

EXTRAORDINARY MEETING OF THE LLANDYRNOG COMMUNITY COUNCIL HELD ON THE 28TH JUNE AT THE COCOA ROOMS LLANDYRNOG

1. Present; Cllrs R.Griffiths, M.Parry,E.Morris,A.Thomas,E.Williams,G.C.Evans, J.Mc Guire, Clerk and three members of the public
2. Apologies: Cllrs A.Evans and G.Butler
3. Declaration of Interest: Cllr M.Parry
4. Planning:

Application	18/2021/1260
proposal	Construction of fourty dwellings
location	Land by Maes Llan Llandyrnog
Community council comments	<p>Road Safety</p> <p>The number of dwellings facing Llangwyfan Road has been reduced from nine on the original proposal to eight however the number of parking increased to 24 only one of the properties has the facility to turn around within the boundary of the property thus the community council's view has not changed on road safety issues.</p> <p>The community council are also curious as to why in 2010 the owner of 18 Maes Llan – application 18/2010/0103 when the said application was made for a vehicular access onto the same road was asked to ensure that there was a turning space within the boundary of his home ' in the interest of free and safe movement of traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access' Number 18 is literally next door to this site and yet here there will be potentially twenty four vehicles accessing the main road potentially in reverse.</p> <p>If DCC were mindful of granting this permission The community council would like the County Council to consider requesting the developer to enter into a S278 agreement re off site highway improvements ensuring there is a safe passage to the village via drop kerbs etc – the report prepared by the Highways officer seems to imply that the proposal is in line with RD1 which clearly it is not – there is no safe way to access the bus stop across the road or clear path down to the village hence</p>

	<p>the need to take a step back and look in more detail at the surrounding area. The report states that there will be an improved link with the bus stop which has not been demonstrated in detail.</p> <p>There are also concerns about the increased amount of traffic which will be expected to travel through a very congested village and the impact on the junction between Gladstone Terrace junction and the B5429 – buses already have to do three point turns on that junction – the community council feel that the Highways Report has been too focused on the site itself and has not considered in much detail the impact of the additional traffic on the village as a whole – the CC do not agree that the proposal complies with criteria Vii of Policy RD1 as stated in the Highways report</p> <p>A point was made on the earlier consultation that no provision had been made for wheelie bin storage – although the number of dwellings has been reduced to eight there will still potentially be twenty four bins on the pavement at any one time</p> <p>Mix – although the matter has been addressed partly it is in clear contradiction to the Council’s own policy BSC 1</p> <p>Policy BSC 1 - Growth Strategy for Denbighshire New housing within the County will be required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan makes provision for approximately 7,500 new homes to 2021. Developers will be expected to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment.</p>
--	--

	<p>It is not felt that the proposal meet the needs of the local community</p> <p>Surface water discharge – although the applicant’s Engineer has put forward a proposal at the time of the CC meeting on the 28th there was very limited response from DCC Officers or NRW only that the SuDS will be the submitted and approved prior to commencement on site – it has not been demonstrated that site attenuation could not be achieved without the need for lagoons or swales which will be a long term maintenance burden and possibly a health and safety issue – maybe oversized pipes and attenuation crates could be used instead</p> <p>Although there has been reference to improving the surface of Path 1 from the site towards the village there are no details of what is proposed</p>
--	---

It was noted that one member supported the scheme and felt that the concerns had been addressed however six of the seven members present spoke against the scheme and the conclusion was that the Council were unable to support the scheme as it was presented.

5. Auditors Report

The Clerk had sent all members a copy of the internal auditors report, balances and annual return and they were duly signed by the Chair in readiness for submission to Wales Audit. it was noted there was a slight overpayment which would be adjusted in due course

Signed.....