

# MINUTES OF THE MEETING OF THE LLANDYRNOG COMMUNITY COUNCIL HELD ON LINE ON TUESDAY 18<sup>TH</sup> JANUARY

## 1. Present

R.Griffith,P.GoreRees,A.Thomas,E.Williams,G.Butler,A.Evans,G.C.Evans,  
M.Parry,A.Rowley Williams,J.McGuire and two members of public

## 2.Apologies :

H.Wright

## 3.Declaration of interest

Cllr Parry declared an interest in planning matters

## 4.Correspondence:

- Welsh government draft budget
- Planning 18/2021/1031 – glamping pods at Cae'r Fedwen
- Planning 18/2021/1260 – land adjacent to Maes Llan – erection of fourty dwellings, construction of new vehicular access, landscaping and associated works
- DCC – update on repairs to road by Capel Isa
- DCC – update on broadband to cocoa rooms – no funding available but looking for other sources
- Schedule of on line training – Cllr Mc Guire reminded those on the finance group they had committed to training on the finance module
- Application for Green Flag Community Award
- Incident of fly tipping in Llangwyfan area
- Best Construction agreed to put forward Erw Isaf as a name for the new development as suggested by the CC

## 5.Community Policeman

will not attend virtual meetings and there were not matters to deal with

#### 6. Confirmation of Minutes

It was proposed and seconded that the minutes as presented were a true record of the proceedings of the December meeting and signed by the Chair

#### 7. Matters arising

Adam Lloyd not come back with a date for a meeting at Cae Nant

Cllr Parry still waiting for dates for a meeting to discuss cost effective traffic calming measures on Pont Clwyd

#### 8. Reports

There were no reports

#### 9. Financial Report

Each member had been sent a full breakdown of the financial situation and there were no questions

Current account £15,342.95

Business account £19,324.55

Chair and vice chair confirmed they had seen scanned copies of statements 464 and 171 and confirmed the above figures

#### 10. Matters for payment

H W JONES	Cocoa room duties	£46.87
J A JONES	Cae nant duties	£78.06

B DAVIES	Clerks wages	£148.58
HMRC	National insurance	£68.20
SALISBURY ACCOUNTANT	Payroll duties	£78.00

## 11.Planning

application	18/2021/1260
proposal	Erection of fourty dwellings, construction of new vehicular access, landscaping and associated works
location	Land adjacent to Maes Llan,Llandyrnog
Community Council observations	

A pre application submission was sent to the community council October 2021 directly by the agent Caulmert as required under the Town and Country Planning ( Development Procedure) (Wales) Order 2016.

The community council responded as follows:

Thank you for contacting the Llandyrnog Community Council regarding the above at the pre application stage.

The community council would like you to re consider the layout and revert to one access onto the main road as per application by Castlemeade and for the following we believe to be material considerations;

1. road safety grounds - there is no room to manoeuvre within the curtilage of the dwelling therefore nine households will reverse in or out of the houses.
- 2.having one entrance reduces the visual impact as one arrives at the village from Llandyrnog from Llangwyfan - we must consider the visual impact from the aonb as well
- 3 on bin day there will be at least eighteen bins lined up on the pavement or within the curtilage of the dwelling - will detract considerably from what will be a superb development aesthetically

4 we appreciate the fact that the scheme has to be SUDS compliant however beg to question the fact that the previous engineer had designed a scheme that could not be delivered because it was not SUDS compliant - it's just that seemingly a different and possibly more cost effective solution has been presented this time - would it not be possible to use a different method of attenuation via oversized pipes reducing in size to control the flow and possibly underground attenuation tanks?

5 generally local authorities are reluctant to adopt open spaces on private developments however it seems in this case they may be consider adopting the open space and the dry lagoon and this will need to be confirmed by the adopting authority.

However despite asking the agent to re consider the layout the agents responses were as follows;

'3.4.4 The Applicant thanks Llandyrnog Community Council for their comments and would respond as follows.

3.4.5 The retention of existing trees and the majority of hedgerows along with the provision of additional landscaping, will help to enclose the site and reduce any potential impact on the Clwydian Range and Dee Valley AONB which lies 1km away.

3.4.6 Schedule 3 to the Flood and Water Management Act 2010, has made SuDS a mandatory requirement for all new developments over a certain size from January 2019. The previous outline scheme approved in 2016 was not required to be SuDS compliant.

3.4.7 Access/egress to the site from Gladstone Terrace is the only option for the site due to the need to provide a dry detention basin in the western part of the site, which is required in order to meet the Welsh Government's management hierarchy for the management of surface water run-off from new developments, and to satisfy the SuDS Approving Body (SAB)'

There were a number of comments by both members of the public and Cllrs

" strongly object to this development due to property styles, eleven parking spaces directly onto a busy road compromising road safety, the voice of the village is not represented, no bungalows for those with limited mobility, are the affordable units truly affordable and a profit led development rather than local need led development"

" properties not up to Welsh Housing Quality Standard"

"disappointed that the agent has not taken the CC observations into account and particularly disappointed with Highways"

‘ serious concerns about the parking bays directly onto the main road, no turning space within the curtilage of the dwelling and no bungalows on the site’

‘ disappointed that although the community council had submitted representation to the pre application submission no attempt at addressing any of the concerns’

‘ the principle of development has been established so we should focus on matters that we can influence’

‘ this development would increase the number of properties in the village by 10% and was the community engagement process sufficient to represent the view of the villagers or was it flawed’

‘ there are no homes for less abled people and the nine individual access’ onto Llangwyfan road is dangerous’

‘ the affordable houses will be sold to a housing association and will be available to rent’

It was decided that the Clerk draft up a response for circulation basically the same as the responses to the pre application submission and try and focus on what the CC can influence:

- Highways issues
- Ensure the application is ‘ called in’ for a full debate at a planning meeting and not delegated
- Contact Head of Highways directly to ensure that his Officers are aware of the Community Councils and residents concern over the access directly onto Llangwyfan road
- In addition could consideration be given to single storey accommodation for less abled people and make it a more inclusive development

application	18/2021/1031
Location	Cae'r Fedwen, Llandyrnog
proposal	Change of use of land to five luxury glamping lodges construction of internal access road and parking landscaping and associated works

Community council observations	<p>By now a supplementary planning guidance had been published SPG 12 that made it easier to understand the situation regarding pods or glamping lodges and small developments are to be encouraged ideally with access of A or B road.</p> <p>Being that the site could be accessed off an A road but the applicant had decided to access off an unclassified road it was suggested that a scheme of cost effective road improvements be made from the access to the B5429 also a lighting scheme to be approved prior to occupation to ensure no light pollution .</p>
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The above application was not on the agenda but offered as a late inclusion due to it arriving 16<sup>th</sup> Jan

## 12.Members Items

- Manhole cover by sewerage treatment plant require re setting – bad pothole
- Condition of road by Kilford farm – mud on road – Clerk to report
- Wheelie bins in cae nant had been dealt with and being monitored
- Gullies between Rhiwbeyll Isaf and entrance to MHC require cleaning
- Bus stops need coat of paint – Clerk to contact Carl Williams to see if he would be interested. MHC was mentioned but they had been involved previously but not cost effective

## 13.AOB.

In view of comments made by members of public that the council were not seen to be inclusive and information not flowing to the general public it was discussed whether or not greater use of social media was required.

The Agenda is on the website at the correct time every month but not many people know about the website so it was agreed that we need to consider how to escalate the fact that there is a website and every meeting is in fact an open meeting.