

**AGENDA FOR THE MEETING OF THE LLANDYRNOG COMMUNITY
COUNCIL TO BE HELD AT THE COCOA ROOMS LLANDYRNOG
TUESDAY 20th SEPTEMBER 2023 AT 7:00**

1. Apologies
2. Declaration of interest
3. Community Policeman
4. correspondence
5. Confirmation of minutes of the July 2023 meeting
6. Matter Arising
7. Reports
8. Financial report

Statement Current account £19,368.42

Statement Business account £19,542.73

Both above statements scanned and sent to Chair and Vice Chair

9. Matters for payment

HMRC	Tax and NI	£63.40
J A Jones	Cae Nant Duties	£78.26
R B Davies	Wages	£176.65

10. Planning

Two application were received during the recess and following circulation and gathering of opinions the Clerk responded

Application	18/2022/0840
proposal	Additional information
location	Former Creamery site
Observations of Community Council	council support the application with the provisor that conditions are placed to control any noise generated to protect the amenity of neighbouring properties

Application	18/2023/0547
proposal	Changes to application 18/2001/1118
location	Celynog Cottage.
Observations of Community Council	<p>The principle of a replacement dwelling has already been established 18/2001/1118 and the planning therefore extant.</p> <p>However the applicant agent refers to 'minimal change's in page two of the design and access statement and 'minor changes' on the closing page - since the principle of a replacement dwelling has already been established we will let the case officer decide and advise members of the planning committee whether increasing the floor area from 159 sq m to over 300 sq m, by adding another floor - albeit a room in the roof/dormer type floor - is a minor change or not.</p> <p>The applicant has chosen to photograph a few properties in Llandyrnog - namely The Old School, Monfa and Rofft - and one property in nearby Fforddlas we guess to demonstrate that the style of architecture is generic however the purpose is questionable and historic and bear little of no relevance to the current application - two wrongs don't make a right - or four in this case.</p> <p>The community council have serious concerns about the access with no effort having been made to improve the visibility splay - the road is the main link between Llandyrnog and MHC which is a major employer in the area and at change of staff times can be perilous to say the least - the CC have been made aware of this on many occasions and the matter of speeding traffic is a standing item on the Liason Group between the local residents and managers of MHC - not a planning issue however but from experience the CC can confirm that without some serious improvement to the visibilty splay the access will be a serious accident waiting to happen - the applicant has not demonstrated how he has achieved the required visibility - merely assuming that the current arrangement is satisfactory but now is the opportunity to improve the situation for the benefit of his client and road users</p>

	<p>A case will be made by the the applicant that it is an existing access however it has not been used since the occupant of the now demolished chalet style bungalow relocated upon his retirement and from memory there was one vehicle in the household and only one driver and that probably about forty years ago - traffic was much lighter, slower and forgiving then.</p> <p>It is believed that the badger sett on the site was re positioned quite legally we hasten to add however the community council believe it has a duty to request an ecological survey to confirm the fact that there are no signs of badger movement on the vacant site as it stands however do respect that this is at the case officer's discretion</p> <p>A reference has been made by a neighbouring resident that some of the land - the access track in particular - may not be in the applicants ownership however the CC respect the fact that this is not strictly a planning matter however I am sure the alleged anomaly will be dealt with at some stage during the consultation process - if the application does include land not within the applicants ownership - then a Certificate B will need to be served upon the owner of the land</p> <p>To conclude the CC agree that the principle of a replacement dwelling has been established however would like the above points to be addressed before the application can be determined .</p>
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11.Urgent business under Section 100B (4) of the Local Government Act 1972