

## MINUTES OF THE LLANDYRNOG COMMUNITY COUNCIL MEETING HELD AT THE COCOA ROOMS LLANDYRNOG TUESDAY 19<sup>TH</sup> JULY 2022

1. Present: Three members of public, Cllrs J.Borthwick, A.Thomas,E.Morris,G.Butler,J.Mc Guire,E.Williams,G.C,Evans,H.Wright
2. Apologies: Cllrs Parry and Griffith
3. The meeting was Chaired by Cllr Butler and Cllr Borthwick was welcome to her first meeting
4. Declarations of interest
  - Cllrs Morris and Butler in the request for financial assistance from the Shop Project
  - Cllr Evans in the request for financial assistance from Eisteddfod Llandyrnog
5. Community Policeman – had been invited but not present and there were no matters to report
6. Confirmation of minutes of the June meetings – it was proposed and seconded that the minutes of both the June meetings were a true record of the proceedings and signed
7. Matters Arising
  - Clerk had e mailed Geoff Davies regarding condition of road leading to Maes Llan and enquiring about the street light but had not received a reply
  - The condition of the railings by waen crossroads had been reported again no response from DCC

### 8.Reports

Cllr Butler had represented the Community Council at the Falklands Ride of Respect event in Llandyrnog – the children had sang beautifully and it was a very emotional tribute to Peter and the riders were also very complimentary of the welcome they had received in Llandyrnog

- Cllr Butler had attended Induction, Code of Conduct and Advanced Finance course
- Cllr Williams had attended the Induction course
- Cllr Morris had attended the Advanced Finance course

### 9.financial report

- Current account: £13,778.96
- Business Account £19,327.46

The clerk had scanned and sent over statements to Chair who had received and verified via e mail the amounts shown corresponded with the above

### 10 Matters for Payment

J A JONES	£58.46	£78.06 minus overpayment during year of £19.06 as per audit report
R B DAVIES	£111.34	£148.38 minus overpayment during year of £37.04
HMCR	£56.80	
Zurich Insurance		See note below.

- Zurich Insurance – you approved a payment of £617.33 to Zurich at the May meeting and cheque number 200682 was issued and sent to Zurich on the 20<sup>th</sup> May – however much to my surprise I have been reminded by Zurich via e mail that payment has not been received – they do understand that it has been issued and I looked at the statements and it does not seem to have been paid in .
- Zurich have confirmed that insurance wise you are still covered but would like me to cancel cheque 200682 and issue another cheque

It was resolve to pay all the above and issue a further cheque to Zurich

#### 11. Planning Matters

application	18/2021/1243
proposal	Change of use of agricultural land to site 5 rotunda roundhouses for holiday let purposes, erection of storage shed, installation of package treatment plant, alterations and extension to existing access, formation of parking, landscaping and associated works
location	Land to rear or Kinmel Arms, Llandyrnog
Observations of the community council	<p>Having studied the guidance as given in ‘Supplementary Planning Guidance – caravans, chalets and camping’ and PSE 12 within the LDP, the community council are unable to support the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• There is no design and access statement</li> <li>• There is no business plan to show that this is a form of diversification from the farming enterprise</li> <li>• Seriously lacking in landscaping details</li> <li>• The application states that it does not affect a watercourse yet the treatment plant seems to indicate that it discharges into a water course</li> <li>• No traffic impact assessment has been provided</li> <li>• The rotunda units are 95sq m larger than the average size house so clearly they are not glamping ‘ pods’ or any form of glamping experiences they are virtually huge permanent structures</li> <li>• The treatment plant has been designed to deal with twelve people yet common sense dictates that the</li> </ul>

	<p>sofas shown will probably be sofa beds so the occupancy of these units will be at least four so the treatment plant shown would not be able to cope</p> <ul style="list-style-type: none"> <li>• The proximity of these units would severely affect the amenity and privacy of nearby properties some within 100m of the site – by the very nature of people being on holiday the noise generated would be to an unacceptable level</li> <li>• Loss of grade two agricultural land</li> <li>• Not a planning issue but it refers to kinmel arms but the kinmel arms is not within the site – allowing this development would not mean this established would re open as a public house or service this development in any form.</li> </ul>
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Two members of the public – Mrs Viv Allinson and Ms Victoria Conry spoke against the development in detail and those comments are to be seen on the planning portal.

Planning application 18/2021/1260PF – land to rear of Maes Llan

Cllr Butler had attended the site meeting held on Friday 8<sup>th</sup> July and reported as follows:

‘Panel consisted of Local County Councillor Merfyn Parry, Community council representative Gwen Butler, DCC Planning Committee chair Mark Young, Planning Vice Chair (Peter Scott); and Councillor Terry Mendies (County Council, Conservative Group)

Planning officer Paul Griffin and Highways officer Mike Parker were also in attendance.

We met on the field and walked to view the access at 18 Maes Llan which had a condition imposed requiring turning space within the site. Mike Parker explained that at the time the visibility from this access was poor and the applicant did not own the hedge or verge along the road which could have been removed to allow a visibility splay to be constructed. Therefore the condition was imposed for road safety reasons...

We walked along the road towards Llangwyfan noting the position of the proposed houses accessing directly onto the lane. I pointed out the depth of the plots which are forward of the building line of Maes Llan and that any long or large vehicles parked in the bays in front of the proposed houses could stick out into the road. It was noted that a footpath will be constructed and the 30 mph speed limit extended. Highways officer was content that this situation is not unique in Denbighshire and

would be acceptable.

We walked onto the field and went over to the rear of the houses on Maes Llan. I pointed out the close proximity of the proposed houses to the boundary and the planning officer showed the panel the approximate position on the ground. I thought it was too near and would overshadow the gardens and present privacy enjoyed especially overlooking into the windows. The planning officer acknowledged the distance was less than recommended in guidance but considered it acceptable as the proposed dwellings would be side-on with a gap directly behind them, therefore not entirely overshadowing the gardens.

Panel then viewed the public footpath and went a short way along it to show those not familiar with it where it went to. This is to be improved with better surfacing and lighting. It was pointed out to the panel where the rest of the Tyrnog Way goes, behind the “creamery”.

The panel asked about the drainage and the location of the “basin” was indicated to us. However this is not part of the planning legislation and will be dealt with separately. This will involve negotiations with landowners’

Cllr Butler was thanked for her very comprehensive report on the site meeting.

However at the planning committee the proposal was approved subject to numerous conditions and the Community Council will not be party to approval of conditions however will ask specifically to be kept informed of condition 14

#### Highways & Footpath

14. Prior to the commencement of any highway works, the detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road/and access to the site, extension of existing 30mph zone, footway links and associated highway works shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in strict accordance with such approved details.

## 12. Members Items

- Pothole by Cefn Bithell – report to DCC
- Audit – was submitted by end June and statutory notices re inspection of accounts placed on website and public notice board
- Notification of fund raising events for the shop project – quiz night and coffee morning
- Helen Williams – Cadwyn Clwyd had not responded to request for funding for community needs survey and to be reminded via Merfyn Parry.
- Request to be made to DCC for a grass cutting schedule
- Request for DCC to trim the verges from Groes Efa to Llangwyfan
- Request for notice board in Llangwyfan – Cllr Butler to make enquiries about cost and discuss with Howard Sutcliffe DCC Countryside Services
- Confirmation to all that the notice board by the Church had been donated and erected by Countryside Services and therefore responsibility for maintenance lay with Countryside Services not the community council

## 13. Request for financial assistance

- Heather Powell representing the Shop Project requesting a donation from funds for start up costs – Mr Morris left the room while this matter was being discussed
- Ceri Roberts Treasurer of Llandyrnog Eisteddfod – after an absence due to covid a team were going to hold the Eisteddfod this year

There was a proposer and seconder that the following be donated

- Shop Project £500
- Eisteddfod Llandyrnog £250.00

It was explained by the Clerk that these donations exceeded the sum in the budget however it was decided that monies could be transferred from reserve funds via a viring and a voting process at a later date should further requests for financial assistance be required

There being other matter the meeting closed at 20:35pm

Next meeting 20<sup>th</sup> September

Signed.....

