

Cyngor Cymuned Cefn Meiriadog Community Council

On Monday January 25th 2016 at 7.30pm a planning meeting was held at Cefn Meiriadog Chapel Vestry.

Those present were Mr M Barlow, Mr M LI Davies, Mr H Evans, Mr G Hughes Mr Dennis Williams (Chair) and Mrs Ann Jones (Clerk).

Apologies were received from Mr R H Roberts and Mr Dylan Williams

Application 31/2015/1230

Proposal Construction of 3 no. mobile holiday lodges and change of use of land

Location Bryn y Pin Mawr Groesffordd Marli Abergele

The Councillors were unanimous in their decision that this planning application should be refused on the grounds that the proposals are outside the development boundaries of the Local Development Plan.

1.The plan numbered 100 is not an accurate plan of the proposed planning, nor plan 103 as there is no mention of a workshop which forms part of the property at Top y Glascoed, which is only metres away from the proposed development. This workshop has been in situe since 2003 and is used by the artist who lives at Top y Glascoed. To have a holiday lodge only metres away would affect the light to the workshop due to the height of the proposed holiday lodge.

2.How effective would the septic tank be as there is already an issue with leakage from the soak away at Top y Glascoed to the adjacent property due to the slope involved and the clay nature of the soil. Therefore another septic tank higher than the workshop would only exacerbate this problem.

3.There would be highway problems by the junction at Top y Glascoed/at the bottom of Bryn y Pin hill and at Celyn South of Bryn y Pin and also at Nant Bach were the lanes are very narrow, and there would be an increase in traffic.

4.The Councillors consider that the proposed locations for the holiday lodges could begin a process of urbanization in an open country area. Furthermore the scale and design of the proposed buildings are completely out of character with the existing residential buildings in the local area.

5.The councillors note Policy PSE12 on the Local Development Plan – Chalet static and touring caravan and camping site – section (i) and (ii).

6.The Councillors find that the proposed development conflicts with Policy RD1 – Sustainable development and good standard design section (i), (iii), (iv), (v), (vi), (viii), (x), (xi), (xii) and (xiii).

This was proposed by Mr Dennis Williams and seconded by Mr M Barlow.

Application 31/2015/1210

Proposal Variation of condition no.1 planning permission code 31/2010/1461 for conversion of outbuildings to 2 no. dwellings and installation of new septic tank to allow an additional 5 years to commence the development

Location Outbuildings at Pen y Bryn Wigfair, St.Asaph

The above council has no objections to the above proposal.

The next meeting is on Tuesday February 2nd 2016 at Cefn Meiriadog Vestry at 7.30pm.