



Gwernymynydd Community Council Cyngor Cymdeithasol Gwernymynydd

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Minutes of the Meeting of the Gwernymynydd Community Council held on Thursday the 29th July 2021 at the Village Centre, Gwernymynydd.

Chairman: Councillor Carl Jackson.

The Chairman welcomed the Members to the meeting following the Covid-19 lockdown. The Clerk informed the Members of the procedures that needed to be undertaken to comply with the Covid-19 rules and regulations and he also welcomed Councillors and visitors to the meeting.

Councillors Present

Julie Crabtree, Victoria Norman, John Homersley, June Perrin, Michael Meadway, Nancy Matthews and Frances Rosedale.

1. Apologies for Absence

Councillors; Marjorie Thomson Stephen Foley, and George Godwin

In Attendance

On this occasion Councillor Andrew Hughes submitted his apology for absence to the Council.

2. Members Code of Conduct, Declarations of Interest

The Clerk outlined to the Members their responsibility to declare any such interests that they may have with regard to discussion items and any actions determined that may influence decisions taken on Agenda items.

There were no Declarations of Interest given by Councillors for this meeting.

3. To Approve the Minutes of the June Meeting

The Minutes of the above had been distributed and were confirmed as a true record of the business transacted.

4. Matters Arising from the Minutes

Item 8; Member Reports, Minffordd Fields 2021; 32; ‘Members again raised health and safety concerns regarding the wall at the edge of the small car park close to the entry into Minffordd Fields. The wall is very badly damaged and close to collapse’. The Clerk informed the Members that he had been in contact with Streetscene and NMWTR Agency who the latter confirmed that they were responsible for the grass verge but not the wall. The Clerk stated that there were a large number of bricks on the verge which would need to be removed before the grass could be trimmed back. Councillors John Homersley and Michael Meadway volunteered to remove the bricks and consequently make safe the area of concern.

Item 10; Member Reports, Ruthin Road, 2021; 30; With respect to possible installation of a bus stop located on the A494, Ruthin direction, near to the Village Centre, the Clerk reported to the Members that he had not received any further information from Flintshire County Council on the proposal.

5. Federated CP Schools The Hafod Federation (Gwernymynydd and Gwernaffield), Governors Report to the Council

Unfortunately, Councillors, Andrew Hughes and Stephen Foley were both unavailable for the Council meeting and as such both had submitted their apologies to the Members. Therefore, there were no items for discussion at this meeting.

6. Gwernymynydd Development Plan, 2030

To continue to discuss the progress of the Plan taking into account the Sections Titled, Policies, Social and Community Development, Transport and Roads, The Environment, Housing and Land Development and the continued monitoring of the Plan.

Members discussed the issue and how to proceed to impart the information to residents in the community, the Village Newsletter will, as stated previously, be used to provide information relating to the Development Plan and as an example the house names and locations within the village project has already started and will be nearing completion shortly with the details being shown on the Council’s website. Also, a map identifying the local footpaths and recommended walks within the community will be produced for the benefit of all concerned. Within the Plan Councillors, can highlight the achievements to date, e.g. the Wildflower Meadow, the Dog Walking Facility and the Bees and Hives and Members agreed to look at what can be done further within the community.

7. Complimentary Maps (Councillor Nancy Matthews)

To discuss the distribution of complimentary maps of the Village and surrounding area identifying places of interest, historical areas, footpaths and bridleways.

Councillor Nancy Matthews outlined to the Members the initiative action of providing Complimentary Maps to villagers that had been undertaken by a Parish Council in Hampshire. Councillor Matthews proposed to the Members that a similar project could be undertaken in the community of Gwernymynydd the said scheme could then be incorporated into the Gwernymynydd Village Plan under title of Health and Well Being.

The Members discussed the proposal and gave it its full support. Councillors agreed to obtain Ordnance Survey Maps to help produce the Local Area Map.

8. Gwernymynydd Community Council's Website

The Members were reminded that the contents of the Gwernymynydd Community Council website were a provider of useful village knowledge and general information which all residents within the community could enjoy and that Mr. John Seddon could be contacted with regard to any item on the website be it new or old information by Councillors for clarification on any points.

Councillor Nancy Matthews informed the Members that she had been approached by some residents regarding the font size used on the website to provide general information, Councillor Matthews had enquired whether a link could be produced in order that visually impaired readers could see the information more clearly.

The Clerk informed the Members of the difficulty of the request with regard to the Council's website but following discussion with Mr. John Seddon it was possible help to resolve the problem in part by providing a colour change background on demand on the website.

9 Police Matters and Member Reports

The Clerk informed the Members that he had received an apology for absence from PCSO Cleo Milburn stating unfortunately she would not be able to attend the meeting.

The Clerk related to the Members the Police Report published from the police website, the reported crimes within the Gwernymynydd Area were given to be:-
1, Anti-Social behaviour issue; 1, Criminal damage and arson and 1, other theft.

Councillor Frances Rosedale informed the Members that unusual activities had been noticed on her property whereby gates had been opened and removed. Councillor Rosedale related to the Members that the said activities had been reported to the Police and that she and her family had taken precautions to prevent any further disruptions.

Glyndwr Road; Blaen Wern; Minffordd Fields; Ruthin Road; Swan Lane; Tros y Wern; Cadole and Llys Enfys on this occasion, in these areas there were no items for discussion.

Member Area Reports.

Llys Enfys; Cadole; Tros y Wern and Blaen Wern in these areas there were no items for discussion.

Ruthin Road; Councillors again raised their concerns regarding speeding vehicles the parking of vehicles on the Trunk Road (A494) and the spilling of stones/rocks from heavy goods vehicles; **Glyndwr Road,** Councillor Nancy Matthews informed the Members that the burst water main repair was now in hand; **Minffordd Fields,** Councillor Julie Crabtree informed the Members that the loss of electrical power on the estate had now been rectified; **Swan Lane,** Councillor John Homersley informed the Members that overgrown trees and hedges on the Lane were again causing a nuisance and needed to be trimmed back.

10. Planning Matters

JZB/063105, Erection of one dwelling located at Siglen Uchaf, Ruthin Road, Gwernymynydd.

The Members inspected the proposal by use of the Flintshire County Council website and discussed the application by email and in the Council meeting. The Members after full discussion agreed to object to the planning application as follows:-

Planning Services
Planning, Environment and Economy Directorate
Flintshire County Council
County Hall, MOLD

Dear Sir

I refer to the above planning application which was placed before Members at the Council's recent meeting. I emphasise that this Council objects to the proposed development on this site, the said proposal is not appropriate by design with the village and its topography.

The submitted application is not appropriate, and therefore, the Members of this Council have resolved to object to this proposal for the following reasons.

1. The Council has many concerns regarding the newly proposed 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 incidents and 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, no matter how small, that would be caused by the development with the 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 need to be consulted on this proposed development as the 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.

2. 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 an extra house 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?

3. 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 that would be exposed during excavation of the footings for the proposed house.

4. It is anticipated that there would be a problem with the foul water system, to service an additional house 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.

5. The plans do not address the concerns expressed with regard to underlying mine shafts and the stability of the ground area to accommodate the proposed house. The Council is aware that the Coal Authority objects to proposed developments on this site.

6. The submitted application is for a 4-bedroom house 3 stories high, this is an inappropriate height for a house located at the top of a hill in an Area of Outstanding Natural Beauty, the proposed house would be dominant in the locality and would be inappropriate in a village setting.

The Council respectfully requests 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 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.

Yours faithfully

T. M. Richardson,



Clerk to the Council

JZB/063093, Application for approval of reserved matters following outline approval located on land adjacent to Siglen Uchaf, Ruthin Road,

The Members inspected the proposal by use of the Flintshire County Council website and discussed the application by email and in the Council meeting. The Members after full discussion agreed to object to the planning application as follows:-

Planning Services
Planning, Environment and Economy Directorate
Flintshire County Council
County Hall, MOLD

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 incidents and 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.

These additional 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 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.

Yours faithfully

T. M. Richardson,
Clerk to the Council



With respect to the email, Planning Weekly List, reference to the reception of applications and decisions taken by the Planning Authority, notification had been received via the list concerning application **JZP/063303, Change of use of existing outbuilding to a one-bedroom holiday let, located at Oak Alyn Cottage, Village Road, Cadole.**

The Members had later received the information and inspected the proposal by use of the Flintshire County Council website and further discussed the application via emails. The Members raised their concerns about the submitted proposal and as such resolved to object to the planning application as follows:-

Planning Services
Planning, Environment and Economy Directorate
Flintshire County Council
County Hall, MOLD

Dear Miss J. Perkins

I refer to the above planning application which was placed before this Council. The Members of this Council resolved to object to this proposal. This planning application causes concern with regard to the development and therefore as stated this Council objects to the proposal for the following reasons:-

1. Access/egress to and from the site is via a shared driveway directly onto the busy A494 Trunk Road (Ruthin Road) where there is the continued hazard of speeding vehicles ignoring the 40-mph limit and there have been accidents and incidents near this location. The entrance to the proposed development lies close to the Cadole Village Road where visibility can be obscured and thus cause additional concern with respect to hazardous vehicle movement.

2. The proposed development outlines an extension to the outbuilding which is twice its size, the Council is of the opinion that this doubling of the original footprint is not permitted under Planning Regulations.

3. The proposed development does not provide sufficient space for vehicles to manoeuvre safely taking into account additional visiting vehicles to the property and the close proximity of the A494 Trunk Road.

This Council respectfully requests that its observations on the proposal be earnestly considered, taking into account the objections of this Council.

The Community Council of Gwernymynydd wish refusal of the application.

Yours sincerely



T. M. Richardson,

Clerk to the Council

11. Finance

To receive invoices for payment to order payment and to sign cheques, the Clerk informed the Members of the expenditure for July the details of which can be found on page 2021; 45.

The Clerk presented to the Council the full Accounts for the Municipal Year 2020/2021, explanations of the income and expenditure were provided to the Members.

The Members accepted the full accounts which were presented to them by the Clerk and the Chairman and Vice-Chairman signed the accounts documentation verifying their accuracy.

The Clerk confirmed to the Members that the Accounts and related documentation had now been forwarded to the Council's Internal Auditor Mr. David Griffiths for verification and related comments before forwarding them on to Wales Audit.

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

12. Events Taking Place Within Gwernymynydd

With reference to the proposals put forward at the previous Council meetings for a memorial to Councillor Kevin Hughes the Members had agreed to the suggestion of an annual community photograph competition which reflected village life. For confirmation the Members considered and agreed that the age groups should be for primary school children, secondary school children and adults and that £50 be awarded to the respective winners, also, that a Village Calendar could be produced to show the winning photographs. The judging of the said competition would be undertaken by 3 Councillors plus a person independent of the Council. The competition will be widely advertised throughout the community utilising the Facebook site and the Council's website. Regarding the printing of the Calendar, the Clerk confirmed that he had received 2 quotations from local printers for the Members to consider and progress.

With reference to the suggestion of a 5k walk within the community put forward by Councillor Victoria Norman the Members had agreed to this proposal and as such were again requested to consider a suitable route within the community area and to progress. Councillor Marjorie Thomson informed the Members that she had undertaken a possible route which included the Twmpath and Moel Findeg, other less strenuous routes were still to be considered. Members agreed that a suitable date for the walk would be Saturday the 4th September.

Members discussed the delayed Village Litter Pick and resolved to pursue the event in 2021 and to propose a suitable date, most probably in October at school half-term, this to be confirmed at a future meeting of the Council.

Councillors also reported to the meeting that local residents and indeed Members themselves had continued to undertake litter picks throughout areas in the communities of Gwernymynydd and Cadole.

Members also considered future celebrations for the Queen's Jubilee, this item to be discussed at a later meeting of the Council, Remembrance Sunday and the purchase of permanent poppies for display to honour the fallen soldiers.

Councillor June Perrin informed the Members that due to a part relaxation of the Covid-19 Rules she would now be able to run Coffee Mornings in the Village Centre, the first being a fund-raising event in aid of the Macmillan Nurses, this being scheduled to take place on the 24th September and then followed by the Village Coffee Morning Group at a later date.

13. Reports

Outside Bodies

With reference to the Village Centre Management Committee, an update of present usage and information concerning the Village Centre, with reference to Covid-19 Rules was provided for the Members by Councillor Nancy Matthews.

There were no additional items for discussion.

Sub-Committees

There were no additional items for discussion.

14. Correspondence

Items 1 and 2 were received by the Council.

15. Late Correspondence

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

By e-mail; Information received from Flintshire County Council reference to the Summer Playscheme; Information relating to the New Year Honours 2022 by the respective Commission.

Chairman.....

Payments authorised at the meeting held on the 29th July 2021.

T M Richardson	Clerk's Salary, July and August	1,011.40
	Postage	5.10
	Clerk's Allowance	56.40
		1,072.90
Deeco Lighting	Streetlight Maintenance	289.25
Clwyd Pension Fund, via T.M Richardson	Employer's contribution, August and September	291.28
Scottish Power	Streetlight Energy Charge	188.37
Councillor Michael Meadway	Equipment for the Beehives	99.23
		<u>1,941.03</u>