

Minutes of Special Meeting 3rd August 2022 / 3ed Awst 2022

1. To record attendance:

Councillor Dave Seddon (Chair), James Jackson (Vice Chair), County Councillor Pamela Banks, Councillors Patrick Heesom, Michael Lewis-Jones, Kristina Howells, Ray Knight, Sharon Harris, Allison Gladwin

2. To record apologies:

Councillor Sarah Calvert

3. Absent without apology:

Councillor Hayley Jones

4. To record declarations of interest in relation to the listed agenda items:

None

5. To discuss the matter of proposed housing development relating to land between Bychton Hall Farm and woodland facing Ffordd Ysgubor.

Councillors had multiple concerns and queries regarding the proposed housing development. Members had viewed the documents provided by the developers Avison Young and also the previous application submitted to Flintshire County Council which was refused in 2018 on the grounds of inadequate provision for affordable housing, inadequate provision for play, recreation and public open space, and inadequate provision to mitigate against the impact to the educational infrastructure of the community.

It was noted however, a play area had now been included in the plans. Questions still remained regarding the educational aspect and the provision of affordable housing.

Cllr Dave Seddon also had concerns that the information provided on the consultation was now inaccurate and outdated as the research has been taken from the original application. He wished to know if anyone had visited the site in recent months. Cllr Knight agreed with this statement adding that the school now had fewer facilities and that the doctors surgery had now closed down. Cllr Lewis-Jones agreed that it appeared there had been a copy and paste approach to this consultation exercise. Members also had concerns that the land surrounding the area would then go on to be developed should this application become successful.

Cllr Gladwin stated many residents surrounding the area in question have concerns and queries regarding the development, especially concerning the access points, and level of traffic that the housing would generate.

Cllr Heesom noted that developers should be providing affordable housing at a ratio of 30% of each development whereas this plan offers 15% and again raised the issue of the single

DR Seddon

access/egress point. He also noted that the Lletty Hill could not be widened any more than it already had been which in turn could cause an access issue.

Cllr Harris queried how the additional traffic within the village would affect safety during school pick up/drop off times, with Cllr Knight noticing that there were 139 parking spaces allocated to the development but was concerned there would actually be more vehicles than this in reality.

Other points of concern were the possibility of contaminated land, undiscovered/unmarked mines with possible subsidence and again the concern of Ysgol Bryn Pennant not being able to increase their pupil intake.

Members remarked they had concerns whether to wait for the application to filter through from Flintshire County Council, or to respond to the consultation. Cllr Banks informed members she had been in contact with the planning department in Flintshire County Council and verified no formal application had been submitted at this stage. Ultimately it was resolved to take action immediately as some residents had already made contact, both for and against the development.

Just prior to the meeting, a notice came in from FCC planning regarding an application from Abakhan Fabrics to install retail units on the Mostyn site. The consultation period would have elapsed before the next scheduled full council meeting, so members addressed this matter also. All members felt they were fully in favour of the proposal and welcomed the opportunity of increased employment in the area and a potential increase in tourism.

Resolved:

1. To ascertain the views of the community by visiting residents and requesting them to complete a comments form.
2. To make forms available at the Maes Pennant Stores, and at the Community Centre event on Sunday 7th August.
3. To inform residents via social media how to get in touch with the clerk to register views.
4. To collate all information before 22nd August and draft a letter of comments, concerns and queries to the developer before the deadline of 26th August 2022.
5. To request a future public meeting between the developer, Flintshire County Council and the community.
6. To contact Flintshire County Council regarding the Abakhan planning application to register members approval.

Chair closed the meeting at 7.35 pm