

MINUTES OF EXTRAORDINARY MEETING OF CILCAIN COMMUNITY COUNCIL HELD AT CILCAIN VILLAGE HALL ON 5 AUGUST 2019.

Present: Chairperson: Cllr Ian Hughes

Councillors: Ann Baker J Emyr Davies  
 Greg Foster Gwen Hardman  
 Gareth W Hughes Ian Smith  
 W Owen Thomas John Worthington

1. CHAIRMAN'S OPENING REMARKS

The Chairman welcomed Members and twenty-one Cilcain residents to this Extraordinary Meeting of the Council. Croeso i bawb.

In the absence of the Clerk, Cllr Gwen Hardman had agreed to take minutes.

2. APOLOGIES FOR ABSENCE – Clerk to the Council (Alun Evans), Cllr Janet Butlin, Cllr Pauline Douglas, Cllr Jean Ramsay.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MINUTES OF LAST MEETING

As this was a single item Extraordinary Meeting, the draft minutes of July's Ordinary Meeting of the Council would be considered in the September Ordinary Meeting. There were, therefore, no Matters Arising to be considered at this meeting.

5. RESIDENTIAL DEVELOPMENT PROPOSAL

The meeting was called to consider a residential development proposal by Cilcain Homes Partnership to build 18 houses on an agricultural site on Mountain Road, Cilcain. Specifically, Members of the Community Council would be considering a draft copy of a public information notice for residents and also the Council's own response to the development proposal.

The purpose of the information notice was to provide residents with information regarding the fairly new process which all developers proposing projects comprising 'major development' (10 or more dwellings) must now undertake. Developers are required to undertake statutory 'pre-application consultation' with communities before submitting a planning application of this nature.

A draft copy of the Public Information Notice had been circulated to Council Members in advance of the meeting.

After discussion, Members agreed that the Council should adopt the draft copy. Cllr Gwen Hardman proposed that contact details for both the Community Council and Cilcain Homes Partnership should be included at the end of the notice.

Subject to this amendment, Cllr Ann Baker proposed adoption of the draft public information notice and Cllr Gareth W Hughes seconded the proposal.

The proposal was unanimously agreed.

It was also agreed that, once amended, the information notice should be displayed on the village notice board and the Community Council website, and that paper copies should be made available in the Shop.

The Chairman asked if any members of the public attending the meeting would like to ask questions or make a contribution.

The following concerns were expressed:

- i) Access to the site proposed for housing development is on a hazardous stretch of road, being on, or close to, a blind bend. This is potentially dangerous for pedestrians, walkers who access the Clwydian Range via this route, cyclists, horse riders and vehicles.
- ii) There would be an inevitable increase in vehicular traffic through the centre of the village where the roads, in the main, are without pedestrian footways, creating even more difficulties than at present for pedestrians. In particular, the inevitable increase in traffic would be potentially dangerous for elderly residents living in the pensioners' bungalows on Pantymwyn Road and children making their way from their homes to the village hall, the small village shop, the village green and school.
- iii) Three of the approach roads to the village are narrow and winding. In addition to this, the on-road parking around this area means that the village centre is often congested.
- iv) This site was submitted as a 'candidate site' for Flintshire County Council's Local Development Plan but did not, in fact, make it through to the Plan.
- v) The proposed site for residential development is within the village conversation area. The proposed development would be entirely out-of-keeping with the character and appearance of the village centre and would have a material detrimental effect on the conservation area.
- vi) The proposed site is very close to listed buildings – and would also be in a dominant position overlooking the church.
- vii) Local services are limited. Flintshire County Council's Local Development Plan focuses on Tiers 1 – 3 and Cilcain is a Tier 4 defined village where development should be modest, affordable, to fit with local need - and infill.
- viii) Just a short time before the site notice on the gate to the site was displayed, cattle were grazing on what is agricultural land.
- ix) The building of houses on this site would mean the removal of long-established hedgerows, having an effect on the rural nature and particular ecology of the area.
- x) The drainage system cannot cope at present with water run-off during heavy rain. A large concreted area on a site which at present helps to soak up water run-off would worsen this situation.
- xi) It seems that this site could be a Trojan Horse, opening up the possibility of further development proposals in the future on the remainder of what is a large area of land.

Cllr Ann Baker referred to letters and emails which the Community Council had already received from residents who made similar observations about the residential development proposal as those raised at the meeting.

No member of the public in attendance at the meeting supported the residential development proposal.

Cllr W Owen Thomas informed the meeting that observations and objections from members of the public carried weight.

A request was made for members of the public to send the Community Council a courtesy copy of any letter they sent to Cilacin Homes Partnership.

The Chairman thanked members of the public for attending the meeting and assured them that all the concerns they had raised would be included in the Community Council's letter of response to Cilcain Homes Partnership.

Following the departure of members of the public, Councils Members agreed what should be included in the Council's letter to Cilcain Homes Partnership.

6. ANY OTHER BUSINESS - None

Chairman \_\_\_\_\_

Clerk \_\_\_\_\_

Date \_\_\_\_\_