

MINUTES OF THE EXTRA ORDINARY MEETING OF THE CYFFYLLIOG COMMUNITY COUNCIL HELD ON TUESDAY 12TH OCTOBER 2021 IN THE CHAPEL VESTRY, CYFFYLLIOG AT 7.30 P.M.

1. PRESENT: Councillors Cheow-Lay Wee (Chairman), Emrys Williams, Eifion Jones, Gethin Jones, Richard Heginbotham together with the Clerk.

2. APOLOGIES: Councillors Philip Williams, Aled Rees and Huw Jones.

3. DECLARATIONS OF INTEREST: None received.

4. FORMAL DISCUSSION ON THE PROPOSAL RECEIVED FROM MARC CONSULTANCY TO BE SENT TO DENIGHSHIRE COUNTY COUNCIL WITH REGARDS TO THE FORMER CYFFYLLIOG PRIMARY SCHOOL BUILDING.

The Clerk circulated Members with the email and various attachments supplied by Marc Roberts Consultancy on 1st October 2021.

Prior to the meeting the Clerk received the following observations from Members not in attendance which were circulated to the Members in attendance at the commencement of the meeting:-

A: Councillor Aled Rees has concerns regarding the Five Year Forecast of the proposed building supplied by Marc Roberts as there are no functions held at the Cyffylliog Chapel Vestry at present. Members noted the observations, but resolved to accept the proposals put forward per the report supplied by Marc Roberts.

B. Councillor Philip Williams reported in relation to the school plans, they look fine in principle, however, it all depends on the structural engineers' report which we have not yet received. Members noted the observations, but resolved that the report should be sent and accepted by Denbighshire County Council before employing the services of the Structural Engineer.

After discussion on Marc Robert's final report and the observations of the absent Members, the Members in attendance resolved unanimously to accept the report supplied by Marc Roberts and forward to Rebecca Williams of Denbighshire County council for her observations and decision on the former Cyffylliog Primary School Building.

5. PLANNING ISSUES.

A: Planning Application: 14/2019/1009 - Details of the appearance, landscaping, layout and scale of 7 no. dwellings submitted in accordance with condition no. 1 of outline permission code no. 14/2019/0233 (Reserved Matters Application) on land adjacent to Llys Heulog, Cyffylliog.

After discussion the Members present resolved to object to the planning application for the following reasons:-

1: The proposals have significantly expanded since we last looked at the original planning application.

2. Cyffylliog village can barely cope with the amount of traffic as it is. At the narrow points (coming up the hill from the pub) and the narrow way just after Maes y Delyn and before Colomendy, significantly extra cars will add more traffic to the village. There are no passing points.

3. There is no provision for social housing - and it seems certainly no affordable housing - both of which are needed in the village. We need to have a balanced housing market in the village.

4. The vast expansion of houses and the use of the entire field.

5. Denbighshire County Council should note the objections of Dwr Cymru.

6. The infrastructure of Cyffylliog village is not suited to the huge expansion of houses. They cannot cope.

7. The revised planning application includes an additional two dwellings from five to seven which should not be allowed.

B. Denbighshire County Council has granted planning permission on the following planning applications:-

1. Application: 14/2020/1025 - Demolition of existing extension and detached garage, erection of single storey rear extension, formation of parking, drilling of bore hole, and associated works at Cae'r Hafod Ganol, Bontuchel.

2. Planning Application: 14/2021/0575 - Erection of an open sided barn for the storage of Hay and Straw. Erection of an enclosed barn for the housing of animals, feed and fodder. Formation of hardstanding and associated works at Lemon Tree Farm, Bontuchel.

C. Denbighshire County Council has refused planning permission for application 14/2021/0704 – Erection of ground floor side extension and first floor rear extension including Juliette balcony, landscaping and associated works at Tan-yr-Hengoed, Bontuchel.

6. JOINT “BROADWAY BROADBAND” UPDATE.

A: The Chairman reported that Broadway Broadband have now formally, via email, withdrawn their intention to supply Superfast Fire Broadband for the Cyffylliog and Llanrhaeadr Community Councils' areas.

B. Following the disappointing news from “Broadway Broadband” the Members resolved to invite Mr Philip Burrows, Denbighshire County Council Digital Officer, to the next Council meeting regarding the possible supply of Superfast Fibre Broadband to the Cyffylliog Community Council area.

7. URGENT BUSINESS UNDER SECTION 100B(4) OF THE LOCAL GOVERNMENT ACT 1972.

A. the Clerk reminded Members that this year's Remembrance Sunday is on 14th November 2021 and has access to Poppy Wreaths if required.

B. the Clerk reminded Members of the request earlier on in 2021 for Community Christmas Trees and lights (Cyffylliog and Bontuchel). Members resolved not to purchase any Christmas Trees and lights for both Cyffylliog and Bontuchel villages.

8. NEXT COUNCIL MEETING – MONDAY 8TH NOVEMBER 2021 IN THE CHAPEL VESTRY, CYFFYLLIOG AT 7.00 P.M.