

Minutes of the Vale of Grwyney Community Council Meeting held on Monday 27th August 2019 at 7:00pm in Llanbedr Village Hall.

Present: Cllr Caroline Fairclough (Chair)
Cllr John Morris
Cllr Phill Bowker
Cllr David Sharman
Cllr Jeff Greenidge
Cllr Keith Powell
Cllr Dean Christy

In attendance: Maria James (Clerk)

1.	Apologies for Absence: Cllrs Lusted and Alford
2.	Declarations of Interest: None declared.
3.	<p>Consultation on Local Development Plan Documents - to consider response</p> <p>As agreed during the 19th August 2019 meeting the response drafted by the working party to the LDP consultation was circulated on the basis that if approved it would be submitted to the BBNPA by the 29th August deadline. As a majority approval had not been received this meeting was called to discuss and finalise the Council's response.</p> <p>There was some confusion to what was precisely was being consulted on. Cllr Bowker referred Members to The Preferred Strategy document stating the Council would have opportunity to discuss candidate sites in a year's time. The Clerk explained the Council has opportunity to comment on all the documents listed by BBNPA, as well as candidate sites, accepted or rejected.</p> <p>As detailed in the reports prepared by the working party two sites in Llanbedr have failed to pass the first phase assessment. Llangenny has no sites allocated. There are therefore no sites allocated for development in either of these villages.</p> <p>Cwrt Y Gollen is the only site in Glangrwyney passing the first phase assessment – this site is already allocated within the current LDP for mixed use (residential, commercial and open space) although has not been developed within the period specified by the Planning Inspector.</p> <p>The site suggested for inclusion in the LDP2 in the centre of Glangrwyney village (by the village hall) for small scale affordable development was not supported with some Members expressing the view it may result in overdevelopment, to the detriment of the village.</p> <p>Cllr Bowker suggested the Preferred Strategy is agreed in principal and proposed that instead of submitting the reports a general statement is made incorporating a statement of principles the Council would like incorporated within the LDP2. Following discussion it was agreed to ask BBNPA to consider:</p> <ul style="list-style-type: none">• Farm diversification – small scale development for former farms• Affordable housing – allowing families to remain/grow in the community/small developments• Agricultural ties - imposed in perpetuity• Retrospective planning• Ways to retain a younger demographic• Ways to promote development within allocated time scales.

	<p>Cllr Fairclough offered to draft a response to be circulated for approval tomorrow, prior to submission on Thursday, 29th August.</p> <p>Cllr Morris proposed Cllr Fairclough proceed as outlined. This was seconded by Cllr Greenidge and duly agreed.</p>
13.	Any Other Business - for information only: Cllr Fairclough thanked Cllr Colin Alford for getting MCC to erect “NO MOD” and “Unsuitable for HGV” signs at Five Ways - these complement the signs erected by PCC at Craig Y Bwla.

There being no further business the Chair closed the meeting at 20:03 pm

Signed:
Chairman