



AGENDA

For a quarterly meeting of the Association

To be held on

Friday 24th October 2025 at 10.30

The Festival Church Towyn & Kinmell Bay & by zoom

1. Welcome by the chair

To receive a welcome from the Chair.

2. Apologies for absence

To record attendance and apologies for absence.

3. Minutes of the last meeting

To consider and approve the minutes of the last meeting as set out at appendix 1.

4. Actions taken since the last meeting

To consider the actions taken since the last meeting:

Purchase of a Toucan conference unit.

Letter to Welsh Government on the A55. (see appendix 2)

Rail Surveys.

Letters sent out to member councils regarding fees.

Letters out to ex members on the offer of reduced fees for the first year.

5. Finance & Governance

To consider the following matters:

5.1 Financial

To consider a financial report.

5.2 Membership

To consider a report on membership at appendix 3.



5.3 Hybrid Meetings

To note the purchase of a Toucan conference facility to aid hybrid meetings.

5.4 Code of Conduct

To consider whether a code of conduct is required for the Association meetings and if so what form this should take.

6. Banking Hubs

To consider members views and experiences with local Banking Hubs.

7. Tourism

To consider the tourism tax, how tourism is standing up both in numbers and spending.

8. Rail Surveys

To consider the rail surveys – see separate report.

9. Shopping Centres

To consider a report on shopping centres – see appendix 4.

10. Audit Wales

It has been noted that the percentage of councils with qualified audits and in particular ‘reports in the public interest’ has risen over Wales. To identify any issues causing concern about how audits are completed.

11. Independent Review Panel (Democracy & Boundary Commission

To consider the relevant part of the review of allowances for 2026/2027. See appendix 5.

12. Any other relevant business

To consider any other relevant business notified to the Chair or Secretary before the start of the meeting.

13. Date of next meeting

To note the date of the next meeting which will be held by Zoom.

**APPENDIX 1****MINUTES**

**of the Quarterly Meeting of the Association held on
Friday 18th July 2025 at 11am
Civic Halls, Connah's Quay**

Present were:

Cllr Ian Hodge Chair	Holywell Town Council
Cllr Norma Davies Vice Chair	Flint Town Council
Cllr Joan Butterfield MBE President	Rhyl Town Council
Kate Thew (visiting speaker)	Denbighshire Council
Cllr Vivienne Blondek	Buckley Town Council
Cllr Michael Davies	Beaumaris Town Council (zoom)
Cllr Shirley Jones-Roberts	Abergele Town Council (zoom)
Cllr Lynette Edwards	Caerwys Community Council
Cllr Paul Fletcher	Abergele Town Council (zoom)
Cllr Patrick Heesom	Mostyn Community Council
Cllr Ian Lliford	Prestatyn Town Council (zoom)
Cllr Eddie Loughwane	Connah's Quay Town Council
Cllr Doreen Mackie	Shotton Town Council
Cllr Alan Manship	Connah's Quay Town Council
Cllr D Owen	Connah's Quay Town Council
Cllr Peter Morgan	St Asaph City Council (zoom)
Cllr Bernise McLoughlin	Towyn & Kinmell Bay Town Council
Cllr Helen Roberts	Conwy Town Council
Cllr Loraine Rathbone	Buckley Town Council
Vickie Roberts	Rhyl Town Council
Cllr Jackie Webster	Conwy Town Council (zoom)
Suzanne Wilson	Connah's Quay Town Council
Cllr Andrew Wood	Abergele Town Council (zoom)
Robert Robinson MBE Secretary	Llanfair Caereinion Town Council

Apologies received:

Cllr Carol Holliday	Prestyn Town Council
Cllr Jeanette Chamberlain-Jones	Rhyl Town council
Cllr Lynda Griffiths	Towyn and Kinmell Bay Town Council
Cllr Alan James	Rhyl Town Council
Cllr Michael Pearce	Llandudno Town Council



1.Welcome

The meeting received a welcome from the Chair.

2.Minutes of the last Quarterly Meeting

The meeting considered and **APPROVED** the minutes of the last meeting.

3.Visiting speaker

The meeting received a presentation regarding work with community councils in Denbighshire from Kate Thew Liaison Officer of Denbighshire County Council. It was clear that a single point of contact for town and community councils was welcomed. The secretary is to find out what happens in other counties and report back.

4.Actions taken from the last meeting

The meeting noted the actions from the last meeting.

5.Executive

The meeting noted the executive meeting minutes from the meeting held in June 2025.

6.Transport update

The meeting received a report on the May 2025 rail surveys and on the upcoming ones.

Once the July/August surveys are completed a further meeting with TFW and Welsh Government is to be arranged.

7. The A55

The meeting spent some time looking at the issues around the A55 to be included in a report on the A55 for Welsh Government.

The points made included:

- 2007 INQUIRY – result still no solutions to the roads in the area of Queensferry.
- From M56 goes from 3 to 2 lanes causing issues.
- M56 o A494 4 lanes into 2 – new bridge would help this issued a lot.



- Northop Junction, thanks. Crawler lane to alleviate traffic backing up due to the steep incline..
- Propose lorries, coaches and tractors are restricted to left hand lane only in this area.
- Flintshire Bridge Deeside A55 (red route) needed urgently.
- Aston Hill – when works take place (regularly) traffic in local villages not acceptable.
- Queues on the Queensferry causing unacceptable emissions affecting residents health.
- Better signage required from M56 towards the A55, at present signage causes confusion.
- Issues around the crossings to Anglesey – two bridges are not enough (when one is under repair), a third crossing is needed.
- Llanfairfechan – two roundabouts being removed, work started and then stopped. Work unfinished.

8. Town and Community Council review

The meeting received an update nprogress and more news expected in October.

9.Tourism

This subject is to be carried over to the next meeting.

10.Banking hubs

This subject is to be carried over to the next meeting.

11.Other items from the Executive Meeting

11.1 Planning and Development

The meeting considered a Welsh Government consultation on Shops rates and changes in the ‘multiplier’ for smaller units to reduce costs. The Executive recommends that the members ask that any new arrangements should also apply to larger unit. Report at the meeting.

The recommendation was **ACCEPTED AND APPROVED.**



11.2 Shopping centres and regeneration – a radical solution

The meeting noted that a report will be available for the October meeting setting out our evidence and plans to help shopping centres.

12. Date of next meeting

The next meeting will be held on Friday 24th October 2025 in Towyn and Kinmell Bay.

13. Actions to be taken from the meeting

The following actions are to be taken forward from the meeting:

No	Item
1	Circulate minutes for comment and publish online.
2	Send out fee invoices and announce new fees.
3	Add Tourism and Banking Hubs to next meeting's agenda.
4	Prepare paper for next meeting on shopping centres.
5	Respond to planning consultation.
6	Complete A55 report for presentation to Welsh Government.
7	Complete rail surveys and reports.
8	Contact county councils on how they liaise with their town and community councils.
9	Purchase a video conferencing facility as per approved minute.
10	Arrange for next meeting to be held in Towyn & Kinmell Bay.



APPENDIX 2

Ein cyf / Our ref: OC-00728-25
Yr Economi, Ynni a Thrafnidiaeth
Economy, Energy and Transport

Dear Mr Robinson

Thank you for your email. Please accept our apologies for the delay in responding.

The A55, along with the A494, form a key arterial route into North Wales and are vital for the movement of people and goods and supporting the economy. For this reason, we are progressing with delivering the River Dee Bridge replacement and a safety and resilience study along Aston Hill. The delivery of these schemes will help improve safety, the flow of traffic, resilience and reduce the volume of disruptive maintenance works required on the network.

In addition, on 22 May, the Cabinet Secretary for Transport and North Wales launched [Network North Wales](#), the Welsh Government's ambitious plan to deliver an integrated, high-frequency public transport network for North Wales.

The North Wales Transport Commission also considered how the connections to and from Ynys Môn could be made more resilient. Their report made 16 specific recommendations and detailed feasibility work is nearing completion on the first six recommendations which were identified as a priority. This includes improvements to junctions and carriageway alignments, introduction of wind deflectors to Britannia Bridge and improvements for walking and cycling. The Welsh Government will announce details of the preferred options along with the next stages of development this autumn.

Finally, we are progressing a study into the transport needs and resilience of the A55 and A494. This will develop a robust, evidence-led and multi-modal understanding of transport challenges and opportunities along this corridor, along with potential interventions to address them. The study will focus on safety, connectivity, resilience, accessibility, operational performance, climate resilience and supporting economic growth.

Thank you for raising these points. We would be pleased to keep the North and Mid Wales Association of Local Councils updated with progress.

Yours sincerely

Tîm Gohebiaeth Rhwydwaith Ffyrdd Strategol / Strategic Road Network Correspondence Team
Economi, Ynni a Thrafnidiaeth / Economy, Energy and Transport
Llywodraeth Cymru / Welsh Government

**APPENDIX 3****Report on Membership of the Association****1. Purpose of the report**

This report is prepared to inform the Executive of the current membership, those who have left us and those who have joined in the last 10 years.

There is a 'shift' from what was on the table years ago to today and perhaps the Association should consider what is needed for the future in more detail to ensure the Association is sustainable into the future. This has been addressed on several occasions over the past two years but needs to be kept under regular review.

2. Reasons for change

There are a number of reasons identified for members joining the Association and for those leaving. It is suggested that those listed below set out some of these:

Reasons for joining

- a) Members feel that their attendance can make a difference.
- b) To be part of the changes in local government coming.
- c) A social meeting to exchange ideas between each other.
- d) Members interested in a particular subject at the time.

Reasons for leaving

- a) Cost.
- b) Distance to travel to meetings.
- c) Hybrid meeting arrangements not working in full.
- d) Behaviours at meetings.

It should be noted that OVW has also lost some significant members in recent times with cost put forward as the issue.

The question is asked 'do I need it and will it make any difference to us if we ceased being a member?'.



3. Schedule of members

Members for the period	Members joining	Members leaving
14	4	11
Abergele	Beaumaris	Argoed
Buckley	Holyhead	Bangor
Caerswys	Llanfair Caereinion	Bay of Colwyn
Connah's Quay	Mostyn	Holyhead
Conwy		Llanfairfechain
Denbigh	Associate members	Llangollen
Rhyl	Aberystwyth	Llandudno
Flint	Barmouth	Menai Bridge
Hawarden	Caersws	Penmanmawr
Holywell	Machynlleth	Ruthin
Prestatyn	Rail Future	Welshpool
St Asaph	SARPA	
Shotton	Shrewsbury	
Towyn & Kinnell Bay	Welshpool	

Summary

Current members (long term)	14
New members	4
Total current full membership	18
Associate members	8
Total full & Associate membership	26
Members leaving or left	11



APPENDIX 4

SHOPPING CENTRES IN WALES

1. Introduction

This report is in outline only and if the Association agrees with its general content then a full report can be prepared.

The report outlines some of the issues with shopping centres (of all sizes) and a possible way forward (or not)

2. Cause and effect

Local shopping has changes and with it the slow demise of many centres.

What has changed is:

- a) Covid – its affect on shopper patterns.
- b) Loss of banks.
- c) Loss of anchor shops.
- d) Internet and online shopping.
- e) Delivery to your home by supermarkets and other retailers.
- f) What shoppers are looking for.
- g) Business rates making business non-viable.
- h) Out of town centres with free car parking.
- i) Planning – allowing development on major roads comprising fuel stations and eating establishments – mainly fast food.
- j) Pressures on people's time.

3. What is happening

The world has changed (see 4 above) and we need to recognise this.

The large strategic centres in Wales (Cardiff and Swansea) and in England are being chosen by major retailers. For example John Lewi and other international retailers are staying or going to set centres. All the other centres around loose them with no replacements.

Travel is easy for people to get to these centres. An example is that Liverpool is not that far to travel to from North Wales. Therefore why do the traditional larger retailers need to be in the other centres who were surviving before.



The High Street was hit very hard when Woolworth's ceased trading, then BHS and M&S pulled out of many centres. What was left was not attractive enough to sustain a centre.

4. Types of centre

Towns and cities have six types of centres as follows:

Strategic

These centres are the very large ones (for example Cardiff).

These centres attract the large international retailers and are generally doing well.

Major

These centres are or were important centres in the past (for example Llandudno, Rhyl, Bangor etc).

These centres are not attracting enough footfall to sustain the larger retailers in numbers.

Provincial

Smaller but important local centres (ie Holywell, Prestatyn)

These centres have lost many of their main retailers and are experiencing empty shops leaving a 'toothing effect',

Local

Small centres (Denbigh, Ruthin).

These centres have a smaller number of shops to service local needs. Shops in these centres are difficult to sustain leaving a lot of units empty.

Specialist

These are centres which have a particular character and centre of attraction (Conwy, Bets y coed).

These centres are few and are generally standing up to the pressures of the retail environment. There may not need to be any action here.



Out of town

Out of Town Centres have had a severe effect on town centres but are still popular for the regular shopper. No action maybe needed here.

5. Issues

The main issues which have affected the town centres and their attractiveness to shoppers include:

- a) Empty shops – often looking untidy.
- b) Non retail frontages – estate agents, solicitors, evening retailers (takeaways).
- c) Lack of reasons to go to centres – loss of banks for example.
- d) Cost of being in the centre (rates and rents).
- e) Parking (lack of it or cost of it).
- f) Lack of public toilets.
- g) Local Authorities not understanding or listening to business retailers, often this is caused by too many restrictions and rules.

6. Actions into the future

The actions that could be taken into the future would include:

a) Do nothing

Let the market take its part and leave local plans as they are with identified centres as they are today.

Effect is that centres will continue to struggle and in some cases 'die a slow death'.

b) Try revitalising centres

To expend money in trying to revitalise centres with grants and incentives.

Effect is that a lot of money is spent with little or no result. Evidence of this is the Mary Portas report and actions taken in several towns with £100,000 invested in each. In each case the town has not improved in some cases has got worse.

c) Change strategy

Reduce the size of centres for retail in local plans and invest in incentives/grants to enable those businesses outside the new centre to move into it creating a more vibrant centre but smaller.



Effect Either town centres do not respond and continue to struggle or the centre could be revitalised with a more pleasant environment to attract shoppers to a more select centre.

7. Recommendation

The following is recommended:

- a) A full report is prepared to be presented to Welsh Government and Parliament.
- b) A local MP and SM to be found to promote the report in the Senedd and Parliament.
- c) To seek funding from the Welsh Government for a full study.



APPENDIX 5

Determination 6/2026: Payments to community and town council (CTC) members

33. CTCs can opt to pay financial loss compensation to their members, where such loss has occurred for attending approved duties. The Commission has determined to maintain the alignment with the daily rate of ASHE as follows:

- Up to £67.45 for each period not exceeding 4 hours.
- Up to £134.90 for each period exceeding 4 hours but not exceeding 24 hours.

34. Other than this change to the financial loss compensation, no changes are made to payments to CTC members. Remuneration is due as set out in Tables 5 and 6 below.

Table 5: Extra costs payment (per group) for all members of CTCs

Type of payment	Group 1	Group 2 and 3	Group 4 and 5
Extra costs payment	Mandatory £156 for all members	Mandatory £156 for all members	Mandatory £156 for all members
Senior role	Mandatory £500 for 1 member; optional for up to 7	Mandatory £500 for 1 member; optional up to 5	Optional up to 3 members
Mayor or chair	Optional up to a maximum of £1,500	Optional up to a maximum of £1,500	Optional up to a maximum of £1,500
Deputy mayor or chair	Optional up to a maximum of £500	Optional up to a maximum of £500	Optional up to a maximum of £500
Attendance allowance	Optional up to a maximum of £30	Optional up to a maximum of £30	Optional up to a maximum of £30
Financial loss	Optional	Optional	Optional
Travel and subsistence	Optional	Optional	Optional
Costs of care or personal assistance	Mandatory	Mandatory	Mandatory
Office consumables	Mandatory £52 or full reimbursement for all members	Mandatory £52 or full reimbursement for all members	Mandatory £52 or full reimbursement for all members

Table 6: CTC groups by electorate

Group	Electorate
1	over 14,000
2	10,000 to 13,999
3	5,000 to 9,999
4	1,000 to 4,999
5	below 1,000

If the annual income or expenditure of a community or town council permanently exceeds £200,000, they will be moved to the next largest group.

NORTH AND MID WALES ASSOCIATION OF LOCAL COUNCILS

CYMDEITHAS CYNGHORAU TREFI A CHYMDEITHASAU MWYAF GOGLEDD CYMRU

