

## **Cyngor Cymuned Llanbadrig Community Council**

### **Minutes of the Special Meeting held on Monday March 23<sup>rd</sup> at the Library at 7pm to discuss the Council's response to the Joint Local Development Plan**

Present – Derek Owen, Dave Livingstone, Dei Owens, Elfed Jones, Julia Dobson, Carys Davies, Marilyn Hughes, Wil Hughes, Aled M Jones, Dr Tom Conway and members of the community.

Apologies – None.

Declaration of Interest – Wil Hughes

The meeting was chaired by Derek Owen. All present were welcomed to the meeting and thanked for their attendance.

Wil Hughes addressed all present and explained that he was at the meeting for observation only and would not be taking part in any discussion as doing so would jeopardise his ability to speak and vote on the matter at the County Council. He has sought legal advice and has completed the declaration of interest forms as required.

Aled Morris Jones confirmed that he will be able to take part in the discussion and also to represent the community at Llangefni.

Before any detailed discussion was to take place, Derek Owen emphasised that the Community Council had not approved sixty houses being built in Cemaes. The information presented to the Council by Mrs Mary Sillitoe on behalf of Grwp Cynefin stated twelve houses, and the Council approved the project in principle based on the information provided and subject to detailed information and plans being made available for consideration in the near future.

Dr Tom Conway gave a short presentation on the current situation as understood by the residents of nearby properties. He will be submitting a report to the Isle of Anglesey Monitoring Officer outlining the concerns raised.

The Community Council were reminded of recent activities involving the land identified for potential development.

- December 2013 – land up for auction at highly inflated price as development land
- August 2014 - Exchanges between IACC and local landowners re potential development land. (IACC already intending to develop land without consultation)
- November 2014 – Grwp Cynefin information presented to the Community Council
- December 2014 – Grwp Cynefin public consultation, lack of information, suspicions raised

It was understood that a development company has already been offered the land in question (Grwp Cynefin don't actually own the land as yet), and there is a possibility for the developer to sell the completed housing estate to the housing association. This would cost Grwp Cynefin approx. £120k more than if they were to buy the land and develop it themselves. Considering that the Welsh Government provide grants of 58% to the association, it is not deemed good value of public money.

The original, proposed extension of Maes Cynfor would still be viable should the IACC worked its own policies with regard to affordable housing and sold the land at less than market value. The land in question is still available and still suitable for the task in hand.

It was noted that the assessed need for housing in Cemaes was originally quoted as 16 properties, the LDP states that 71 properties will be required by 2026.

Dr Tom Conway noted the six potential development sites identified by the IACC in the LDP, and the reasons given against the development of five of them. The sixth site 'land adjacent to Brookside Garage' actually refers to the land behind the garage between Ffordd y Felin and Holyhead Road.

There were grave concerns regarding the deficiencies in the sewerage system for the current properties and the issues that would arise should an additional 70 houses be built in the immediate area. Pressures on other services such as the surgery and the school would also pose problems and concern.

Cllr Aled M Jones reminded all present that objections to planning applications can be submitted at any stage of the planning process.

Dr Tom Conway went on to state that planning applications on the land identified for private dwellings had already been denied in 1990, when a survey was completed locally and concerns raised for road safety and pressure on local services.

Residents are concerned that the frontage of the proposed development would be Ffordd y Felin, a road already proven to be too dangerous (as per 1990 objections to planning applications), the issue being more apparent now than ever with an increase in traffic. Local residents have in the past requested pavements along the road but it is too narrow and too dangerous.

It was suggested that land identified by the LDP as 'candidate sites' would be assured planning permission for affordable housing.

A copy of the LDP map outlining development sites in Cemaes was distributed along with the particulars of sale for Jones Peckover selling the four fields located between Ffordd y Felin and Holyhead Road. The community and Council members were concerned that the village boundary had been moved, and that the fields were no longer 'rural'. The Jones Peckover document also included an additional parcel of land, stating that the lots were being considered for inclusion as development land in the LDP.

Julia Dobson stated that she had been to the Joint LDP office in Bangor and had confirmation that the parcel of land labelled T35 was identified for 'normal/executive housing' and that the other parcel of land had been identified for affordable, rented accommodation (such as Grwp Cynefin's project). There is no mention of the fourth field in the LDP document.

Cllr Aled M Jones reminded those present that the LDP has not yet been adopted, and that objections can be lodged during the consultation period. There is no reason why the Community Council cannot write to the LDP Office stating their concerns and seeking to make representation during the public enquiry.

Members asked for confirmation whether a response was required on all, or part of the LDP document. It was agreed that with numerous segments, none of which were cross referenced and easily followed; and the fact that access was only available online unless visiting the LDP office, the expectation for the lay person to post comment on such a document was farcical.

No information on the evidence of need for the number of properties is apparent in the LDP document, neither is there a list of the type of families needing homes in the locality. When Mrs Sillitoe was asked about the Grwp Cynefin proposal, no answers were given. Members were disappointed at the way information, or lack of information had been presented, and as such, how Members have been misguided.

The influx of workers for Wylfa Newydd was still a concern to be considered and addressed. The building project will last 10-12 years, and with up to 8500 employees on site, homes will be

required in the locality. Wylfa Newydd, the biggest building site in Europe, will effect quality of life in the local communities.

It was agreed that the Community Council write a letter objecting to the proposed development sites identified in Cemaes and asking for the right to speak at the inquiry. It was agreed to include the history of the parcel of land for information as the issues raised in 1990 are still as relevant today.

Points to be included in the letter were confirmed as follows –

- Over development of a sea side village
- Sewerage
- Services
- Way proposals presented
- Local need
- School already at full capacity
- Surgery and health services
- Traffic and road safety
- Noise
- Community boundary moved without consultation
- Complexity of the document
- Pressures from various angles
- Depreciation of properties
- Safe access for potential developments

The importance of letters signed by individuals and groups in the community also stating the above concerns would benefit the cause.

Derek Owen thanked Dr Tom Conway for his presentation and the discussion that followed. Community members present were given the opportunity to ask three questions / make three statements based on the meeting.

1) There are grave concerns from residents nearby that the current sewerage infrastructure is already struggling. Welsh Water would need to guarantee and assure residents that the system would be updated and upgraded prior to any potential development taking place.

2) There are concerns that the village boundary has been moved without consultation. It appears that developments and decisions are being made behind closed doors. Aled M Jones confirmed that IACC had asked landowners for potential candidate sites, but the inspector will ultimately decide whether they are included.

3) The residents thanked the Council for the opportunity to attend the meeting. Cemaes needs protecting from large scale developments. Properties are being devalued; quality of life is being reduced. Maes y Capel is a relatively new development which went ahead despite opposition. There are concerns that a property on Holyhead Road may be purchased to gain access to the land behind.

It was asked whether the Community Council would consider buying the land to safeguard it from development. Derek Owen stated that the £1 million was nothing to do with the Council, and had been invested in trust. Everyone, everywhere thinks the Council has a surplus of funds to spend but do not understand the concept of Cronfa Padrig!

Dr Tom Conway was thanked for his time and efforts on behalf of the community of Cemaes.

The meeting closed at 20:30.  
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