

CYNGOR CYMUNED LLANDYSILIO COMMUNITY COUNCIL
www.llandysilio-council.org.uk

Minutes of a meeting held on Wednesday 21st December at 7.30 p.m
Via the zoom platform

Present; Chairman Cllr Frances Buckingham, Cllrs W J Lee, C M Jenner and Mrs V Holloway

Apologies were accepted from Cllrs Mrs D Kendall and D M E Lloyd 2022/522

Planning

2022/523 Reserved matters application had been received in respect of 22/2012/RES – access, appearance, landscaping, layout and scale in respect of outline planning consent 18/0581/OUT for the erection of 24 affordable dwellings and associated works at land adjacent The Street, Llandysilio for Barcud.

It was agreed to Object for the following reasons;-

- a) Contrary to Policy DM13 in Design and Resources.
 - Councillors felt that the emphasis for these affordable homes should be sustainability and the houses should be well insulated and have renewable energy such as solar panels installed. No details of proposed heating has been included.
 - Poor design within the plot in that the green spaces are fragmented.
 - Poor layout with the 4 bedroomed houses close to the bungalows
 - Design of houses in that the red hanging tiles are out of keeping with the character of the area
- b) Contrary to Policy T1 – Travel and Traffic
 - 2 entrances as opposed to the one granted at Outline – this will lead to a conflict with the entrance already agreed for the plot opposite which is adjacent Maes Offa.
 - Insufficient parking spaces – the 4 bedroomed property has only been allocated 3 spaces and there is no spare capacity for visitor parking. On street parking will cause a problem with traffic flow.
 - Residents are keen to keep the existing chicanes which work well rather than have speed humps
 - No facility within the development for resident's to park a caravan or larger vehicle.
 - Whilst the plans show how a Fire Engine and other Emergency vehicle could enter and exit the site it is apparent that this would be in extreme difficulty if there were other larger/ delivery vehicles already on the site.
- c) Affordable Housing – Supplementary Planning Guidance.
 - No details have been submitted of the mechanism that will be in place to ensure the properties remain affordable in perpetuity. In other developments in the Village we have seen successive applications to successfully remove the affordable planning obligation and we would like to see a robust mechanism at this stage.

Comments of the Countryside & Outdoor Recreation officer were noted and it was agreed that a s106 contribution should be sought.

Complaints

2022/524 Complaint and evidence had been sent to Clerk to show that the Grit Bin at Llys Rhysnant had been emptied by Rhysnant Farm – Clerk to write to explain that the grit bin is for use on public roads only.

Next Meeting;-	Thursday 26th January 2023 Four Crosses Village Centre
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