

EGLWYS BACH COMMUNITY COUNCIL - MINUTES OF MEETING 05/10/2015

PRESENT: Councillors: Ceri Leeder, Austin Roberts, Richard Newsham, Arthur Williams, John Lloyd Williams, Gwyn M Jones.

1. **WELCOME:** The Chair, Ceri Leeder, welcomed all to the meeting and extended a warm welcome to 7 members of the community that were present.

Cllr. Mike Rayner - Cllr. Rayner attended at the beginning of the meeting and explained that he had resigned as County Councillor in order to enjoy his retirement. He thanked all for the support over the last 5 years, some of which had been challenging at times and it had been a pleasure to collaborate with the Councillors.

The Chair thanked him for all the work he had done for the community. He left the meeting.

It was agreed for the Clerk to send him a word of thanks.

2. **APOLOGIES:** Katherine Himsforth, Wendy Martin, Gwyn Williams, Dawn Williams.

It was noted that Cllr. Dawn Williams had been absent from three consecutive meetings. The Clerk to write to her accordingly.

3. **DECLARATION OF INTEREST:** Cllr. Gwyn M Jones – item 5 (planning application – land adjacent to Bodlondeb, Trofarth).

4. **MINUTES OF THE LAST MEETING:** minutes of meeting 07/09/15 were found to be correct and signed.

Cllrs. Richard Newsham and Austin Roberts joined the meeting.

5. **PLANNING APPLICATIONS:**

0/42020 - Coed Tyddyn Iolyn, Ffordd Maenan, Eglwys Bach LL28 5UG - upgrade an existing woodland access into Coed Tyddyn Iolyn from the adjacent public road to allow improved access to the woodland for forest management operations. Operations will include plantation maintenance, thinning and woodland track maintenance.

The Community Council of Eglwys Bach unanimously and in the strongest possible terms, object to this application, (the 4th in 3 years).

At our meeting yesterday (5th Oct) we heard the objections of 7 concerned residents, whose quality of life will be directly affected by the proposals.

In particular we would draw the planners' attention to:-

1. **THE UNSUITABILITY OF THE ADJACENT PUBLIC ROAD TO TRAFFIC GENERATED BY THE PROJECT: WHO WILL PAY FOR REPAIRS?**

Please see G. Daniels (Nov 2012) and R. Eames (Aug 2015) (Highways) reports in previous applications for a summary of the probable deterioration the construction and timber traffic will cause. Also, R. Eames recommendation (Oct 2015) that the applicant be made to bear the costs of repair. But is this even possible? And would the costs of repair eventually come back to Highways?

The Traffic Management proposed would be difficult to enforce and monitor.

Alternative access does not seem to have been considered by the applicant, and yet this would remove all the pressure from this very difficult, steep, winding and narrow road. Why does the Bodnant Estate insist upon a proposal that will distress the residents, when there could well be an alternative?

We would like to reiterate the following points made by one adjacent site resident:-

- 'Poor condition' the road is CURRENTLY in.
- The width of the tarmac in places narrower than the 2.55m of the proposed Renault Premium Lander lorries. (The Lander is a non-articulated with a gross load weight of 23tons. In total its maximum gross weight with load will be approximately 32-38tons. The truck has a potential for a drag (trailer). Dimensions will be approx. 7.5ft wide by 8-10meters long).
- Once shackled up to its trailer, the haulage comes very close to peoples' homes, school etc in the village.
- Perceived problems with the Traffic Management Proposal.

2. **THE INCOMPLETENESS OF THE APPLICATION**

- Biodiversity and Impact Assessment

Conwy's Ecologist Environment, Roads and Facilities Officer, Barbara Owsianka states:

"These major works should be accompanied by environmental and biodiversity mitigation proposals. However, once again, there appears to be no accompanying assessment of resulting impacts on biodiversity or proposals to mitigate for such impacts. Without this the Authority cannot assess the extent of the impact.

I do not consider that permission should be granted until this information has been provided".

We do not consider that permission should be granted until this information has been provided.

Because of the rural and relatively untouched nature of the woodland, the Community Council finds it perplexing that so little importance has been given to it by the applicant.

- Assessment of the Load on site

There appears to be no proper engineering assessment of the load on site, which in application for major earthmoving works is surprising.

3. **THE FOREST MANAGEMENT**

- Removal of Larch

One of the reasons for all this work. However the NRW do not require larch to be removed: felling or killing will do.

- Alternative methods of extraction

Not involving 30+ ton lorries on a small road, but taking it away on the applicant's own land. Not therefore having to construct roads, culverts hardstanding etc etc. The majority of the timber is on the North side giving onto the applicants own land.

- Compromise of wildlife

With the propose major engineering works, will the biodiversity be diminished? Bats, badgers, woodland flora and fauna and aquatic flora and fauna.

4. **THE INDUSTRIALISATION OF A RURAL SITE**

The works proposed will urbanise a rare and relatively untouched site. This is not in the spirit of the Conwy LDP and seems a steep price to pay for an income neutral project (we quote a Bodnant Estate spokesman).

5. **EXISTING WOODLAND ACCESS**

Please will planners consider the status of the original woodland track. We refer you to residents' letters for a fuller appreciation of this.

6. **SUMMARY** - *We are concerned about this application:-*

its' incompleteness, reluctance to face residents' concerns and lack of transparency leaves many questions unanswered, and does not give a true picture to the Community of the consequences of the development.

The 7 members of the community left the meeting.

Cllr. Gwyn M Jones left the room.

0/42009 - Land adjacent to Bodlondeb, Trofarth LL22 8BW - variation of condition no. 2 and removal of condition no. 3 of planning permission 0/40243 (Proposed Agricultural Building) to allow for amendments to plans and to remove the requirement for materials to be approved prior to construction (retrospective).

The Community Council frowns upon non-compliance with planning permissions.

In this case we realise that there has been a non-compliance in the keeping of certain animals; and a deviance from the permitted construction materials and situation.

Some of this has resulted in the distress and discomfort of the immediate neighbours.

Nonetheless we support the efforts of a young farming family to continue farming in our community, and we don't want to hinder the success of this business.

Therefore we feel the concerns of the affected immediate neighbours should be carefully considered and mitigating measures required of the applicants, whatever those may be. Our support for this variation and removal is based on these mitigating measures being insisted upon and monitored to see that they are carried out.

Also, we would urge the planners to read Mr Keith Evans' contribution to the debate. We rely on the Planning Dept. to take on board whichever of his points are relevant in this case.

County's Decision on Planning Applications: None.

Visits to planning application sites - it was agreed that sensitivity is required when visiting sites and permission is required if going on land to take pictures.

6. **MATTERS ARISING FROM THE MINUTES:**

Land opposite the shop - it was suggested that the thorns behind the fence should be cleared before the Councillors carry out the fencing work. It was discussed and agreed that this would not be necessary.

Fireworks Night - the Chair noted that Cllr. Dawn Williams is organising the night again this year for Saturday 07/11/15 at 6:30p.m. at Ysgol Eglwys Bach at the cost of £700. It was noted that she had applied for the 'arson grant' and will organise food. It was agreed for Cllr. Austin Roberts to try and obtain a reduction in the cost. It was also agreed to have donation buckets on site and to arrange a raffle. Cllr. Williams was thanked for her work.

Road matters -

Bodnant Road – the road near the greenhouses had been inspected but no substantial risks were noted. The area will be monitored and any necessary repair work will be carried out;

Hen Efail Crossroads – the application for a mirror will be considered by the Transport Department;

Ffordd Gyffylog – the information regarding the sign has been passed to the Regulatory Department;

Carrog River - fencing work by the first bridge along Bryn Hir Path will be done when resources allow.

7. **SPECIFIC MATTERS TO DECIDE:**

'Outdoor Table Tennis' table - the Clerk confirmed that the Council's insurance would be adequate. It was discussed and agreed to accept this offer from Conwy on a trial period as there was nothing to lose as Conwy would remove the table if it was unsuccessful. Cllr. Wendy Martin to make enquiries into the cost of an annual inspection.

Request for donation - a letter of request was received from Branwen Tudur for an Urdd trip to Patagonia - it was agreed to contribute £50 with the hope that she will be prepared to share her experiences with the children at the school once returned.

Payments - Mrs Sue Hayward, Cleaning of Public Toilets - £98.00

Mrs Einir Jones – Clerk's wages and costs for September - £150.99

H.M. Revenue & Customs (Tax on Clerk's wages for September) - £31.50

Mr Wil Williams, grass cutting - £315.00

8. **CORRESPONDENCE:**

- New External Audit Arrangements: Years 2015-16, 2016-17 a 2018-19 [Wales Audit Office];
- Town and Community Council Forum - meeting on 22/10/15 [CCBC]; - no one available to attend;
- Village Shop - letter for information.

9. **ANY OTHER MATTER:**

Balances in Accounts - General - £2,999.63 Deposit - £1,917.38 Burial - £1,900.20

Yellow lines near Heol Martin - Clerk to make enquiries with the County.

10. **DATE AND TIME OF NEXT MEETING:** Monday, 02/11/2015 at 7:30p.m.