

NORTHOP COMMUNITY COUNCIL

Minutes of the meeting of Northop Community Council held at the Memorial Institute, Northop on Monday 14th September, 2015.

PRESENT: Councillors Marion Bateman (Chairman), Geoff Pierce (Vice-Chairman), Haydn Bateman, John Carlin, Linda Deane, Pauline Lawton-Hughes, Rob Mackey, Joanne Millar, John Roberts, Chris Ruddle, Alan Watkin, Jos Wynne-Williams and the Clerk.

Also present was Ms. Jane Jones, Treasurer of the Sychdyn Coronation Fields Committee. On behalf of the Committee and the users of Coronation Fields, Ms. Jones thanked the Council for the £1,000 contribution towards new play equipment. Ms. Jones also stated that the Committee were looking at a long term plan for the playarea and for something new to cater for older children. Members expressed their support for the improvements being made.

APOLOGIES – None received.

1. DECLARATIONS OF INTEREST

No Declarations of Interest were made.

2. POLICE MATTERS

PCSO Amy Jones was unable to attend the meeting but provided members with an update on Police Matters in the community:

- Report of a theft from Northop Country Park on 21/7/15.
- Suspected lamping on University grounds on 23/7/15.

Members were aware of a break-in in Sychdyn on 11/8/15 and the theft of jewellery. Also an incident the same day involving a youth. The increase in the number of scam calls were also of concern and in particular noted were:

- scam calls from a person purporting to be a bank official asking for bank account details
- cards put through letterboxes advising residents to phone to arrange to collect a parcel. The phone number given is a premium number and the call could cost over £100.
- incidents in the greater Mold area of two people trying to gain entry to homes by posing as police officers or officials.

The Online Watch Link (OWL) works in conjunction with North Wales Police and Crime Stoppers and offers a free e-mail alert service highlighting scams and crimes in the local area. Members were concerned that some residents who do not have access to the internet are not being made aware of the alert messages. The Clerk to write to North Wales Police asking if flyers could be distributed to households.

Members also raised concerns about:

- A number of incidents of vehicles going the wrong way along the one-way system in Northop. This has increased since school term began but all residents need to be reminded. Unfortunately, no-one has been in a position to note number plate details for the Police to pursue.
- Between 3.45-4.00pm there are 3-4 cars parked on the highway, outside the College grounds where the centre of the road is marked with double white lines. Through traffic is therefore forced to cross the double white line.

The Clerk to ask PCSO Jones to investigate.

3. **MINUTES**

The Minutes of the meeting of the 13th July 2015 was accepted as a correct record.

4. **STREET LIGHTING**

Northop

Light on Blackbrook adj to the White Hill footpath (Column 5) is still out. Clerk to pursue Flintshire County Council (FCC) for repair.

Sychdyn

- Light out at the junction of Wats Dyke Way and Ffordd Las, Sychdyn
- Light out by 17 Pen y Bryn, Sychdyn
- Light out in front of the Edith Bankes Memorial Hall Northop.

It was also reported that the Pelican crossing by Sychdyn School was out of use. The Clerk to report the faults.

During the recent heavy downpours grids along the B5026 became blocked. FCC's Streetscene service responded promptly to clear the gullies. Cllr. Carlin expressed his thanks to Neil Hickie for his prompt response.

5. **PLANNING APPLICATIONS**

(a) The following planning applications was considered and observations agreed to be submitted to Flintshire County Council's Head of Planning:-

(i) **KCS/054038** – PROPOSAL: Erection of two storey extension and alterations to existing dwelling together with formation of vehicular access at Springfield, Northop Road, Northop, CH7 6WA

The Council had no objection to the proposed scheme.

(ii) **LEJ/054070** – PROPOSAL: Conversion of existing outbuilding into 2no. Self-contained flats at Cross Keys, Black Brook, Soughton, Mold, CH7 6LT.

The Council had no objection to the proposed scheme.

(iii) **ADW/053983** – PROPOSAL: Conversion to dwellings of The Old School, The Green, Northop, Mold, CH7 6BD.

The Council resolved to support the above planning application subject to strict conditions that would require the conversion work to be completed within six months. The Council wishes to see the Grade II listed building protected and returned to use without further delay.

- (iv) **RMH/054048** – PROPOSAL: Erection of 43no. Dwellings and associated works at Land at Ffordd Eldon, Soughton, Mold,

The Council resolved to oppose the above planning application for the following reasons:

Members heard that the proposals vary greatly from the Flintshire County Council's Development Brief for the land. The Development Brief was formally adopted by Flintshire C.C. as Supplementary Planning Guidance on 17th July 2012 and states: "The objective of the brief is to bring about a high quality development by providing clear advice to potential applicants on the Council's requirements and expectations in relation to this site at Ffordd Eldon, Sychdyn..... The brief will identify the potential opportunities and constraints in and around the site and will suggest solutions in order to facilitate an appropriate sustainable development. The brief aims to promote development of the site with a mix of market value and affordable housing to identify the most appropriate form of development." The Development Brief was therefore seen as a significant factor in consideration of planning application. The developer's approach varies greatly from the Development Brief in many respects, including:

- Inconsistencies in the area and site perimeter
- The area of the application differs from that in the Development Brief
- Development density is greater than specified in the Development Brief resulting in too many housing units sited
- Affordable housing is not integrated, but rather is allocated in the south-eastern corner of the site
- There is no mention of properties to be gifted
- A public open space rather than a play area is proposed and this has been located on the northern boundary rather than located centrally
- The designated play area should attract a £50,000 contribution from the developer
- The application proposes landscaping/planting on Wats Dyke

The application is incomplete as regards:

- Whilst the applicant has ticked "yes" to the box saying that a Public Right of Way is affected (Northop 33) there is no information on public paths on or near the site.
- The red line showing the boundary of the site does not include the Public Right of Way, except for the road crossing at the junction.
- The application refers to an archaeological buffer zone but does not elaborate on why this is needed. This is on the line of the Right of Way but there is no indication as to how the buffer zone will be managed in the future.
- The applicant refers to the public open space at the opposite (NE) end of the development and mentions a "management company" for this. More detail is needed but a buffer zone should be included in the scope of any management vehicle to be established.

Members of the Council raised the following points:

- The proposed entrance is narrow and crosses Wats Dyke. Members were concerned that the current entrance is inadequate for the proposed development. Any widening of the entrance would inevitable further damage Wats Dyke and is wholly unacceptable to the Council.
- Access to/from the site will be via an unadopted road towards the centre of the village. It was felt that the development would result in an increase in traffic flow in the area.
- Historically there have been drainage issues on the site
- Any site compound must not be situated on a buffer zone or impede any Right of Way in any way.
- The Council has expressed opposition to the inclusion of this site, for development, in the Local Development Plan.

The Council would therefore object to the proposed development of the land at Ffordd Eldon on the grounds of:

- Impact on the character and appearance of an area - density of development
- Impact on highway safety - increased traffic flow, narrow site entrance
- Impact on community facilities - loss of open space
- Planning policies and proposals, or Government planning advice - non-compliance with Flintshire County Council's adopted Development Brief.

Cllr. John Roberts agreed to represent the Community Council at the FCC's Planning & Development Control Committee in due course.

(b) The Council accepted correspondence from Flintshire County Council's Head of Planning regarding planning applications on which the Council had previously submitted observations.

(i) **KCS/053991** – Delegated Officer Approval 2/9/15. Erection of a two storey rear extension at Delfryn, 1 Yacht Terrace, High Street, Northop, Mold, CH7 6BQ.

(ii) **BMK/053778** – PROPOSAL: Amendment to application for demolition of single storey side extension of two storey side and rear extension, formation of new vehicular access and driveway at Plantation View, Vownog, Soughton, CH7 6EW

(iii) **RMH/052334** – Section 78 Appeal. PROPOSAL: Construction of a new crematorium and associated works at land at Kelsterton Lane/Oakenholt Lane, Nr. Northop, CH76DW. Notice of adjournment of the Public Inquiry to a later date.

6. ACCOUNTS

(a) The Council resolved to approve the payment of the following accounts:-

- (i) Gwen Smith – £485.28 comprising of:
- Clerk's salary for September 2015 plus ¼ of Annual Allowance of £90.00 (1/6/15 - 31/8/15) = £382.30 (net)
 - Quarterly internet rental (1/6/15 - 31/8/15) £48.00
 - Quarterly contribution to telephone calls (1/6/15 - 31/8/15) £25.00

Reimbursement of photocopying, printing materials, postage and stationary costs (1/6/15 - 31/8/15) £29.98

(Cheque No. 1881) (Government Act 1972 - Section 111)

- (ii) HM Revenue & Customs – Income Tax payment of £95.60 in respect of Clerk's salary for September 2015 plus ¼ of Annual Allowance (1/6/15 - 31/8/15)
(Cheque No. 1882) (Government Act 1972 - Section 111)
- (iii) Jim's Mowing – Grass Cutting on 17th and 24th August, totalling £110.00.
(Cheque No. 1883) (Open Spaces Act - Sections 9 and 10)
- (iv) Delfryn Designs (Mr. P. G. Parsons) – Website domain name registration and hosting (28/10/15 - 27/10/16), £104.00
(Cheque No. 1884) (Government Act 1972 - Section 111)
- (v) UHY Hacker Young – Audit of the Council's 2014/15 Accounts, £295.00
(Cheque No. 1885) (Government Act 1972 - Section 111)

(b) To approve the payments made in August 2015 of the following accounts:

- (i) Gwen Smith – Clerk's salary for August 2014 = £310.30 (net)
(Cheque No. 1876) (Government Act 1972 - Section 111)
- (ii) HM Revenue & Customs – Income Tax payment of £77.60 in respect of Clerk's salary August 2015
(Cheque No. 1877) (Government Act 1972 - Section 111)
- (iii) Jim's Mowing – Grass Cutting on 13th and 27th July totalling £110.00.
(Cheque No. 1878) (Open Spaces Act - Sections 9 and 10)
- (iv) Edith Bankes Memorial Hall – Hire of Hall for 12 meetings, £132.00.
(Cheque No. 1879) (Government Act 1972 - Section 111)
- (v) Sychdyn Coronation Fields Committee – grant of £1,000 towards play equipment.
(Cheque No. 1880) (Government Act 1972 – Section 137)

7. MATTERS RAISED BY MEMBERS

(a) **Sandhole Field** (Cllr. Rob Mackey)

Cllr. Mackey advised that there was significant course weeds growing along the boundary of Sandhole Field. The Clerk to write to the licensee to advise of the Council's concerns and the need to manage the land to minimise the spread of weeds.

(b) **The Campaign for the Protection of Rural Wales (CPRW)** (Cllr. J. Carlin)

Cllr. Carlin described synergies between the work of the CPRW and Town and Community Councils in supporting and protecting the economies, societies and landscapes of communities. Members agreed that membership of CPRW would be beneficial and approved the £26.00 annual membership fee.

8. AUDIT OF ACCOUNTS FOR THE FINANCIAL YEAR ENDED 31ST MARCH 2015

Members received the External Auditor Certification of the Council's Annual Return 2014/15. There were no matters arising from the Return.

9. LOCAL DEVELOPMENT PLAN

Members verified and amended some information contained within the Northop and Sychdyn Settlement Service Audit undertaken by FCC. The Clerk to advise FCC of amendments.

10. WELSH GOVERNMENT CONSULTATIONS

(a) Welsh Government Consultation – Draft Directions to The Local Democracy and Boundary Commission for Wales

Members considered a response to the consultation on the future form and representation of local authorities in Wales and concluded:

- The proposed ratio of electors to councillor of 4000:1 is not acceptable and in rural areas in particular, would create logistical problems.
- A minimum number of councillors would be required to ensure the effective and democratic working of a local authority.
- That a minimum number of elected members per local authority should be specified in the Draft Directions.
- That there should not be a cap on the maximum number of elected members per local authority.
- That each ward within a local authority area should not have roughly the same number of electors per elected member as this would disadvantage sparsely populated rural areas.
- That density of population, rurality and deprivation levels of an area should have effect on the number of councillors needed to represent the population.
- That commonly used Welsh language names for wards do not need an English language equivalent.

The Clerk to submit the Council's response before the closing date of 9 November 2015.

(b) Welsh Government Consultation – Draft Statutory Guidance for The Well-Being of Future Generations (WALES) Act 2015

Members noted the Draft Statutory Guidance and that the Act would influence future Welsh Government policies.

11. STANDARDS CONFERENCE WALES 15

There were no candidates for attendance at the Standards Conference on Tuesday 20th October at City Hall, Cardiff.

12. NORTHOP HERITAGE GROUP – LOCAL HISTORY FAIR - 3rd OCTOBER**

Members received an open invitation to the Local History Fair on Saturday 3rd October 2015 at the Edith Bankes Memorial Hall.

13. REPORT BY CITIZENS' ADVICE FLINTSHIRE

Members received a report on gender-based violence and abuse (GVA).

14. AGENDA ITEMS FOR COUNTY FORUM - 22nd OCTOBER

The Council would be represented at the County Forum meeting to be held on Thursday 22nd October. The Clerk to request that an update on 'Improvements to Broadband services in the area' be placed on the agenda.

**IN ACCORDANCE WITH NORTHOP COMMUNITY COUNCIL'S
CODE OF CONDUCT**

COUNCIL MEETING	DATE: 14th SEPTEMBER 2015
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MEMBER	ITEM	MIN. NO. REFERS
	None.	