



# Gwernymynydd Community Council Cyngor Cymdeithasol Gwernymynydd

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**T. M. Richardson C. Eng. M.I.MMM, MIOA.**  
*Clerk to the Council*  
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Information relating to what would have been the Council meeting held on Thursday the 30<sup>th</sup> April 2020 at the Village Centre, Gwernymynydd.

**Chairman:** Carl Jackson; **Vice-Chairman:** Michael Meadway

## 1. Planning Matters

The Clerk had informed the Members of the submitted planning application, reference to the nearby Plas Aney proposed housing development in the Mold South Ward of Mold Town Council community area. The Members discussed the proposal via remote electronic media of WhatsApp and Zoom, with each Member contributing their concerns about the proposal. Councillor Carl Jackson was absent from the remote meeting but had voiced his opinion to other Members. Councillor Marjorie Thomson outlined her concerns in great detail and the Members were very grateful for the work she had undertaken in examining the proposal. After full discussion the Members concurred with the points of objection and concerns raised by Councillor Thomson and consequently all Members agreed to voice their objection to the proposed Plas Aney housing development.

***KHJ/061154; Proposed residential development of 90 residential units of accommodation (of which 40% will be affordable and supported living), public open space, landscaping, means of highway and pedestrian access, local highway and pedestrian infrastructure improvements, located in the Mold South Ward, Mold Town Council..***

20<sup>th</sup> April 2020

Dear Ms Jones

I refer to the above planning application and proposed development of which I do emphasise that this Council strongly objects. Members of the Council have discussed the proposal via the internet due to the present Coronavirus situation and as such have expressed strong views and comments about the planning application.

Therefore, the Members of this Council have emphatically resolved to object to this proposal for the following reasons and draw reference from the Associated Documents given in the application, e.g. the Agricultural Report LRA, the Archaeological Report DBA-LPA, the Landscaping Report, the Transport Statement, Tree Solutions and the Ecological Report.

## **1. Transport/Highway issues:**

- (a) A ghost island is suggested as a means of access to the road going into Mold, from Gwernymynydd. If this is a mini roundabout, then this could add to traffic congestion. Recently when there were temporary traffic lights near this proposed ghost island this led to problems at the large roundabout at the bottom of the Gwernymynydd hill. The traffic was backed up in all directions. As the new access to the site is suggested at the bottom left of the site this could mean that it is facing a junction to the road with the old prison thus adding to the congestion probabilities.
- (b) The suggested vehicle movements are 55/65 2-way movements daily. It is also suggested that these would only be one or two per hour. It is more likely that all these vehicles would be between 8-9am and between 4-6pm. This would add to traffic congestion in Mold which already struggles to deal with the existing traffic. It is more likely that these vehicles will be going north ie.to Mold or the A55 onwards than south to Ruthin as there are more employment opportunities to the North of Mold than to the South.

## **2. Green barrier issues:**

- (a) The document with 337 pp on page 98 lists other possible housing areas within Mold to the north of the town which should be utilised before other green barrier areas are used.
- (b) Flintshire's LDP 2015-2030 (not yet adopted but quoted in the applicants' paperwork) states on pages 16/17 that following a Green Barrier review the green barrier between Gwernymynydd and Mold should be retained. It mentions that there is a possibility of limited housing infill development to meet proven housing need or the affordable housing exception scheme. Ninety (90) houses is NOT limited housing infill.
- (c) The application form states that to overturn a green barrier policy designation would require special circumstances. In addition, the application form indicates that support would not be forthcoming from the Planning Policy Officer from FCC.
- (d) the Agricultural land report states that the proposed site consists of Grade 2 land 15%, Grade 3a 75% and Grade 3b 10%. The report states that Grade 2 and Grade 3a (which is 90% of the site) should only be considered if no other sites are available as these should be conserved as a finite resource for the future page 9, para 4.1

## **3. Environmental issues:**

- (a) the Archaeological Report states that there are historic hedgerows on the site – the north boundary hedgerow is shown on 1839 tithe map, the east boundary hedgerow dates to between 1872-1899; in addition there is a small section of historic hedgerow on the southern boundary.
- (b) there is an ancient tree in the middle of the site with some decay and fungal fruiting which should be retained.
- (c)The Ecological report states section 4.4.3 page 22 that there are bat roosts on the site. This report also states 5.1.1 that the historic hedgerows should be retained. It also states that there are badgers nearby who use the site as a run. It also mentions that birds use the historic hedging for roost or nests.

## **4. Education/Health issues:**

- (a) It is understood that the nearest local Primary schools within Mold are oversubscribed so this would mean that the children would have to travel further afield and not within pram pushing distance.

(b) There is a shortage of GP's within the Mold area and difficulty in joining a GP Practice. There is a similar shortage of Dentists within the Mold area with a resulting difficulty in joining a Dental Practice.

Finally, the inclusion of various planning appeals from within the Wrexham area and within Wales that have been overturned by Welsh Government Ministers, namely Julie James, Lesley Griffiths and Carwyn Jones, appears to be a bullying tactic to ensure that there is no democratic response or protest concerning this application.

This Council respectfully requests that this planning application be refused reference to the above points of objection and that any such appeal against refusal should it be taken to Welsh Government be decisively and vigorously detested.

Yours faithfully

T. M. Richardson,

Clerk to the Council

### **Submitted planning applications.**

**Ref: 061146; Pitched roof extension located at Meliden, Ruthin Road, Gwernymynydd.**

**Ref: 061165; To divide off part of an existing garden area and to build a detached house in the grounds, located at Wood Bank, Ruthin Road, Gwernymynydd.**

## **2. Finance**

To receive invoices for payment to order payment and to sign cheques, the Clerk informed the Members of the expenditure for April the details of which can be found on page 2020; 21.

Please note that because the Clwyd Pension Department at County Hall has all its staff working from home the Council's cheque to the fund for the Clerk, the Employer's Contribution, will be paid directly to the Clerk for submission by BACS to the pension fund.

The Clerk has received an invoice for the beehives, reference to the Bee Project to which the Members gave their full support at a previous Council meeting, the amount to be paid is £420.49. As a reminder to Members the project has the financial support of both ASH Waste Services and Cefn Mawr Quarry.

## **3. Correspondence**

1. By e-mail, Flintshire County Council, information relating to Council meetings; Mold Community Shop; Welsh Government information reference to new legislation concerning Covid-19; Flintshire County Council, an update of information; Information from the Public Services Ombudsman for Wales concerning Covid-19; Information from the Post Office, reference to Covid-19; Cefn Mawr Quarry with regard to Easter working arrangements; One Voice Wales monthly bulletin; Information from Hannah Blythyn AM relating to Covid-19; Play Wales monthly bulletin; Flintshire County Council an update relating to Covid-19; Information from Hannah Blythyn AM concerning Council meetings; Flintshire County Council, an Advice Note and Constitutional

Guidelines concerning the present situation; Flintshire County Council information concerning received planning applications, all such applications will be relayed to Town/Community Council via e-mail and not by post.

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2. Periodicals

**4. Late Correspondence**

The Clerk reported to the Members on the following received items:-

By e-mail; One Voice Wales, information relating to the Coronavirus and remotely held Council meetings

**Chairman.....**

Payments authorised at the meeting held on the 30<sup>th</sup> April 2020

T M Richardson	Clerk's Salary,	488.60
	Postage	6.08
		494.68
Double Click	Council's printing	9.60
Clwyd Pension Fund, via T.M Richardson	Employer's contribution	149.00
Scottish Power	Streetlight energy charge	187.99
Deeco Lighting	Streetlight maintenance	289.25
Councillor Marjorie Thomson	SLCC/One Voice Wales conference	96.00
Councillor Mike Meadway	Bee Project	420.49
		<b><u>1,6647.01</u></b>

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