

MINUTES OF THE CEFN MEIRIADOG COMMUNITY COUNCIL PLANNING AND GENERAL PURPOSES COMMITTEE HELD ON TUESDAY 22ND OCTOBER 2019 IN THE CHAPEL VESTRY, CEFN MEIRIADOG AT 7.00 P.M.

PRESENT: Councillors Robert Henry Roberts (Chairman), Karin Jones, Huw Evans, Trefor Hughes and the Clerk together with two members of the public - Mrs Leanne Groves and Mr Eryl Davies.

1: APOLOGIES: Councillors Meirick Lloyd Davies, Dennis Williams and Martin Barlow.

2. DECLARATIONS OF INTEREST.

None received.

3. Planning Application: 46/2019/0792 - Change of use of land to residential Gypsy and Traveller Site to include 3 semi-detached amenity blocks with associated hard standing access road and landscaping on land off Cwttir Lane, Formerly part of Green Gates Farm, St. Asaph.

The Chairman welcomed Mrs Leanne Groves to the meeting.

Mrs Groves provided Members with a comprehensive talk and information on the legal grounds (following the provision of legal opinion) on the reasons that the planning application should be refused by Denbighshire County Council Planning Department.

The Chairman thanked Mrs Groves and the members of the public for their attendance.

4. COUNCIL'S RESPONSE TO THE PLANNING APPLICATION.

Following the information provided by Mrs Leanne Groves the Members resolved for the Clerk to reply to Denbighshire County Council Planning Department on the following observations to the Planning Application: 46/2019/0792 - Change of use of land to residential Gypsy and Traveller Site to include 3 semi-detached amenity blocks with associated hard standing access road and landscaping on land off Cwttir Lane, Formerly part of Green Gates Farm, St. Asaph:-

Cefn Meiriadog Community Council objects to the subject planning application and plans for the following reasons:-

Planning Policy / Local Development Plan

The site itself is contrary to multiple policies;

The proposed site is contrary to the adopted Local Development Plan (LDP) (2006-2021), it is located outside of the established settlement boundary contrary to the policy **[BSC 10.2]**.

Use of greenfield sites for development should be strongly avoided &/or strictly controlled, in favour of brownfield or previously developed sites — which has been ignored by

Denbighshire County Council. **[PPW Edition 10]**

Sites should be located within and adjoining existing settlements (where accommodating infrastructure, access, habitat and landscape conservation). **[PPW Edition 10, Chapter 4]**

The site is an integral part of the local open countryside, which is afforded protection **[PPW, TAN 5 & RD1]**

Process

Findings from the Call for Sites (public suggestion submissions) have not been published, potentially disregarding alternative suitable sites.

There is lack of evidence to support the genuine need for this site. The GTAA (2017) conducted on behalf of Denbighshire County Council is not capable of independent scrutiny and therefore lacks credibility and robustness. **[GTAA 2017]**.

Lack of evidence to demonstrate this is the correct location; the onus is on the Council to justify the proposals are acceptable and the correct site has been selected, especially as this is contrary to the council's adopted policy.

Gypsy and Traveller community and the wider community should have been engaged with more thoroughly at the outset of the process (in line with WG Policy). **[WAG Policy]**

Highways and Roads

Key facilities/amenities are inaccessible by foot from the site; driving would be required. **[TAN 18]**

Pedestrians routes are not safe and not fully inclusive; no pavements/footpaths or lighting.

The lane is 60mph which increases the danger for pedestrians. **[TAN 18]**

This site would increase the overall traffic on the lane by an estimated 100% effecting the safety and amenity of local residents, walkers, cyclists and the site's residents.

There is no easily accessible public transport for the site (a site requirement) and to access the nearest would require using the pedestrian unfriendly Cwttir Lane. **[BSC10.2]**

Cwttir Lane is a cul-de-sac, narrow and difficult for two vehicles to pass each other, particularly for larger vehicles; caravans, agricultural traffic, commercial trucks/vans, etc.

No direct link to the A55; increased traffic would need to be routed through St Asaph or the St Asaph Business Park.

Local Amenities

The increase in population from the site will put additional pressure on local facilities/services, for example; local schools have not been consulted about a potential sudden increase in their student population.

No suitable pedestrian access (including appropriate provision for special access/mobility requirements) to local

amenities for the site residents; shops, schools, etc.

Environment Impact / Visual Amenity

Detrimental impact on the area's rural character **[LDP Policy RD1]**

The proposed site does not respect the site and surroundings, including scale, form, character, design and materials. **[PPW 4.7.8 and LDP Policy RD1]**

Site doesn't respect the rural character of the area and could lead to further urbanisation, including development on green field sites contrary to local/national policies, setting a precedent for other developments. **[RD1 and BSC 10.4 and PPW]**

The increased population of the lane would increase pollution exponentially; air, noise, light, drainage, litter and

other materials — further spoiling the visual amenity and sense of open countryside. **[BSC 10.4]**

The site will reduce the habitat for local wildlife, such as; badgers, newts, rabbits, foxes, bats, dormice, butterflies, otters, birds and others — which would have a detrimental impact on the ecosystem. **[TAN 5]**

The removing 180 metres of hedgerows in spite of Denbighshire County Council's countryside service's efforts to support wildlife and bio-diversity.

Other

Proposed site should be dealt with through the replacement local development plan process. DCC's inability to follow due process and provide sufficient transparency to residents in relation to this development and is contrary to the 'Designing Gypsy and Traveller Sites' guide.

The proposed development would dominate, in terms of size and scale, the area of open countryside and the nearby settled community of Cwttir Lane. **[LDP Policy RD1]**

5. URGENT BUSINESS UNDER SECTION 100B(4) OF THE LOCAL GOVERNMENT ACT 1972.

A. Members resolved to grant aid Mrs Leanne Woods £400.00 (under the power of the well-being Local Government Act 2000 sub sections 1 to 5) towards the legal opinion costs on the Planning Application: 46/2019/0792 - Change of use of land to residential Gypsy and Traveller Site to include 3 semi-detached amenity blocks with associated hard standing access road and landscaping on land off Cwtir Lane, Formerly part of Green Gates Farm, St. Asaph.

B. the Clerk provided Members with a copy of the “Legal Topic Note 55 on Adverse Possession Claims” to be read and considered at the next Council meeting.

C. the Chairman of Denbighshire County Council “Christmas Celebration” will be held on Tuesday 10th December 2019 at St. Mary’s Church, Lenten Pool, Denbigh at 7.00 p.m.

6. NEXT COUNCIL MEETING – confirmed from the previous Council meeting on Tuesday 10th December 2019 in the Chapel Vestry, Cefn Meiriadog at 7.00 p.m.