

**CYNGOR CYMUNED CILCAIN**  
**CILCAIN COMMUNITY COUNCIL**

**Alun Evans**  
**Clerk of the Council**  
(Clerc y Cyngor)  
**Tel: 01352 761241**

**Gwel Hyfryd**  
**Pentre Hill**  
**Flint Mountain**  
**Flintshire**  
**CH6 5QN**

11 Sept 2023

Dear Councillor

**Notice of Meeting**

Notice is hereby given that a meeting of the above Council will be held at **Rhydymwyn Football Club Building** on 18 Sept (Medi) 2023 commencing at 7.30 pm to transact the following business, and your participation is requested. The meeting may be joined virtually by telephone conference. (Should any Council Member or members of the public or press wish to gain access to the meeting by telephone, please contact the Clerk to advise by no later than Friday evening prior to the meeting).

Mr Neil Hickie from Flintshire Streetscene will be attending the Council Meeting to update the Council on highway and drainage matters.

Yours sincerely

Clerk to the Council

**AGENDA**

1. Chairperson's welcome (Croeso'r Cadeirydd) -
2. Apologies for absence -
3. Declarations of Interest - To receive any Declarations of Interest from Members.
4. To confirm minutes of the meetings - 17 July 2023 and 19 July 2023
5. Matters arising (highway matters) - Please refer to Neil's Action Plan in the correspondence items. Members may wish to report any new highway issues at the Meeting.
6. Matters arising (non highway matters) -
7. **PLANNING MATTERS**

Location: Bryn Rhodyn, Cefn Road, Cilcain  
Proposal : Proposed holiday accommodation of 18 lodges and a reception.  
Ref No: 063699

The closing date for observations to be submitted to Flintshire CC was the 25 Aug 2023.

Cllr Andrew Parkhurst requested the closing date to be extended until 21 Sept 2023 in view of the summer recess.

Agreement to an extension period up to the 21st Sept was received on the 5 Sept 2023. Members may wish to consider the submission below made on the 25 Aug 2023 with a view to confirming or amending the submission prior to resubmission by the 21 Sept

The Community Council **strongly objects** to the application for the following reasons:

- (i) The location of the septic tank immediately adjoins Cefn Road and a number of residential dwellings. Any lack of maintenance issues with the septic tank will have odour and public health implications for these adjoining residents.
- (ii) Since the location of the proposed holiday facilities is in close proximity to a building products yard which regularly generates dust complaints in the summer months, the site location is considered unsuitable for a holiday type facility. The Community Council understands that a privately funded report commissioned by a concerned Cefn Road resident indicated that the dust complained of contained a carcinogenic constituent. The Community Council trusts and strongly recommends that the Planning Authority investigates this issue.
- (iii) The road from the application site down to Rhydymwyn is unsuitable to accommodate additional traffic that would be generated by the development. The lane is very narrow, has minimum visibility and inadequate passing places. Whilst the road from Star Crossing on the A541 to this site is quite adequate, vehicles following Sat nav instructions invariably take the shortest route. Vehicles approaching the site along the A541 from the Mold direction are directed by the sat nav instructions up Nant Alyn Road. I attach two photographs:  
Photo (A) - shows the narrow one track road towards Rhydymwyn showing poor visibility and inadequate passing places.  
Photo (B) - shows what can happen when drivers not familiar with the local road network ignore the recommended road towards Star Crossing and follow the sat nav instructions by using Nant Alyn Road instead.

If planning permission is given for the development, then a traffic information sign should be provided at the exit of the site to request drivers to 'turn right' for Mold.

- (iv) The layout plan does not show any recreational area within the development.
- (v) The Council understands that the site had planning permission for 8 No holiday lodges approved in Oct 2018. The current application for 18 holiday lodges and a reception facility is considered to be over development of the site.

## 8. CORRESPONDENCE / COMMUNICATIONS / ITEMS TO BE DISCUSSED -

Please Note - Where the correspondence items listed below are not being copied to Members, they will be read out, if necessary, at the Council Meeting. Please note that the correspondence listed below may not include all the correspondence received since the previous Council meeting.

- 1) 13/07 AONB lanterns for Cilcain - Type of lantern suggested by AONB for Cilcain - photo attached to the Agenda items.
- 2) 14/07 Bryn Bannon Holiday Let, Loggerheads Road let - Concern from resident - Cllr John Worthington will report at the meeting.
- 3) 17/07 River Alyn, Rhydymwyn, brown sludge - report from NRW regarding the results of the water analysis carried out on the diatom bloom pollution in Rhydymwyn in April 2023.
- 4) 17/07 Cilcain Bowling Club Donation - Thank you note receipt from The Secretary of the Bowling Club for the recent £600 donation.
- 5) 17/07 Boundary hedge between the Bowling Club and Waen Field - Note from the Bowling Club Secretary responding to the Community Council request for the Club's observation regarding cutting back the boundary hedge behind the seat.
- 6) 25/07 Email from Street Scene regarding the Community Council's concern about pothole repairs in the Community Council area.
- 7) 26/7 Tarmac Hendre Quarry - Notification of a Liaison meeting scheduled for the 21 August 2023. The Council Chairman, Cllr Karen Parker and County Cllr Andrew Parkhurst attended the Liaison Meeting. The Chairman to report on the main issues discussed.
- 8) 02/08 Oil slick pollution Nant Road / Fechlas Brook Rhydymwyn - report received by the Chairman from a Rhydymwyn resident - report passed on to NRW's Pollution Officer at the Buckley Office.
- 9) 04/08 Fechlas Brook, Nant Road, Rhydymwyn - Acknowledgment and update from Senior Environment Officer, Sally Sheehan (NRW)
- 10) 08/08 Pollution incident, Nant Road, Rhydymwyn - response received from Natural Resources Wales.
- 11) 11/08 Speed Limit - Pentre to The Square, Cilcain - Community Council's views requested from Cllr Parkhurst.
- 12) 19/08 Gwysaney Arms Hotel - Concern expressed by Cllr John Doyle regarding the lack of security recently observed around the premises. Cllr Andrew Parkhurst has subsequently taken this issue up with the landowner. Cllr Parkhurst will report at the Council Meeting.
- 13) 21/08 Cilcain Public Toilets, Welsh Assembly £500 grant - copy of reminder sent to Flintshire CC regarding the late receipt of this year's grant. The Community Council sent an initial reminder to Flintshire Streetscene on 21 June 2023.
- 14) 23/08 Rhydymwyn Orchard - enquiry from Rhydymwyn resident regarding insurance cover for public liability.
- 15) 30/08 Bryn Rhodyn, Cefn Road, Cilcain - Copy of Cllr Andre Parkhurst's request for an extension of time for submitting planning observations.

- 16) 05/09 Link path between Church Lane and Nant Alyn Rd - Complaint received by the Council Chairman regarding the need to cut the grass on the link path. Item forwarded to Mr Jon Hill in Flintshire CC's public footpath supervisor.
- 17) 01/09 Rhydymwyn cemetery entrance - Request made to Blooming Gardens to weed kill the cemetery entrance setts and parking area.
- 18) 02/09 VAR Sign Star Crossing - Copy of a reminder Cllr Andrew Parkhurst sent to Flintshire CC Traffic Section regarding the Vehicle activated sign at Star Crossing still not working. Members may wish to note that this particular broken sign was initially reported to Flintshire CC on the 6 July 2022.
- 19) 02/09 Gwysaney Arms Hotel - Concern expressed by Cllr John Doyle regarding the lack of security recently observed around the premises. Information from Cllr Parkhurst to indicate that he has taken Cllr Doyle's concern up with Landowner.
- 20) 05/09 Link path between Dolfechlas Rd and Llys Alyn - Chairman received a complaint from a Rhydymwyn resident regarding the overgrowth from the former school land obstructing the link path - Item forwarded Mr Neil Hickie in Flintshire Streetscene.
- 21) 05/09 Weed killing between the roadside channel and the road kerbs - Chairman expressed concern regarding the weeds not having been treated this year by Flintshire's contractor. Concern forwarded Mr Neil Hickie in Flintshire Streetscene.
- 22) 06/09 Visits to Town and Community Councils - information from Flintshire CC Chief Officer Governance Gareth Owens.
- 23) 07/09 Reinforced autoclaved concrete - Request / Survey from Welsh Assembly.
- 24) 11/09 Flintshire Summer Playscheme, 2023 - Attendance figures for Cilcain and Rhydymwyn from Flintshire CC.
- 25) -- Flintshire Streetscene Action Plan - For Members to comment on, and to add to as appropriate

09. **PAYMENT OF ACCOUNTS** - To approve the accounts in the Appendix.

10. **DATE OF NEXT MEETING** - The next meeting of the Council is scheduled to be held on the 16 October 2023. However, the Chair and Vice Chair reserve the right to change the date, having regard to the three clear working days statutory notice being given for any new date.