

CYNGOR CYMUNED LLANFAIR DYFFRYN CLWYD COMMUNITY COUNCIL
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Minutes of a Meeting of the Council held at the Neuadd Eleanor, Llanfair D C on Monday 19 August 2019 at 7.00 pm.

PRESENT – Councillors Jayne Mayers [Chair], David Baker, Bob Barton, Wini Davies, Osian Owen, Ceri Ranson and Eirwen Godden, Clerk.

IN ATTENDANCE - 13 members of the public

APOLOGIES Councillors Tim Faire and Keith Mouldsdale [declaration of interest]; Councillor Hugh Evans, OBE, Leader of Denbighshire County Council.

583 COMMUNITY COUNCIL'S NEIGHBOURHOOD DEVELOPMENT PLAN

Submitted - revised/updated plan. Mr Steve Whipp, chair of the community plan sub group, was thanked for all his efforts and input into the latest edition for endorsement by the Community Council. He reported that the sub group had put together a series of ideas [more proposals to be expected] and guidelines at a meeting held on 29/05/19 to bring together changes with more on policy and strategic thinking, guiding principles, acknowledging key external bodies, local authority documents including the needs of Neuadd Eleanor and other organisations within the wider community. The aim is to have a living document produced as a basis for discussion working towards cohesive communities, well-being and culture being central to what needs to happen. The next step will be looking at timeframes for the proposals listed and the Community Council will consider these. It was acknowledged that elements could be pulled out for inclusion in a place plan about planning development as referred to by Planning Policy Wales to be developed with the LDP [Local Development Plan] Team in tandem with the neighbourhood plan which contains local evidence.

RESOLVED that the [a] Latest edition be approved in principle, subject to minor corrections and additions/amendments to reflect the comments made at the meeting. The Clerk was asked to contact the Denbighshire LDP Team about the possibility of developing a place plan and to forward a copy of the neighbourhood plan to them. [b] Revised document be submitted for endorsement to the Community Council meeting to be held on 09/09/19.

584 DENBIGHSHIRE COUNTY COUNCIL'S DRAFT PREFERRED STRATEGY - LOCAL DEVELOPMENT PLAN 2018-2033 - www.denbighshire.gov.uk/ldp

Submitted – draft response for submission to the County Council on the documents/proposals listed below. It was noted that the consultation date for receipt of comments had been extended to 27/09/19 for community and town councils [30/08/19 for residents]. Messrs Steve Whipp and Phil Bennett Lloyd were thanked for the tremendous amount of preparatory work undertaken to produce the draft response. It was

RESOLVED that [a] the following responses as amended at the meeting be sent to the County Council after the next Community Council to be held on 09/09/19 [b] a briefing note to support residents in responding to the LDP consultation be prepared and posted on the Community Council website and made available for local social media networks.

584.1 Introduction This response is the input that Llanfair DC Community Council wishes to submit to the Denbighshire LDP consultation. Llanfair DC Community Council represents the villages of Llanfair DC, Graigfechan, Pentre Coch and Pentrecelyn as well as surrounding rural countryside and there are 1048 inhabitants with 458 properties on the electoral register. The Community Council has developed a briefing note for all members to enable engagement with the LDP consultation and special meetings have been held to ensure that the Community Council has considered the proposals and is able to present a collective and representative view for the whole community.

584.2 Proposed Levels of Growth Llanfair DC Community Council notes the several future scenarios that have been modelled and considered in developing the strategy for growth for the duration of the plan. The Community Council supports the preferred strategic approach and considers this a responsible, prudent and pragmatic approach.

There are presently some key uncertainties that could impact the general trend in growth:

- The impact of Brexit and future outcome could be significant to the region both in increasing or reducing growth.
- The creation of the Northern Powerhouse could also have positive impact if it provided stimulus to adjacent areas such as Chester, Liverpool and Manchester.
- HS2 would provide stimulus to the region in enabling access to other regions. This could stimulate industrial, commercial, business and housing activity.

584.3 Proposed Spatial Strategy Llanfair DC Community Council notes the approach to developing the spacial strategy and recognises that the Community Council's area includes a village (Llanfair DC) an unserviced village (Graigfechan) and otherwise Countryside, unclassified areas such as Pentrecelyn and Pentre Coch as well as remote rural settlements. The Community Council recognises the reality that emphasis for growth will take place to the north of the county. However, the opportunity for rural based activity will continue and this would include activities primarily related to agriculture. The Community Council's area plays a key role in food production through cattle, sheep and arable farming and includes related activities such as the Genus breeding centre and Llysfasi college. Tourism is also a steadily increasing activity in the area.

The Community Council area has seen a significant level of small (often single) housing site and conversion projects and this is expected to continue. The village of Llanfair DC has also seen approval and development of a 63-house development site which will double the number of houses in the immediate vicinity of the village. The houses will begin being occupied in late 2019 and there is a condition to complete the whole development within 5 years. Some planning measures to provide infrastructure have been put in place such as the provision of a new school but this does not have the capacity to accommodate children at primary level from the new development. Other services such as for healthcare, transport, secondary education, shops will require to be provided at Ruthin or elsewhere. There is expected to be a requirement for the impact and effect of the new development to need to settle down before any further significant development should be considered. The scale of any development must remain in proportion to the scale of the rural villages, respecting the Statutory requirements and goals of the Well-being of Future Generations (Wales) Act 2015 and ensuring sustainability of character, environment, culture and well-being of its residents, now and in the years ahead. The Vale of Clwyd is identified as a Landscape of Special Historic Importance, with the Historic Landscape Characterisation report (CPAT) defining the villages and communities as "small nucleated settlements."

These defining characteristics are essential to the area, its cultural heritage and the strong sense of place that support the communities and people's well-being.

Llanfair DC has produced a Neighbourhood Plan which considers and sets out the needs of the community, providing a community-led evidence base and underpinning principles for a Place Plan (Planning Policy Wales Edn. 10, 2018, paras 1.28-1.29).

584.4 Draft Key Policies

Llanfair DC Community Council welcomes the proposed key policies which are consistent with the approach taken when proposals are considered. The Community Council will adopt the key policies in considering future development proposals in order to ensure consistency with key County and National goals and guidelines. Regarding specific key policies and local opportunities, the following comments are made:

584.4.1 Employment Land – One use that has been proposed for the former Llanfair DC school that will become vacant in September 2019 is as a business incubator, similar to the Technology House in Rhewl. There would need to be liaison with County Planners to determine the need for further start-up accommodation for business in the area. Other potential uses for the former school have also been proposed.

584.4.2 Retail The Community Council notes the key policy statement and is broadly in agreement with it. However, there is a case for a local general store to be provided and this too has been suggested as an option for the former Llanfair DC school site. At present a community shop is available in Pwllglas but this is not readily accessible from the Llanfair area. Potentially, a "satellite" facility jointly run with Pwllglas, perhaps in part of the former school, could significantly benefit both communities, without introducing disruptive competition. It is noted that Llysfasi College has recently made an application for a community facility and the Community Council is undertaking liaison to understand what is being proposed. It may be that there would be an opportunity for a general store or for a farm shop. The advantage of having a shop within the villages would be to meet demand from the growing community and to reduce carbon emissions associated with travel to Ruthin. It is recognised that Ruthin would remain the Town Centre where more specialist goods and services would be provided.

584.4.3 Infrastructure The Community Council welcomes the proposal to ensure that a holistic approach is taken to development proposals and that these should recognise the need for a contribution to ensure that the impact of the new development is mitigated. The current development underway in Llanfair for 63 new homes makes little contribution to infrastructure: minimal affordable housing is included, recreational amenity is minimal and, potentially divisive to the community as a whole, and sadly this demonstrates how development can be undertaken with little regard for impact outside the immediate site. Llanfair DC Community Council would encourage Denbighshire County Council to consider robust mechanisms to receive reasonable levels of funding from developers (or landowners benefitting from uplift of value) to provide for infrastructure and provision of essential services associate with growth, both locally and at a more strategic scale. Infrastructure is an issue that occurs frequently in Community Council meetings and roads and bridges are found to be points of concern and it is apparent that the County has difficulty meeting the needs.

584.4.4 Visitor Economy Llanfair DC Community Council has seen several proposals for caravan and camping (glamping) sites in recent times and has liaised closely with the

proposers to ensure that high quality facilities are provided. The Community Council recognises the opportunity that tourism offers to the region and will support appropriate proposals. One consideration that has been suggested is to offer bunk-house accommodation for visitors who may be generally visiting the area or who may be walking Offa's Dyke or the Clwydian Way or visiting Coed Llandegla.

584.4.5 Transport and Accessibility Llanfair DC Community Council has provision in its Neighbourhood Plan to improve cycling and footpath facilities in the area. Some feasibility work has been undertaken but more is expected to be required to connect the villages and provide links. This meets aspects of the Denbighshire County Council Corporate Plan such as well-being, connecting communities, promoting modal shift and reducing emissions.

584.4.6 Natural and Built Environment Llanfair DC Community Council supports the key policy proposed in the LDP consultation document. The Community Council has been keen to see proposals that enhance the natural capital of the area. The Community Council is sensitive to the impact that several recent developments in Llanfair DC have had where trees and hedges have been removed without enough consideration and poor provision and functionality of green space. New proposals must be subject to closer scrutiny in this regard. The Community Council will consider how it can support the protection of trees and hedges and will work with the County Council to suggest where tree preservation orders would be relevant based on local knowledge.

It is noted, in Denbighshire County Council's Open Space Audit and Assessment Report that in 4 out of the 6 categories, 100% of residents within the community council area have limited access to open space facilities. What space is currently available is highly valuable and present opportunities for enhancement rather than degradation or loss.

584.4.7 Welsh Language Proposals for development that maintain or enhance the integrity of the Welsh Language will be supported.

584.5 Sustainability Appraisal [SA] The document provides a useful resource for the Community Council to refer to as we develop our Neighbourhood Plan. We note that the location of development must be sensitive to: the need to promote the Welsh Language; pockets of deprivation; the AONB [Area of Outstanding Natural Beauty]; conservation sites; as well as the natural, agricultural, historic and cultural landscapes and environments. Human health and wellbeing, as well as climate change, together with its potential impacts, must be part of the consideration of sustainable development.

584.6 Habitats Regulations Appraisal [RHA] Llanfair DC Community Council notes the report on habitats regulations prepared in conjunction with the Denbighshire LDP. The Community Council would draw the County Council's attention to the special interest areas. Llanfair DC's area includes areas such as

- the Clwydian Range and Dee Valley AONB,
- the nature reserves of Coed Cilygroeslwyd SSSI, one of North Wales Wildlife Trust's first nature reserves, purchased in 1964 and home to some genuine rarities and brimming with wildlife,
- Graig Wylt, a lovely site sheltered by ancient woodland, awash with spring colour and with dazzling views across the Vale of Clwyd,
- the Eyrarth Rocks butterfly reserve which has rare and endangered species (SSSI).

Further special sites are being considered and the Community Council is liaising with the North Wales Wildlife Trust as well as the AONB. The Community Council will look at all proposed developments and seek to ensure there is no impact on these special areas. There is also a proposal to develop a strategic wildlife corridor across the Vale of Clwyd, traversing the Llanfair DC Community Council area, to allow connectivity between these special areas to enable continuity between habitats, build ecosystem resilience and, by this means, to encourage sustainability of the rare and nationally important species and as well as locally vulnerable habitats.

Other policies including housing, affordable housing and waste management are of interest to Llanfair D C Community Council and will be considered in development of our Neighbourhood Plan. Llanfair D C welcomes the key policies which it will seek to adopt and address through measures to be taken and which will be included in the Neighbourhood Plan.

584.7 Candidate Sites Register – Generic Comments Detailed site-specific comments on each of the candidate site included in the register in the LDP are provided below. The following are generic points that apply to all sites:

584.7.1 The Denbighshire County Council Local Development Plan 2006 to 2022 recognised the local area around Llanfair DC as being a “Historic Landscape”. This is an area of largely rural agricultural land interspersed with small nucleated settlements. The Vale is overlooked in a Westerly direction from the Clwydian Area of Outstanding Natural Beauty. The village of Llanfair DC has a Conservation Area in its centre, and this provides a sense of space to the whole area with social focus provided by the church, the war memorial, the former primary school, the alms houses (Elizabeth Owen terrace) and the White Horse public house. The Community Council would strongly wish to see any development preserve the sense of space for the area and particularly the Conservation Area in Llanfair DC.

584.7.2 The Community Council would wish to avoid any development that had a detrimental impact on the visual amenity of the area especially to and from the AONB. Tourism is becoming an increasingly important part of the local economy in the area and the need to retain the area’s sense of rural space and peace is central to the tourism offering. The majority of the area of the villages of Graigfechan, Pentre Coch and Pentrecelyn lie within and are part of the AONB.

584.7.3 Planning Policy Wales, Edition 10 was published last December. It refers to the way that agricultural land should be treated. It states for the best and most versatile agricultural land:

3.54 Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) 15 is the best and most versatile and should be conserved as a finite resource for the future.

3.55 When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance.

Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural

considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

Llanfair DC Community Council has concern that many of the proposed candidate sites in its area would entail the loss of agricultural land and would strongly suggest that this should be avoided in line with Welsh Government Policy.

584.7.4 Llanfair DC Community Council is concerned that inclusion of candidate sites on the register in the LDP could cast a shadow or blight over adjacent properties. The Denbighshire County Council's consultation documents for the LDP recognises that there is huge overcapacity in the sites offered for inclusion. The Llanfair DC Community Council encourages Denbighshire County Council in its LDP to remove candidate sites from the register as soon as practicable once it is apparent that they are not to go forward for further consideration.

584.7.5 Experience shows that construction activity associated with housing development leads to nuisance from noise, vibration and dust. Furthermore, traffic associated with the construction creates highway disruption. Development activity denies residents, and particularly those of adjacent and nearby properties, the right to a quiet and peaceful environment in which to live and can constitute a denial of the right to enjoy their homes and surrounding environment during and beyond the construction period. Stress arising from the planning consultation as well as the construction activity is deleterious to the health of residents.

584.7.6 The Community Council has developed a Neighbourhood Plan. This sets out the needs for the future. It sets out how the Community Council works with others and, for example, describes how the Council has been working to improve the environment, the natural biodiversity and ecology of the area. There are several reserves and wildlife sites on each side of the Vale of Clwyd where there are rare and endangered species. It is proposed to create natural corridors across the Vale to encourage wildlife to migrate to greater areas and to stimulate the variety of biodiversity. Any development such as for the proposed candidate sites would need to be considered to ensure that the new built environment did not act as a barrier to wildlife. All the candidate sites have rich habitat with established trees and hedgerows, and these are home to owls, bats as well as a wide variety of wildlife. For example, the hawthorn hedges have berries that are used by redwings in their annual migration. Otters are present in the Vale and a holt has been installed to encourage their presence.

584.7.7 The hydrological impact from any proposed development in the upper region of the Vale of Clwyd needs careful consideration. Hardening of surfaces from green field to paving or roofs is an inevitable result. Current developments have incorporated drainage detention tanks, and these are designed to lessen the impact and potential for flooding due to rainfall events. Proposals must be made on a case by case basis and the principle of no deterioration is applied such that the design for the site must ensure that conditions downstream are not worsened as a result of development.

584.7.8 For sewage treatment, the Community Council area is served by small works in Llanfair DC and Graigfechan and otherwise by septic tanks. The Llanfair DC works was upgraded by Dwr Cymru to accommodate the new 63-house development and to ensure it met its required discharge consent standards. Further development would require this service provision to be reviewed and enhanced.

584.7.9 Development of the candidate sites would require services to be expanded to accommodate the additional housing. Llanfair DC Community Council recognises that any other development in this part of the county would also require service from the area such as educational and healthcare in the Ruthin area and that any development would need to consider the broader local requirement for services.

584.7.10 The new local school in Llanfair DC is already at capacity and not of a size to meet the future needs of the existing and currently approved housing and there will be a need to provide additional school facility.

584.7.11 Regarding other services, broadband in the area is patchy and there are no plans to extend the proposed gas connection beyond the 63-house development currently underway. Access to healthcare to doctors and dentists is currently under strain in Ruthin and further growth in the population would require additional provision or for people to have to travel to access services. Secondary schooling is provided in Ruthin and beyond.

584.7.12 The capacity of the highways to the south of Ruthin is already reaching saturation point such that at times of peak flow, hold-ups occur. The development of candidate sites would further add to highway flows further exacerbating the limitations and leading to significant delays, conflicting with the imperative of promoting and delivering active travel and modal shift. Consideration of highways impacts should be given to any proposed development in the area.

584.7.13 Public Transport is already quite restricted and the ability of the network to provide the means of making anything other than the most straightforward journey under the present arrangements would limit the use of public transport for residents of the proposed candidate sites, necessitating and giving rise to more car journeys and increasing the carbon footprint. This conflicts with several aspects of the Denbighshire County Council Corporate Plan 2017 – 2022 in terms of connection through good transport and reducing carbon emissions.

584.7.14 Llanfair DC Community Council would strongly recommend that Denbighshire County Council consider means of requiring developers to provide funding to support both local and strategic infrastructure needs including green infrastructure. This would provide transparency to communities and to developers.

584.7.15 The current development in Llanfair DC has seen a high-density layout approved and the Community Council would suggest that a lower yardstick be applied to housing density for any future developments. The sense of space that is created is strongly influenced by the density of development.

584.8 Candidate Site Specific Comments

584.8.1 Site reference: CS-20E-098 Land by Village Hall, Llanfair Dyffryn Clwyd (2.85ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.
2. The development of the site which could entail over 80 properties would be detrimental to the visual amenity of the area and especially from the AONB. Properties along the Graigfechan Road which enjoy views to the north would suffer a detrimental impact on the visual amenity.
3. For a further development on such scale to be considered in the next LDP period there would need to be an assessment of the provision of services. The 63-house development is currently underway to the west of the A525 and development of this site would represent a major impact on the village of Llanfair DC. The Community Council would have concern about a development of such a size following on from the current 63-house development.
4. The site is adjacent to the local wastewater treatment works and developments which abut such facilities can lead to complaints of nuisance from flies, odour and aerosols as well as from noise from the plant.
5. The Community Council has worked closely with the Neuadd Eleanor village hall management committee and the needs of the community have been included in the Neighbourhood Plan. The requirements for funds to update and maintain the hall are significant and will place an onus on to the community for the future.
6. The community enjoys the amenity of use of a field on the Graigfechan Road which is made available through the generosity of the farmer / landowner. There is no guarantee that this arrangement will continue for the future and the site is used for recreation, for football in the local regional summer league and for the village's historic and hugely popular annual sports day. The management committee of the Neuadd Eleanor have been considering acquiring land behind the village hall and the church to enable this amenity to be secured for the long-term future. Changing facilities could be provided within Neuadd Eleanor. The proposed designation of the candidate site takes in any land that would have been used for this purpose and if it were to be kept as a candidate site the value of the land would be increased such that it would be unaffordable for use as a recreational amenity.
7. Despite significant concerns and limitations, this candidate site is probably the least controversial of the sites in Llanfair DC village, were it to be scaled down and redefined. It may be possible to consider a solution where the overall scale of the site was significantly reduced (focussing on the area closest to the A525) and that part of the site was allocated for housing and another part for provision of outdoor sports/recreational use, including sustaining football and sports day needs. The housing development could be used to provide funding towards the recreational facility. The Community Council would request that

the County Council changes the allocation for use of part of the candidate site for both housing and key recreational use, scaling the overall footprint back to an area adjacent to and accessible from the A525 only.

584.8.2 Site reference CS-20E-152 Ty'n Twll land, Llanfair Dyffryn Clwyd (0.37ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.
2. Should a development go ahead and an application be made to develop the site it would be likely that the Local Planning Authority could find that the proposed housing would appear obtrusive and incongruous within the Historic Landscape, and therefore have an unacceptable impact on the character, appearance and visual amenity of the site and its immediate surroundings. If this were the case the proposal would conflict with Policy RD1 criteria i) of the adopted Denbighshire Local Development Plan and guidance contained in the Residential Development Supplementary Planning Guidance Note.
3. It is difficult to see how the proposed candidate site could be developed without having a major visual impact on the two existing properties of Y-Wennallt and Pen Yr Ardd. Other adjacent properties whose visual amenity would be affected include Ty'n Twll, Gwynle, The Nook, Endicot, Clyd Fan, Hafan, Hafod-Y-Bryn, The Bryn and Meadowbank. The last two properties lie in the Llanfair DC Conservation Area.
4. The site would require to be accessed from the A525 Wrexham Road. The present 30 mph speed limit zone for the highway would need to be relocated towards Wrexham to ensure that traffic entering and leaving the site could do so safely. The A525 has been a point of concern between the Highways Section of Denbighshire County Council, North Wales Police and the Community Council and development of this candidate site would further exacerbate the situation.
5. In order to provide access into this long and narrow site a higher proportion of the area than is usual would be taken up by road. Adjacent properties along the A525 have building lines in their deeds and if this were applied to the site up to a third of the area would not be able to be developed.
6. Although not at risk from flooding, the top end of the site, being open agricultural land is prone to surface water flooding at times of high rainfall. If the site were to be developed, then land drainage would be required, and this would need to be directed to a suitable local water course. The effect of this would be to exacerbate response to flooding events in the Vale of Clwyd and to increase the run-off of surface water to the North. The Vale of Clwyd is sensitive to any change in terms of rainfall event response and the development of the candidate site would add to the problem.
7. The candidate site would be at a higher elevation than the present foul drainage network of Llanfair DC. The local treatment works was recently upgraded by Dwr Cymru to accommodate for the additional load from the site of 63 new houses currently under

development in the village. The development of the candidate site could be serviced by either extension of the existing network, which would entail pumping, or use of a local septic tank arrangement. Both options would entail significant cost to the developer.

8. Considering the above the candidate site is considered unsuitable for development in meeting the needs of the LDP during this period and it is recommended that it should be removed from the candidate site register.

584.8.3 Site reference CS-20E-169 Llanfair Dyffryn Clwyd, former playing field (0.48ha)

1. Llanfair DC Community Council has expressed an interest in decisions relating to use of the former school and its playing field. Originally provided for the community, the site has provided amenity and lies in the heart of the village's Conservation Area and is integral to its character. Its availability and use as an open-field recreation or for quiet recreation provides character that has a major impact on the sense of place in the village. With its elevated position, the views to the AONB are some of the finest from the village. Meetings have taken place between the Community Council and the County Council concerning future use of the former school and playing field and several potential options have been suggested, should the County Council itself not have any future use for the former school building. Llanfair DC Community Council's Neighbourhood Plan includes for allotments which could be sited at the former school playing field.

2. Should a development go ahead and an application be made to develop the site it would be likely that the Local Planning Authority could find that the proposed housing would appear obtrusive and incongruous within the Historic Landscape and Conservation Area, and therefore have an unacceptable impact on the character, appearance and visual amenity of the site and its immediate surroundings. If this were the case the proposal would conflict with Policy RD1 criteria i) of the adopted Denbighshire Local Development Plan and guidance contained in the Residential Development Supplementary Planning Guidance Note.

3. Access to the site could be directly from the A525 or from along the bridleway which would need to be developed for the purpose, damaging or permanently removing historic features in the process. In either case this would give rise to a traffic hazard at what is already a complex junction. Consideration would need to be given to the design for safe access to the site.

4. Any development proposed at the site would need to follow the Denbighshire County Council Supplementary Planning Guidance Note for Conservation areas issued in March 2015. Any development would need to respect and preserve and enhance the special architectural, historical and character of the Llanfair DC Conservation Zone. Quality of place is key and other developments in the area have included features to ensure this is the case. The site has established trees, hedges and ancient limestone walls which provide habitat to many species such as owls, bats and common lizard any development would need to pay attention to ensuring ecological impact was positive. The neighbouring trees, including a veteran oak, have significant canopies and their roots would require to be protected from any damage if development were to be considered.

5. One future use suggested and discussed by the Community Council is for use of the former school as sheltered accommodation or for a meeting place for residents in a revised residential format to serve both it and the adjacent Alms houses (Elizabeth Owen Terrace) on the village green. The Neighbourhood Plan developed by the Community Council envisages the need for a quiet garden space where people can meet and enjoy the village and its environs. The former school playing field, sitting in the Conservation Area, would be an ideal location for such an amenity, with some of the finest views across the Vale in the village.

6. Development of this site would have potential to have a significantly detrimental impact on the visual amenity of existing properties surrounding the site. These include Bryn, Hafan, Hafod y Bryn and Cysgod y Bryn, Llanfair House, Silver Birches, Llwyn and Elizabeth Owen Terrace. The large mature trees within and bordering the site, including a veteran oak, lime and horse chestnut add to the character and environmental potential of this valuable green space resource.

7. The Community Council would wish to keep the option available to use the former school playing field as an important and central area for civic amenity in the village.

8. The Community Council would request that the site be removed from the register of housing candidate sites in the LDP to enable it to be considered for use of wider benefit to the area.

584.8.4 Site Reference CS-20E-200 Land to rear of Clover Bank, Llanfair Dyffryn Clwyd (0.6ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.

2. Should a development go ahead and an application be made to develop the site it would be likely that the Local Planning Authority could find that the proposed housing would appear obtrusive and incongruous within the Historic Landscape, falling outside the natural village envelope, and therefore have an unacceptable impact on the character, appearance and visual amenity of the site and its immediate surroundings. If this were the case the proposal would conflict with Policy RD1 criteria i) of the adopted Denbighshire Local Development Plan and guidance contained in the Residential Development Supplementary Planning Guidance Note.

3. Development of the site would be detrimental to the visual amenity of properties and the Bridles and Tyddyn Garreg. Sited on the crest of the ridge the development would also be detrimental to the visual amenity from the AONB.

4. There is no obvious access to the site, and it would be likely that a property would need to be purchased and demolished in order to provide access.

5. The site would be likely to be accessed from Bron Y Clwyd which is unsuitable for carrying additional traffic and is adjacent to the new primary school. Access and egress would require careful consideration of the site arrangement to ensure that traffic issues which already exist were not worsened.

6. Drainage of the site would be by gravity for surface drainage in a westerly direction but again provision of flow detention would need to be incorporated to ensure “no detriment” in terms of flooding arises from the development.

7. Considering the above the candidate site is considered by Llanfair DC Community Council to be unsuitable for development in meeting the needs of the LDP during this period and it is recommended that it should be removed from the candidate site register.

584.8.5 Site reference CS-20E-026 Graigfechan, Land adjoining Paradwys (0.68ha)

1. The proposed candidate site would involve development of an area of high-quality agricultural land within the grades considered as 'best and most versatile'. Llanfair DC Community Council would ask that Denbighshire County Council protects such land from development.

2. Approximately half of the site already has been granted outline approval (Ref 20/2016/1242) and Llanfair DC Community Council provided input to register concerns related to drainage as well as the potential impact on a local spring water source on the site. The Community Council further noted that, as the site was proposed to be developed for nine houses, that no provision for affordable housing was included in the application. If the candidate site is agreed then this would enable up to 20 houses to be provided, presumably in two phases. The Community Council would wish to see affordable housing included in any detailed planning proposals for the site consistent with Denbighshire County Council's planning guidelines.

584.8.6 Site reference CS-20E-059 Graigfechan, Land south of Bryn Creigiog (0.17ha)

1. The Candidate site is one with a derelict single storey house. This lies within the AONB and the Llanfair DC Community Council would note that there is no right to rebuild in open countryside.

2. Inclusion as candidate site is on basis of use as a single dwelling, which may be appropriate, but very limited strategically in the context of the local development plan.

3. The site has no real issues concerning visual amenity and development would restore its former use. Any proposal to build more than one property would be problematic particularly with regards to visual impact as well as access and utility provision.

4. Llanfair DC Community Council sees no issue with inclusion on the list of candidate sites and would expect it to go through normal planning application procedures once it is ready to be submitted and subject to the foregoing points.

584.9 Any Other Comments Llanfair DC Community Council recognises the need and approach taken for this consultation. As powers are devolved further the Community Council would welcome the opportunity to review the LDP process and to ensure close

liaison with the County Council to ensure that a rounded and holistic approach is adopted that includes both a top down and bottom up strategy. A closer relationship would be of benefit in ensuring good outcomes and in considering the options and developing mutually supportive policies and strategies.

585 DATES OF FUTURE MEETINGS

2019 09 Sept [Ysgol Llanfair], 14 Oct [Ysgol Pentrecelyn], 11 Nov [Genus Centre],
09 December [Ysgol Llanfair]

2020 13 January [Ysgol Pentrecelyn], 09 March [Genus Centre]

The meeting ended at 9.30 pm _____CHAIR _____DATE

