

8th January 2025 7pm Ordinary Meeting of Llanarmon yn Ial Community Council**Canolfan Dewi Sant and via Zoom**

1. Present: Susan Jones (Chair), Darren Pollard (Vice), Kevin Ford, Trevor Brand, and Hannah Munro, Cllr. Terry Mendies via zoom, Norma Wright (Clerk); 6 public members. H Watts, B Jones, S & P Latham, D McPherson, N Jones.

Apologies: Richard Rogers

2. Meeting Open to the Public & Press for 10 minutes (Code to attend via zoom is available via the Clerk).

B Jones asked if there is any support possible, as a back-up service when the Digital Mast isn't operating e.g. in the form of batteries, for example. Cllr. T Mendies contacted DCC Phil Burrows for clarification; reported 'Its more complicated than one mast, as Llanarmon is covered by several masts. Ideally mast 8714 and mast 22185 which are at the same location would have backup for all three providers. The Clwyd East MP becky.gittinsmp@parliament.uk will have been assigned a named contact in each of the Mobile phone providers. Residents should contact the providers directly. Vodafone O2 share mast 8714. Each have their own equipment'.

Apologies from Martyn Holland, he had emailed the attached report of the Llanarmon Residents public meeting, held 4th January. Clerk and Community Council had not received notice of this meeting or been invited and had not attended.

N Jones & D McPherson, attending stated they felt LCC hadn't represented their points of view. They criticised the Chair answering questions on the planning application 15/2022/0378 after leaving her position on the Council, to sit in the public area, and after declaring a family interest, in December's meeting; before he had abruptly left. (Clerk stated that this is correct Code of Conduct Procedure, which she is entitled to do so). Details of this planning application were reaffirmed by Cllr Terry Mendies.

D Pollard (acting as Chair) stated he and other councillors had answered questions and also invited S Jones to reply on the planning application's alterations, as it was most helpful. He felt it had been more of an open discussion than questions and answers; as he had allowed over 45 minutes on the subject in-order to hear details and all points of view.

D Pollard pointed out that there are still four vacancies on LCC, which have been widely advertised, and residents from Llanarmon should apply. He stated that although there had been public meetings and he understood there was to be yet another arranged; that it would be much better if the residents from Llanarmon yn Ial community as a whole, from all the three villages attended the Community Council meetings and not just separate meetings; which sometimes were seen as being bias. This would then enable all points of view, from people who support the different planning applications as well as the people who are against them, to be heard and minuted. The Council hear that some residents are not having their own different points of view heard. He asked that residents remember that the community council try their best, to understand all points of view. Being rude and insulting on Facebook and in person does not achieve anything except to upset people, and is none productive.

In reply to complaints that residents are unaware of the community council's meetings and minutes; again D Pollard stated that council minutes and agendas are published on Llanarmon.com website and hard copies are placed on all notice boards, in all three villages. H Munro will place a reminder on Face book of this procedure; Councillors will not be putting comments on Face book. Public session ended at 7.45pm

Hugo Watts attended, and updated the council on maintenance issues; LCC thanked him and his son for all their excellent work.

3. Declaration of Interest & Gifts: Susan Jones declared a family interest in planning15/2022/0378 she moved to join the public section, at the beginning of the meeting; D Pollard acted as Chair.

4. Community Council Vacancy: application consideration Mr Steve Latham requested to be Co-opted onto LCC. Resolve: Application was accepted. Proposed H Munro Sec: K Ford. There were no votes against or abstentions and the motion was carried. There will be an interview at 6.30pm on 5th Feb.

5. Read and Confirmation of Minutes: of the Meeting held 4th December. **Resolve:** Confirmed and accepted as a true and correct record by the Council. Prop: K Ford Sec: D Pollard.

6. Matters arising from those minutes not on the agenda: Clerk has received a phone call from the Lottery that the Llanarmon Playing Field Application, for play equipment had qualified, to progress for consideration by the Committee which sits at the end of January.

7. Cllr Terry Mendies Report:

ROAD UPGRADES. Wish List, has been submitted for the next DCC Budget starting April. They are, School Road Llanarmon, The Back Road from the Chapel Llanarmon to the Mold Road, and a lane in Llandegla. All other problems such as potholes can be addressed on the C360 system.

WASTE COLLECTION ISSUES. There are still issues with the collection system. in contact with the Head of Service to resolve these issues.

PARC FARM PLANNING APPLICATION 15/2023/0911 There was a Public meeting last Saturday in Llanarmon which was well attended. There were several objections to this application, namely: The concerns from the NRW letter: Pre planning Application for Apartments: The development is in the Dark Skies area and AONB: The potential for the increase in the number of Caravans: The potential for noise: The commercial viability of this project: LCC is requested to put in their updated observations.

PLANNING APPLICATION 33 HOUSES IN LLANARMON. I am asked repeatedly about this, which is on hold until Welsh Water upgrade the waste water treatment plant in Llanarmon. WW have no plans to do that for at least 4 years.

8. Planning: Members and the public should always view applications prior to the LCC meeting on Denbighshire County Council's website. When planning applications are made available from DCC, before a LCC meeting then the planning application reference numbers will be included on the agenda. However, if due to the timing differences of the LCC Agenda being published before planning applications have been received; the public must be aware that these additional planning applications may well still be discussed. This is due to LCC not missing the DCC recommended deadline a of 21-day observation period. Therefore, it is important to always fully check the Denbighshire County Council's website before a LCC meeting.

15/2023/0911 Parc Farm: The summary report by M Holland form the public meeting held on 4th January, regarding the planning application was accepted as being the majority of residents' who attended that meeting points of view.

Resolve: In light of the details of this report which will be sent directly to DCC (Attached to minutes), this planning application was **Not Supported**.

15/2024/1585/HH Eryrys conditions for larch gladding conservation style. **Resolve:** LCC supported.

9. Finance Matters, Accounts, and Schedule of payments:

a) D Pollard checked, signed and dated all the bank statements against all transactions, on all accounts; they were correct. S Jones confirmed, signed and dated authorisation for internet banking / card payments; 3rd ¼ Accounts balances and all transactions were correct. **Resolve:** Adopted Prop: K Ford Sec: D Pollard. There were no votes against or abstentions and the motion was carried.

b) Council agreed and voted to authorise the following Payments Schedule. To prevent being over-due, and when required some invoices are already paid, Council agreed with the procedure, as all payments transactions on all accounts are minuted. **Resolve:** Adopted Prop: K Ford Sec: D Pollard. There were no votes against or abstentions and the motion was carried.

£ 5.00	HSBC charges CHG9 Nov (taken 21 st Jan)
£609.33	Clerk Pay Nov
£141.20	HMRC Nov
£322.75	White Oak Services (various requested maintenance)
£36.00	Canolfan Dewi Sant rent December & January
£30.00	Sun Inn Christmas Chair's Fund
£50.04	Tesco community Pensioners Christmas Lunch

¾ quarter accounts presented to council **Resolve:** Adopted Prop S Jones Sec: D Pollard; No votes against motion carried

c) Council has agreed a donation of £50 to the Regional Committee of Urdd Gobaith Cymru in Denbighshire, in October's meeting, but Clerk cannot get the payment through on their bank details; still waiting for corrected details.

d) Selling the land at Tyn Llan. **Resolve:** This will be on the Agenda of the Public Meeting in May. Following legal advice and sufficient notice to the farmer - the land will be valued and placed on the public market; providing the valuation vs. the cost of selling is thought to benefit the community. If no other plans for the land are suggested and are thought more beneficial for the community. Clerk will place renewed posters on the notice boards and website; to ask the community for alternative viable use for the May meeting.

e) Due to the poor connection when using Zoom and the slow connection of the Clerk's laptop; the council agreed to purchase a Council laptop and looking into improving the remote options for joining council meetings. H Munro will research costings and options, and report back to council. Council were delighted that Canolfan Dewi Sant had gained a Community Learning Hubs 'Multiply Numeracy for Life' in Denbighshire grant for 10 new laptops and equipment to hold lessons in the upstairs room.

f) **Review of Standing Orders:** The Clerk had updated Section 18 in the Standing Orders to reflect the changes in the Financial Regulations for consistency. Clerk informed the council of the new rule of members not being able to vote on the Precept/ Budget if they haven't paid their own due council rates.

10. Maintenance

1. Biodiversity Ongoing Plans: DCC Tree Officer Tom Hiles confirmed he will deliver the trees for the community this week, to be planted by White Oak; as soon as the weather allows.

2. Llanarmon Playing Field: White Oak will cut down and lay the old rotten wooden swing as now considered unsafe; they will hopefully be used for flower/ herb growing areas in the playing field.

3. Defibs: D Pollard checked Eryrys; Clerk checked Graianrhyd; noted both defib alarms are not working in the cabinets. Sue Hanahoe checked Old School Room; Martin the Llanarmon Shop.

4. K Ford had purchased two CCTV cameras for St Garmon’s graveyard; he will install them as soon as possible.

5. Costings will be gained for repairing or replacing the storm damaged telephone kiosk door in Eryrys.

11. Dates of Meetings, Events and Training (future or attended) None

12. Correspondence: Councillors agreed appropriate correspondence had previously been forwarded by the Clerk during the course of the month.

DCC Jane Drinkwater contacted the Council to inform them that the Welsh Government grant funding the installation of broadband and Wi Fi has now ended for the PSBA Network. The annual fee of £612.08; will be put on the February agenda as although it is installed in the Canolfan Dewi Sant building, it is a community benefit; to be considered for a donation for funding.

13. Unrhyw fater arall / other Matters Brought to Councillor/Representatives Attention:

1. Local flooding, and large pot hole at Graianrhyd, empty grit bins, reported by S Jones to DCC.

2. T Brand had cleared the remaining nails with his magnets. It was agreed that volunteers from the village will be required next year to help with the clearing process.

14. Meetings: General Meeting of the Council 6.30pm on Wednesday 5th February 2025 at Canolfan Dewi Sant. All minutes are ‘draft’ until signed off by the Chair.

Meeting ended 8.45pm

Signed Dated.....

Report by Martyn Holland of Residents Public Meeting 4th January 2025 Re Parc Farm Planning Application 15/2023/0911

A Residents Public meeting was held in the Old School Llanarmon Yn Ial on Saturday 4th January 2025 at 3.00 pm in response to concerns raised by members of the community to the proposed Parc Farm planning application for a new leisure complex.

The communities of Llanarmon Yn Ial, Eryrys and Graianrhyd have had a good relationship with the caravan park since it was established some fifty plus years ago. People bought caravans on the park for holidays because of its setting in the Clwydian Hills and the then AONB which is now a Protected Landscape. They also enjoyed the local villages and there facilities. Many Caravan owners have bought homes in Llanarmon Yn Ial and some had even joined groups such as the Conservation Society.

Sadly many of us now feel that the current owners plans for a large Leisure Complex and further expansion of the site is a step to far.

The following are just some of the concerns raised:-

1)The building is a large square box which is more suited to a town or city business park rather than a rural Area of Outstanding Natural Beauty.

2)The new building is not in the centre of the park as suggested in the consultation document but is closer to the village and neighbouring properties.

3)The complex includes a large dinning/function room with a stage, bar and seating for 182 dinners with further seating for 50 people on the open first floor balcony which faces the south west and the Clwydian Range.

Residents have concerns about the possible noise from events held in the function room and from the open air balcony. In resent years the Parks open air Bank Holiday events did have an impact on the neighbouring villages especially Llanarmon where the loud music could be heard through out the day and into the early hours of the following mornings.

4)Because the Park is not on mains sewerage local residents have concerns about the treatment of the sewerage and any waste water from the swimming pool etc.. The plans indicate that once processed the foul water will be discharged into the adjacent fields on the village side of the park. These fields run down hill towards the village and the River Alyn which is part of the protected catchment area for the River Dee. This side of the valley is also limestone and foul water could seep into the local water courses.

We note that NRW have raised concerns about the foul water treatment which do not appear to have been resolved.

5) Although there are plans to widen the drive into the park we still have concerns about the entrance and exit onto the narrow lane called Lon Graianrhyd especially with any increase in traffic now or in the future. There have been a number of near misses with park residents not stopping at the give way at the park entrance.

6)The AONB is looking to achieve Dark Sky status and Llanarmon Yn Ial currently has excellent Dark Sky measurements with DCC replacing most of the local street lights to improve the Dark Night Sky. The proposed new building has a large amount of glass in its construction and the additional pyramid roof windows will not help.

7) Although the site is screened by trees, all of which have preservation orders on them, areas near to the village are visible especially during the winter months. The park is also visible from the Offas Dyke Path and high points in the village of Llanarmon.

We will be presenting our own pictures to the planning committee to prove the point and we will include a google picture which shows how close the Park is to the surrounding properties and the village of Llanarmon Yn Ial.

8)The owner of the Park confirmed that they would be investing a considerable amount of money in the project and they will therefore rightly expect a return on their investment. Plans have already been outlined to demolish the existing central club house and swimming pool with the intention to then apply for further planning permission to build Apartments. You will also note from the consultation document that Parc Farm have acquired additional land to the South West of the Parc which we assume they do not intend to farm.

9)The Park currently has permission for 405 static caravans and they would need planning permission for any further expansion. Denbighshire's current policy in relation to caravan parks is that they do not want to see any further expansion of this particular industry. Parc Farm also have permission for all year round holiday use.

10) Our villagers believe that there will be a negative impact on our communities from noise, light pollution, an increase in traffic on our rural roads and the peace and tranquillity of this designated AONB.

We also believe that with all the new facilities, Bars, Cafes, etc. our Community run shop and pub will see little if any benefit from the proposal. In many of the Vales other sites around South Wales and the West Country they also have shops and Supermarkets.

There may be an offer of club membership for locals but to date the facilities are only available to visitors staying at the park.

Approximately sixty people attended the residents public meeting and on a show of hands they all voted to oppose the planning application. Since the meeting many more people have supported that vote.

We therefore ask for the Community Councils support in objecting to this planning application because it is a step to far.

Thank you.