

MINUTES OF THE MEETING OF LLANDYRNOG COMMUNITY COUNCIL HELD AT THE COCOA ROOMS TUESDAY 19TH APRIL 2022

1. Present: Cllrs Parry, E. Williams, P. Gore Rees, G.C. Evans, G. Butler, A. Rowley Williams, H. Wright, R. Griffith, J. Mc Guire, Member of Public and Clerk.

2. Apologies : A. Thomas and A. Evans

3. Declaration of interest – Cllr Parry in matters relating to planning and Pavilion

4. Correspondence

- One voice wales training had been circulated
- DCC - Update on re cycling and waste collection
- Planning – 18/2021/1260 – amendments to land adjacent to Maes Llan
- Nominations for Community Council
- Seminar – Landscape Solutions at Llysfas had been circulated to members
- E Mail Cllr Rowley Williams confirming that she would not be putting her name forward as a candidate for the community council
- E Mail Cllr Rowley Williams requesting that the community council acknowledge the service Dan and his Team had given the Village during their time at the Shop – Clerk to write
- E mail from PC Peter Evans regarding recent break in at Arla

5. Community Policeman

- Had been invited but not present but had e mailed to say that they were following very positive leads after a break in at Arla and thanked the Community for their vigilance which meant they had traced the vehicles involved and three men were being questioned. He also confirmed that there were three PCSO's now covering the area and based in Ruthin.

6. Confirmation of the March meeting .

Cllr Elaine Williams was present but not recorded and the Clerk apologised for this.

Planning - change of use of White Horse to house should read application number 1886 and not 0192

These corrections were noted and the minutes confirmed as correct.

7. Matters Arising

Although the Clerk had contacted the supposed keepers of the vehicles at Cae Nant there had been no response – Clerk to pursue the matter again.

There had been no response to the advert in Llais for a cleaner for the cocoa rooms for circa two hours – Clerk asked to escalate to social media and Bedol

Need to ensure parity between staff and ensure J A Jones is paid the minimum wage of £9.50 per hour nett – Clerk to check the situation

Trees – it was decided to see if DCC would be willing to plant a tree at the appropriate time of the year in the Llangwyfan area preferably by the layby by the White House

Training – Clerk reminded that there would need to be a training plan in place by November and that new Cllr would require the ' new councillor' module

8. Reports – there were no reports

9. Financial Report – members had been sent a detailed breakdown and there was an error in the precept it should have read £10, 688.00 this had been subsequently amended

Current account £12,919.18

Business account £19,325.05

The Chair and Vice chair had been sent scanned copies of the statement and confirmed that what was being reported corresponded with the said statements

10. Planning

Application – re consultation following amendments	18/2021/1260
proposal	Erection of forty dwellings, construction of new vehicular access landscaping and associated works
Location	Land adjoining Maes Llan, Llandyrnog
Community council observations	<p>Previous observations as follows: The Community Council original response was as follows:</p> <p>Nine of the said properties have direct access off the Llangwyfan road and no room for a vehicle to turn around within the boundary of the said dwelling this will result in cars either reversing into their bays or reversing out of their bays directly onto a busy main road - the community council have serious concerns regarding road safety here.</p> <p>There are no areas to store wheelie or stackable bins in front of these nine houses and therefore on bin collection</p>

	<p>day the above problem especially regarding visibility will be greater and pose more danger to pedestrians using the llangwyfan road</p> <p>The nine houses along the front do not respect the building line of the Maes Llan estate, and being that Maes Llan have distinctive red clay tile roofs it is prominent from the AONB and in the very least the building line should be respected.</p> <p>A previous application reference 18/2016/0400/PO was a more inclusive development and included bungalows more suitable for those with limited mobility – this layout does not offer the same choice of homes and does not reflect the need of the community – the homes dominated by four bedroom properties</p> <p>Surface water – the surface water is shown as being discharged via an existing surface water drain that runs through adjoining land and discharged into Nant Simon - well off site - we have experienced surface water flooding on the road by Penpalment during recent downpours and there are serious concerns – water attenuation or not – whether this drain and subsequently Nant Simon can deal with the additional surface water generated by this development and no drain survey has been provided to allow the County Council to make an informed judgement as to the suitability or condition of this drain,</p>
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	<p>We therefore request that the application is dealt with at Committee Level and not delegated and a decision made only following a site meeting where Members can witness for themselves how this application could be greatly improved with a few adjustments</p> <p>The comments on the <u>amended</u> application is as follows:</p> <p>No attempt has been made to address the road safety issues and the Highways issues – nine houses potentially twenty seven vehicles reversing onto the main road hopefully the Road Safety Officer will be not be supporting the scheme – the community council are surprised that the highway officer report was not already available on the planning portal – a report which is instrumental in assisting the officers to make a recommendation</p> <p>Housing Mix</p> <p>No attempt has been made at addressing the mix – just as an example it was felt that more two bedroom properties would be make the properties more affordable however the developer has merely removed the three bed semi detached dwelling previously house type four and replaced by a house type 11 which is two bedroom and a home office – the internal layout has not changed so effectively they are still three bedroom</p>
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	<p>properties – very much a smoke and mirrors approach.</p> <p>No bungalows have been included either</p> <p>The community council are unable to support the application.</p>
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Members Items

- 40mph sign by Brynllys corner has been damaged and removed – to be reported to DCC
- Eisteddfod will be in Kilford end of May – Clerk to approach Urdd for bunting to welcome all to Llandyrnog and get signs made Croeso I Llandyrnog to be paid out of culture funds and either end of the village

AOB

Extension to pavilion – request to change lease – Cllr Parry did not take part in the discussion and it was requested that both the Chair and Vice Chair (R.Griffith and G.C.Evans respectively) voted against the proposal being names Trustees

The following proposal was proposed and seconded:

‘ This community council supports a change in the lease for the sports pavilion to the LFSA to allow a planning application as shown to extend the building’

Five votes in favour, two against and one abstention.

Community Needs Survey – the Clerk had approached One Voice Wales and it would be possible to use funds from reserves using a viring process – the councillors would need to vote on the proposal and a new column added to the budget – there would be a need to follow Standing Orders.

The Clerk was asked to contact Helen Jones Cadwyn Clwyd and seek a ballpark figure for a community needs survey

Member of Public

amended application referenced 18/2021/1260 relating to the development by Maes Llan – Mr Morris addressed the community council and was disappointed that the applicant did not seem to have addressed any of the issues raised initially regarding the mix, highways or surface water issues and urged the community council not to support the amended application.

Mr Morris was going to submit his own observations to DCC

There being no other business the meeting closed at 20:45

Next meeting will be the AGM followed by the May meeting which will be held 19:00 hours at the Cocoa Rooms on Tuesday 17th May.

