



Gwernymynydd Community Council Cyngor Cymdeithasol Gwernymynydd

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Minutes of the Special Meeting held on Thursday 18th July at the Village Centre, Gwernymynydd.

Chairman: Councillor Carl Jackson

Councillors Present

Michael Meadway, John Homersley, Chris Bradshaw,
June Perrin, Frances Rosedale and Marjorie Thomson.

1. Apologies for Absence

Apologies for absence were received from Councillors, Nancy Matthews and Luisa Citra

In Attendance

Councillor Kevin Hughes.

1. Planning Matters

Ref: DGJ/053325, outline application for the erection of 10 dwellings on land adjacent to Siglen Uchaf, Ruthin Road, Gwernymynydd.

The Members in Council after full discussion agreed to object to the application in its present form and requested the Clerk to write to Flintshire County Council accordingly. The details of the Council's objection to the proposal are given as follows

‘18th July 2019

Dear Sir

I refer again to the above planning application which was placed before this Council's recent meeting. I emphasise that this Council has no objection in principle to a proposed development on this site providing the said proposal is appropriate and in keeping by design with the village and its topography. By satisfying these criteria any such development would then comply with the Gwernymynydd Village Development Plan, a document produced by full consultation and agreement with the respective community and Flintshire County Council.

However, as in previous submitted applications the above in its present form is not appropriate and it does not agree with what is required or needed in Gwernymynydd. Therefore the Members of this Council have again emphatically resolved to object to this proposal for the following reasons.

1 There is insufficient detail submitted in the outline application, it does not address the concerns of this Council nor the Gwernymynydd local community. The application needs to fulfil the requirements previously stated, 'the site may be developed but this needs to be done appropriately by design and sympathetically'. As stated more planning detail is requested by this Council.

2. The Council has many concerns regarding access/egress to and from the site. It is on the busy A 494 Trunk Road, there is the hazard of speeding vehicles ignoring the 40-mph limit, the road is well used by heavy goods vehicles carrying stone from the nearby quarries and there have been numerous accidents at this location. The Council again emphasises this statement that there have been numerous road traffic incidents in this location. The access/egress point is opposite to the Twmpath Lane/Paddock Way, which houses 12 dwellings, it is near to the brow of the hill and a bend resulting in poor vision in both directions along the Trunk Road.

The additional vehicle movements that would be caused by the development with its proposed access/egress point would exacerbate an already hazardous traffic situation. This Council is of the opinion that the Welsh Government, Trunk Road Agency and Flintshire County Council Highways would again need to be consulted on this proposed development as the amount of traffic seeking access/egress to/from the site would require acceleration/deceleration lanes with respect to the A 494. The proposal fails to demonstrate the required visibility on the uphill side of the trunk road, the existing access/egress is only 40 metres and not the needed, for adequate road safety, 120 metres. In addition there are other nearby properties facing onto the A494, access/egress to these houses has resulted in near vehicle hits due the volume and speed of traffic on the busy trunk road.

This Council also emphasises other issues which would need to be overcome in any full planning application for 10 dwellings. These issues relate to the concerns of residents in Gwernymynydd and to the Community Council; they would have to be addressed and controlled before full planning permission could be granted.

The issues of concern are given as follows:-

1. There would be a problem of surface water run-off to neighbouring properties, particularly to the Haulage Yard which already suffers from flooding. The building of 10 houses on this site would exacerbate the problem. The development needs to propose a controlled surface water run-off system, the application drawings do not show such a system, therefore how will the proposed development cope with the excess water?
2. Concern is expressed with regard to the high levels of exposed lead deposits, the application does not take into account any methods for removal/dealing with the heavy toxic metal contamination.
3. It is anticipated that there would be a problem with the foul water system, to service an additional 10 houses on an already overstretched main would inevitably cause problems on the existing sewerage system. The development does not take this into account, nor does it allow for a re-alignment of the sewers in Gwernymynydd.
4. The amended plans do not address the concerns expressed with regard to underlying mine shafts and the stability of the ground area to accommodate the proposed number of houses. The Council is aware that the Coal Authority objects to this proposed development.

5. The application suggests that the proposed development site is a brownfield site, the Council contests this statement, Siglen Uchaf is a small holding.

6. The development does not show accommodation for an open space/play area facility which is contrary to Flintshire County Council's planning policy.

The Council respectfully requests **again** that its observations on the proposal be earnestly considered, that the decision process is not undertaken by delegated powers and that a site visit by the respective committee is **again** undertaken to view the proposed development taking into account the objections of this Council. This application needs to be fully examined with the views of the local community taken to heart as this Council is voicing what the village is saying.

The Community Council and residents in the village of Gwernymynydd wish refusal of the application'.

Councillor Kevin Hughes outlined to the Members his concerns with regard to the traffic issues and the access/egress into and out of the development site. Councillor Hughes reported to the Members on the history of the submitted application and the comments of the NMWTRA (Trunk Road Agency) and Flintshire County Council's Highways Officer, the vision lines at the proposed junction not complying with statutory guidelines. Councillor Hughes stated to the Members that he would be putting objections to the Committee in accordance with the concerns given by local residents and the Council.

With reference to the application being heard at the Planning and Development Control Committee of Flintshire County Council on Wednesday the 24th July at 1.00 pm and the interest of the Council with its objections to the proposal the option of a Member of the Council to speak at the Committee was discussed. It was resolved that Councillor Michael Meadway would represent the Council and its points of objection at the Committee meeting.

1. Co-Option for the Vacant Seats on the Community Council

Councillors discussed in depth the submitted applications for the 2 vacant seats on the Council.

The applicants for consideration were given to be; Mr. Keith Taylor, Mrs Julie Crabtree and Mr. Steven Foley. Councillor Marjorie Thomson outlined to the meeting the criteria that was adopted and the subsequent questions posed to the applicants. All 3 candidates were asked the same questions and their responses duly considered by the Members.

After full discussion the Members agreed to offer the 2 vacant seats on the Council to Mrs. Julie Crabtree and Mr. Steven Foley.

The Clerk was requested to respond to all 3 candidates accordingly.

Chairman.....