1903 Conveyance. This reinforces my belief that she probably owned all these properties and that each of them, therefore, benefits from the right of way granted in 1903.

Of the full text of the right of way, this simply states 'together with a right of way over and along a side and back passage 10 ft. wide'. The Land Registry helpfully identifies this as being the road to the side and the rear – no surprises there!

All these documents predate the Conveyance of 8th March 1946 in favour of the Town Council. Therefore, the Town Council took the land subject to those existing rights of way.

In these circumstances, the rights of way over various properties in the block arise from having been granted by the Deed dated 11th November 1903. That Deed clearly makes no provision for the upkeep of the right of way and the rule would, therefore, be that the responsibility for maintenance falls on the persons who use it rateably, according to the extent of their use.

The position is completed by the fact that the 1946 Conveyance does place the obligation to maintain the access way on the Council. I doubt, however, that any of the residence in the block could rely on that as they are not parties to the 1946 Conveyance. It is unlikely that the benefit of the Covenant vests in those residence. It is highly unlikely that the Bodrhyddan Estate would have transferred their interest because the sale of the block predates the transfer of the Playing Field by more than 40 years.

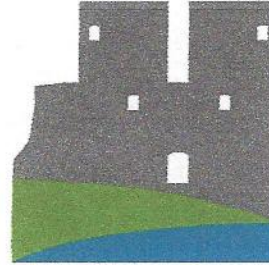
It is my belief that it would be very difficult for any of the residence, who use the access way, to deny any part of the liability for maintenance.

How this translates into practical terms will be a matter for discussion by the Council. I repeat my offer to attend some part of the meeting, so that we can consider together what would be practical and what is unlikely to work.

Yours sincerely

John Owens Solicitors

Email: john.owens@johnowenssolicitor.co.uk



Cyngor Tref
Rhuddlan
Town Council

John Owens
John Owens Solicitor
13 St Asaph Business Park
St Asaph Business Park
St Asaph
Denbighshire
LL17 0LJ

05/06/2019

Dear John

Admirals Playing Field

The Town Council has received a request from a local junior football team proposing to locate a portacabin, container and a toilet on Admirals Fields to cater for players, volunteers, parents and general public.

The work proposed would most likely mean the football club securing grants. Many grant funders would require a long-term lease before committing any financial contribution towards any capital projects.

Please can you confirm whether the Conveyance would allow the Town Council to give a long-term lease to an organization for such projects.

Also, the Town Council seeks clarification on the consumption/sale of food and drink on the playing field. One Town Council member is sure that this is forbidden in the Conveyance. Please can you provide clarification.

I look forward to hearing from you

Yours sincerely

Sian Mai Jones

Town Clerk – Rhuddlan
07775 673706



JOHN OWENS
SOLICITORS

Our Ref: JO:JO:02274/1
Your Ref:

5 June 2019

Rhuddlan Town Council
PO Box 224
Llandudno
LL30 9GJ

John T. E. Owens LL.B.
Solicitor: Cyfreithiwr

Unit 13 Ffordd Richard Davies
St Asaph Business Park,
St. Asaph/Llanelwy
Denbighshire
LL17 0LJ

Tel: 01745 582333

Fax: 01745 582777

SRA Number: 323556

John Owens LL.B (HONS)
Principal

Dear Sian

Re: Admiral's Fields, Rhuddlan

Thank you for your letter of 5th June.

When the property was purchased by the Council in 1946 the Conveyance included the following words:

"The Council shall hold the land hereby assured for the purpose of a Public Recreation ground for the said Parish of Rhuddlan..."

This is therefore the trust upon which the land is held - for the benefit of the Parish of Rhuddlan as a *public* recreation ground.

The 1946 Conveyance does not strictly preclude the granting of a lease. However, granting a lease would give the tenant exclusive occupation of the land comprised in the lease. This would, in turn, curtail the use of that land by the public and this would contravene the trusts upon which the land is held.

For this reason I believe that the Council should approach this proposal with caution.

Yours faithfully,

John Owens Solicitors

Email: john.owens@johnowenssolicitor.co.uk

COUNTY COUNCIL MEMBERS REPORT – CLLR ANN DAVIES

a. MARSH ROAD

The much-needed work to resurface this road will start late June/ July. There is also a need to upgrade the drainage.

During the excavation of the carriageway the link into Marsh road from the Morfa Lodge roundabout direction will be closed. Residents will be duly informed.

b. ANWYL HOMES at TIRIONFA

Contractors will start work on the Tirionfa site on the 10th June. The first phase of the works is to start the road and sewers, they hope to complete this in 12 weeks.

Ground work contractors will be starting work on the plots that front on to Tirionfa on the 17th June., this area will be fenced off. To ensure disruption is kept to the minimum deliveries must only arrive between 9:30 and 2:30pm, sub-contractors and delivery drivers are not permitted to park on Tirionfa. Road sweepers will be used on a regular basis.

c. VICARAGE LANE

The water leak in Vicarage Lane continues to be a hazard for residents, there is water almost constantly seeping through the surface of the footway. Welsh water have carried out several tests and deemed it not to be a leak on their line or with their apparatus. Lack of drainage in this area is a problem and I will continue to press highway officers for a solution.

d. CLWYD AVENUE/ MAES Y BRYN.

Due to the condition of these roads I requested road scores -

Maes y Bryn 300

Clwyd Avenue 287.5

Both are on the list for resurfacing.

e. ST KENTIGERN HOSPICE

I was recently invited to be a trustee of St Kentigern hospice , having worked there 24 years ago the hospice is very close to my heart. I was delighted to accept the post.

Are you caring for a loved one or do you need practical guidance or extra care for yourself? Support is available at St Kentigern Hospice. They run weekly Carers Mornings from 10- 12 noon each Friday.

Lost in art sessions are held each Monday for patients and their Carers.

Bereavement counselling drop in sessions are also available.

During the hospice expansion these will be held at 101 Bowen Court, St Asaph Business Park, LL170JH.

Other exciting innovations that will be included in hospice services after the reopening will be a youth group for youngsters "growing out" of Children's Hospices. St Kentigern are in the early stages of planning for a specialist drama group for young people who are coming to terms with death dying and grief.

St Kentigern will be employing an Admiral Nurse to develop links with Carers and people living with dementia in the community.

QUOTE Q854

RHUDDLAN TOWN COUNCIL

DEPUTY MAYOR JEWEL

DATE: 6th June 2019

Dear Sian

This Deputy Mayor's badge of office will feature your councils logo struck from a die and clipped to shape. The outer rim will be vitreous enamel infilled and attached to our No.7 back plate. The finished jewel will be polished all over and gilt plated.

Prices are:

ITEM	DESCRIPTION	QUANTITY	UNIT COST
Die	To stamp council crest centre (H.B)	1	£675.00
Deputy Mayor Badge	Metal gilt	1	£475.00
	HM Silver gilt	1	£750.00
Double mitred neck ribbon	Blue	1	£58.43
C70 Chain of Office	Metal gilt	1	£762.10
Pendant case	Navy leatherette lined, featuring a flat pad insert for jewel to sit on.	1	£36.06
Chain of office case	Navy leatherette lined, featuring a fitted insert for chain and jewel to sit on.	1	£375.00

The above prices do not include carriage or VAT.

Our current lead-time is approximately 12 weeks from receipt of official purchase order.

I would like to emphasise that these items will be manufactured on our premises in Birmingham, and not imported.

To proceed with an order we will require written confirmation with our artwork signed, dated and returned.

Assuring you of our best attention at all times.

Yours sincerely

Dave Harper

Design & Sales

Tel: 0121 554 0032

Web: www.vaughtons.com

Email: design@vaughtons.com

RHUDDLAN TOWN COUNCIL
Deputy Mayors Badge



No. 9 Stock Backplate
77mm x 93mm inc Ring
49mm Ø Centre



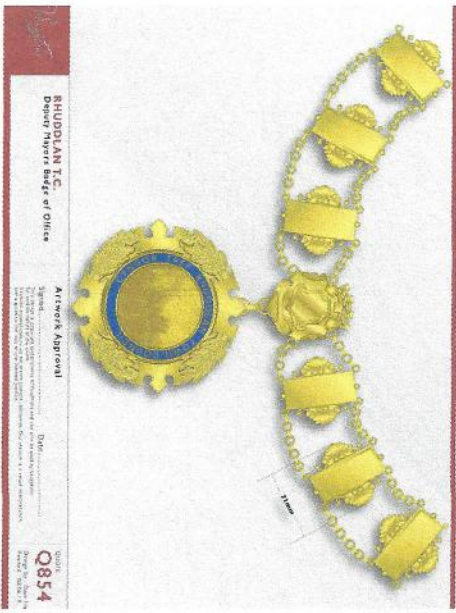
Artwork Approval

Signed

Date

QUOTE

Q854



RHODOLAN I.C.
Deputy Mayor Badge of Office

Artwork Approval
Signed: [Signature] Date: [Date]
[Text]

Quote
Q854
[Text]

Item 11a.

List of Payments made between 07/06/2019 and 13/06/2019

<u>Date Paid</u>	<u>Payee Name</u>	<u>Reference</u>	<u>Amount Paid</u>	<u>Authorized Ref</u>	<u>Transaction Detail</u>
13/06/2019	John Owen Solicitors	102301	196.80		Admirals Field Matters
13/06/2019	Denbighshire County Council	102302	3,500.00		CCTV 2019/20
13/06/2019	Rhuddlan Community Group	102303	1,100.00		Grant
13/06/2019	Goodsigns & Print	102304	26.40		Certificates of Service
13/06/2019	Goodsigns & Print	102305	60.88		Digital Trail Flyers
13/06/2019	Goodsigns & Print	102306	189.60		Dementia Friendly Banners
13/06/2019	Rialtas	102307	145.20		Annual Support
13/06/2019	A. Roberts	102308	750.00		50% Mayors Allowance
13/06/2019	A Roberts	102309	250.00		50% Extra Responsibility All.
13/06/2019	G. Smith	102310	250.00		50% Deputy Mayor Allowance
13/06/2019	Clerical Assist / Minute Clerk	STO	175.00		Salary
13/06/2019	Town Clerk	STO	1,150.00		Salary
13/06/2019	Town Clerk	102311	200.35		Expenses
13/06/2019	Staples UK Ltd	DD	26.03		Stationery
13/06/2019	NEST Pension	DD	112.28		Period 18 May to 17 June
Total Payments			8,132.54		

Breakdown of Town Clerks expenses attached

Rhuddlan Town Council
Payment Request for Town Clerk
To be submitted to June meeting

Travel Claim
Stationery
RTC Website
Civic Events

Travelling	£99.45
A4 Paper	£5.90
Licence for English Website	£85.00
2 Tickets for Castell Beat for Mayor & Mayoress	£10.00
TOTAL	£200.35

Authorised by the Mayor: (Signature)
Cheque No:

Rhuddlan & Rhyl Relief in Need

The Town Council has a dormant account which has a total of £792.44. The last transaction was September 2013. The account was set up to help those in need e.g. those affected by flooding.

There are 4 Trustees:

Cllr Gareth Rowlands

Cllr Reg Davies

Mr Stephen Rafferty

Rev Peter Allsworth

It is recommended that this account be closed down and the money be paid into the Town Council's Community Account under its own budget heading for future use.

**Bank Reconciliation Statement as at 13/06/2019
for Cashbook 1 - Current Bank A/c**

Item 11c

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page No</u>	<u>Balances</u>
HSBC Current	31/05/2019	378	21,144.02
HSBC Deposit	31/05/2019	121	62,485.00
			<u>83,629.02</u>

Unpresented Cheques (Minus)**Amount**

05/02/2019	102208	Denbighshire County Council	185.00
01/05/2019	102253	Paul Smith	-11.88
13/06/2019	102301	John Owen Solicitors	196.80
13/06/2019	102302	Denbighshire County Council	3,500.00
13/06/2019	102303	Rhuddlan Community Group	1,100.00
13/06/2019	102304	Goodsigns & Print	26.40
13/06/2019	102305	Goodsigns & Print	60.88
13/06/2019	102306	Goodsigns & Print	189.60
13/06/2019	102307	Rialtas	145.20
13/06/2019	102308	A. Roberts	750.00
13/06/2019	102309	A Roberts	250.00
13/06/2019	102310	G. Smith	250.00
13/06/2019	STO	Clerical Assist / Minute Clerk	175.00
13/06/2019	STO	Town Clerk	1,150.00
13/06/2019	102311	Town Clerk	200.35
13/06/2019	DD	Staples UK Ltd	26.03
13/06/2019	DD	NEST Pension	112.28

8,305.86

75,323.36

Receipts not Banked/Cleared (Plus)

0.00

0.00

75,323.36

Balance per Cash Book is :-**75,323.36****Difference is :-****0.00**

Eich cyf / Your ref

Ein cyf / Our ref : 44/2019/0402

Dyddiad / Date : 10/05/19

Rhif union / Direct dial : 01824 706727



Item 12a

Rhuddlan Town Council
Mrs Sian Mai Jones Clerk
PO Box 224
Royal Mail
Maesdu Road
Llandudno
LL30 1QX

Annwyl Syr / Fadam

Dear Sir / Madam

CAIS / APPLICATION: 44/2019/0402

CYNNIG / PROPOSAL: Codi estyniad unllawr i flaen annedd / Erection of single storey extension to front of dwelling

LLEOLIAD / LOCATION: Gwenallt Abbey Road, Rhuddlan, Rhyl

Amgaeaf gopi o'r cais a ddisgrifir uchod sydd wedi'i dderbyn gan y Cyngor Sir.

Os oes gennych unrhyw sylwadau yr hoffech i'r Cyngor eu hystyried pan fyddant yn ymdrin â'r cais, anfonwch nhw ar bapur o fewn 21 diwrnod o ddyddiad y llythyr hwn.

Byddwn yn gwerthfawrogi'n fawr iawn pe gallech nodi ein cyfeirnod a chynnwys disgrifiad byr o'r cynnig ar eich ymateb os yw hynny'n bosibl.

Byddaf yn cymryd nad oes gennych unrhyw sylwadau os na chlywaf gennych o fewn y cyfnod o 21 diwrnod. Mae'n bosibl y gwneir penderfyniad ar y cais ar ddiwedd y cyfnod ymghynghorol hwn, ac oherwydd mae'n bosibl nad ystyrir unrhyw sylwadau a gyflwynir ar ôl y dyddiad cau gan y Cyngor.

Yn y fan hyn dylwn ddweud na all y Cyngor Sir ond pendefynnu ar geisiadau cynllunio ond ar sail ystyriaethau cynllunio dilys. Fel arfer ni chymerir bod pethau fel colli golygfa, gwrthwynebiad ar sail foisol, cystadleuaeth

I enclose a copy of the above-described application which has been received by the County Council.

If you have any observations which you would like the Council to consider when they deal with the application, I would ask you to forward them in writing within 21 days of the date of this letter.

It would be very much appreciated if you could quote our reference number and include a brief description of the proposal in your response if at all possible.

I will assume that you have no observations if I do not hear from you within the 21-day period. The application may be determined at the end of this consultation period, hence any representations received after the expiry date may not be taken into account by the Council.

I should respectfully advise at this stage that the County Council can only determine planning applications on the basis of valid planning considerations. Matters such as loss of view, objections on moral grounds, unfair competition

annheg ac anghydfod cyfreithiol preifat, er enghraifft, yn berthnasol i deilyngdod cais cynllunio, a dylech wybod na all y Cyngor Sir roi unrhyw bwys arwyddocaol ar faterion o'r fath wrth wneud penderfyniad.

Sylwch os gwelwch yn dda bod raid i'r Cyngor Sir, o dan Ddeddf Llywodraeth Leol (Hawl i Wybodaeth) 1985, sicrhau bod unrhyw lythyr a dderbyniwyd fel papurau cefndir i'r cynnig ar gael i'w archwilio gan y cyhoedd.

Fe all y cais uchod gael ei ystyried gan aelodau'r Pwyllgor Cynllunio, ac os felly bydd eich ymateb yn cael ei gyhoeddi yn adroddiad y pwyllgor, a fydd ar gael i'w archwilio gan y cyhoedd yn Swyddfeydd y Cyngor ac ar y rhyngrwyd.

Sylwch y gallwch weld manylion am y cais cynllunio ar-lein:

www.sirddinbych.gov.uk/cynllunio

Edrychaf ymlaen at glywed gennych.

Yr eiddoch yn gywir

EMLYN JONES

Pennaeth Gwasanaethau Cynllunio a
Gwarchod y Cyhoedd

and private legal disputes, for example, are not normally accepted as material to the planning merits of an application, and you should be aware that the County Council would not be able to attach any significant weight to such matters in making a decision.

Please note that under the provisions of the Local Government (Access to Information) Act 1985, the County Council is obliged to make available for public inspection any letter received as background papers on the proposal.

The above application may be considered by members of the Planning Committee, in which case your response will be published in the committee report which will be available for inspection by the public at the Council Offices and on the internet.

Please note that application details can be viewed on-line: www.denbighshire.gov.uk/planning

I look forward to hearing from you.

Yours faithfully

EMLYN JONES

Head of Planning and Public Protection



Eich cyf / Your ref

Ein cyf / Our ref : 44/2019/0418

Dyddiad / Date : 10/05/19

Rhif union / Direct dial : 01824 706727

Item 126

Rhuddlan Town Council

Mrs Sian Mai Jones Clerk

PO Box 224

Royal Mail

Maesdu Road

Llandudno

LL30 1QX

Annwyl Syr / Fadam

Dear Sir / Madam

CAIS / APPLICATION: 44/2019/0418

CYNNIG / PROPOSAL: Codi estyniad ac addasiadau i'r annedd / Erection of extension and alterations to dwelling

LLEOLIAD / LOCATION: Kelston Rhyl Road, Rhuddlan, Rhyl

Amgaeaf gopi o'r cais a ddisgrifir uchod sydd wedi'i dderbyn gan y Cyngor Sir.

Os oes gennych unrhyw sylwadau yr hoffech i'r Cyngor eu hystyried pan fyddant yn ymdrin â'r cais, anfonwch nhw ar bapur o fewn 21 diwrnod o ddyddiad y llythyr hwn.

Byddwn yn gwerthfawrogi'n fawr iawn pe gallech nodi ein cyfeirnod a chynnwys disgrifiad byr o'r cynnig ar eich ymateb os yw hynny'n bosibl.

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www.sirddinbych.gov.uk/cynllunio

Edrychaf ymlaen at glywed gennych.

Yr eiddoch yn gywir

EMLYN JONES

Pennaeth Gwasanaethau Cynllunio a
Gwarchod y Cyhoedd

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Please note that application details can be viewed on-line: www.denbighshire.gov.uk/planning

I look forward to hearing from you.

Yours faithfully

EMLYN JONES

Head of Planning and Public Protection