

# PEN-Y-FFORDD COMMUNITY COUNCIL

## Minutes of the (Zoom) Extraordinary Virtual Meeting held on Wednesday 24<sup>th</sup> June 2020

**Present by Video:** Councillors Mr A Wight (Chairman), Mr R Bestwick (Vice Chairman), Mr J Priddin, Mr D Williams, Mr R Wakelam, Mrs M Jones, Mrs P Ransome, Mr M Rothero and Mr A Bakewell (Youth Representative)

**Present by Phone:** Councillor Ms C Hinds

**Absent:** Councillors Dr J Smith-Bellis and Mr P Blackman

**In attendance  
By Video :** Mrs S Hughes, Clerk & RFO to the Council  
Victoria Clay – Pups and Pets  
Niz Yoganathan - Dobshill Garage  
Joanna Gabrilatsou. Director - Planning and Development – JLL (Planning Consultant for Client)

The Chairman and Councillors wished to pay tribute to Councillor Edwina Davies who sadly passed away on Friday 12<sup>th</sup> June. Although she had been too unwell to attend recent meetings she had remained in regular contact and kept up to date on council business. She had served on the council for over 40 years and dedicated much of her life to the community, Cllr Hinds referred to her as a very kind hearted lady with fantastic community spirit. She will be very sadly missed on a professional and personal level by many. Her funeral will be held on Friday 26<sup>th</sup> June, 12noon at Northop Crematorium.

### 28. Apologies

Apologies were received from Councillor Mr David Walker due to having a Declaration of Interest on the main agenda item.

### 29. To Receive any Declaration of Interest – Members Code of Conduct

There were no Declarations of Interest received.

### 30. Public Questions

The Clerk had received and circulated 8 emails (from residents & businesses) submitting their comments to the council for consideration on planning application Ref: 061240.

### 31. Planning Applications

To review and consider Planning Applications received:

- a) Flintshire County Council had approved an extension to the 'Comment By Date' [.Ref: 061240](#). Demolition of existing buildings and erection of a petrol filling station (sui generis) and associated retail facilities (use class A1) and supporting amenities and, a drive-thru coffee shop with associated access, car parking and servicing. Dobshill Garage, Chester Road, Dobshill.

The Chairman reminded attendees that the Community Council are not the planning decision makers, we are consultees and our comments get reported to the Planning Officer. They will take note of our comments but the decision is made by the Planning Officer who considers local and national policies.

Joanna Gabrilatsou – she advised that Kay Group is a national company for petrol stations and over the years incorporated additional services such as Costa Coffee, Spar etc. This site had been identified, it is quite run down looking for redevelopment. This application would improve visibility and the environment of the site and also increase employment. They have to date had very positive pre application meetings with FCC.

Niz Yoganathan – Dobshill Garage is a small family run business which is one third of their overall business. They currently are on a 10 year lease which was due to be renewed in 2 yrs. The loss of this garage will obviously have a very big impact on their businesses. They only became aware of the application via the media. They are unsure whether additional amenities are needed to break up long journeys as this is more of a community garage. Although they are obviously not fully supportive of this application/redevelopment, they have not formally objected.

Victoria Clay – her main areas of concerns/objections are the loss of a community facility which has been established for 8 yrs. They have a good customer base with averaging 600 customer per week. This is her

livelihood as a sole trader and is finding it extremely difficult to find suitable alternative premises. She is also obviously very concerned for the loss of jobs for her staff.

Road safety concerns as the speed of traffic, driver error etc. These plans would certainly increase traffic. Traffic issues were raised in her own application which included a café and although approved did contain a condition which stated *the coffee shop has been permitted on the basis that it is ancillary to the retail unit in order to control the level of associated vehicle movements, in compliance with Policy GEN1 of the Flintshire Unitary Development Plan.*

Cllr Wight asked whether options had been explored to include the existing businesses and staff into the plan? JG replied saying that she felt if this was an option Kay Group would have approached the existing businesses.

Cllr Williams expressed support for the local businesses and feels that the transparency of the land owners during this process has been very poor.

Cllr Bestwick questioned the concern of additional litter that will result from these facilities/amenities. Does Kay Group have plans to target waste?

Mr Bakewell acknowledge and agreed the site needs redeveloping but unsure that this is the right application. Also unsure whether the village does actually need an additional shop.

Cllr Jones disagreed and felt that a shop would certainly be beneficial to the residents of Dobshell, especially those who currently would need transport to and from Penyffordd.

Both VC and NY commented that both businesses did have plans to renovate the buildings however this would not have been undertaken until the leases had been renewed.

Cllr Wakelam asked whether Kay Group will be putting up signage on the A55 directing traffic to the site? Concerns of staff at the Pet Shop and safety concerns for pedestrian access. JG replied that she could not give 100% certainty but was not aware of any signage for the A55. If this was the case Kay Group would have to go through the appropriate planning process. The proposed pedestrian crossing scheme does allow better/safer access with 3 crossing points. Staff from the petrol station would be TUPE'd over.

Cllr Ransome feels that signage is a very significant issue as Kay Group is a service station business wanting to bring customers in. This road has in the past seen a pedestrian fatality.

Cllr Hinds reiterated the concern of road safety and expressed her full support for local businesses. The pet shop is needed in the community and feels that Kay Group should have tried to accommodate this business.

JG advised that there is a step change in way customers buy coffee and there is a national campaign to get customer to use their own and will be offered incentives for doing so. It will be the responsibility of the Management on site to keep the areas clean. If there was an issue she would assume they would want to work closely with the community and council to address these.

A number of comments by members referring to the size and scale of this development in a semi rural area. The size and amenities are not required and have concerns of the road safety, waste and loss to existing businesses. Disappointing that Kay Group could not have worked with the existing businesses.

Cllr Wakelam concerned that there is no where locally for the Pet Shop to relocate to. VC advised that she has been looking for 4 months without any success, large corporate companies are not leasing to sole traders.

The Chair acknowledge that this is a very conflicting planning application and appreciated that FCC had allowed additional time for members to consider this. He asked members to vote: Support: 0, Objection: 6 and Abstention: 3

Cllr Williams asked if there was any scope at all for Kay Group to work with the petrol station and pet shop? NY confirmed that they are in early stages conversations with them, however, VC advised that Kay Group do not want to engage with them at all.

The Chair thanked the visitors for their time and input and hoped that it results in a positive outcome for all.

***The Council will not be supporting this application and will prepare and submit their response under a separate letter summarising all the points, issues and concerns which have been raised by the council, residents and local business.***

\*\* 7.40pm Victoria Clay, Niz Yoganathan, and Joanna Gabrilatsou left the meeting.

- b) [Ref: 061168](#). Attic conversion with 2 new dormer windows. 7 Oakland Way, Penymynydd. ***The Council has no objection, but request any concerns of local residents be forwarded to them for consideration prior to a formal decision being made. Provided the proposal does not negatively impact on neighbours or local environment, streetscene etc and complies with all relevant policy, they will be happy for a delegated decision, but reserve the right to comment further should additional information come to light.***
- c) [Ref: 061384](#). Erection of a garage. Pheasant Fields Lower Mountain Road, Penyffordd. ***The Council has no objection, but does have concerns regarding the size and scale of the building and the potential for future redevelopment. They request that any concerns of local residents be forwarded to them for consideration prior to a formal decision being made. Provided the proposal does not negatively impact on neighbours or local environment, streetscene etc and complies with all relevant policy, they will be happy for a delegated decision, but reserve the right to comment further should additional information come to light.***

**RESOLVED:** the above comments will be reported to Flintshire County Council Planning and a separate letter will be prepared for ref: 061240.

### 32. Members Items (AOB)

- The Chair reminded all members for future meetings that all documents should be read in advance of the meeting, there have been a number of occasions where items have been deferred due to information not being read and understood.
- Cllr Priddin reported that he has received a large number of complaints regarding dog poo bins being full and not emptied. He, together with Cty Cllrs Hinds and Williams have been chasing FCC. Cllr Williams advised that he had received confirmation before this meeting that they will be emptied tomorrow.
- Cllr Williams asked whether the Council would be able to hold future meetings in the British Legion to allow for social distancing. The Clerk advised that at this time it would still not be possible and we will follow the government guidance.
- Cllr Rothero questioned members non attendance. The Clerk advised that a member would be disqualified should they be absent from meeting for six consecutive months.
- Cllr Wakelam asked whether play areas are to reopen. The Clerk advised at this time play areas remain closed. Guidance on this matter will be taken from FCC and Welsh Government.
- Cllr Bestwick advised that the Environment Working Group will be holding their next meeting on Monday 6<sup>th</sup> July.
- Cllr Hinds advised that the police had been in contact with her regarding damage to the lock at the Millstone. She is unsure whether a new lock will be required. The Clerk will contact Ian Williams, FCC Streetscene.
- Cllr Ransome reported that the Red Lion are holding a clothes collection through Red Dragons on Sunday 28<sup>th</sup> June to raise money for a local cause.
- The Chair raised concern that the Red Lion changed their chosen cause for the fun run fund raising event. Initially it had been for Chester Zoo but then changed to Welsh Mountain Zoo, this is not acceptable and would not be acceptable by the Charity Commissioner. Cllr Ransome fully agreed with this and whilst it was a very successful events she suggested that as this concern had been raised it should be brought to the attention of the Red Lion to highlight the charities regulations. Cllr Ransome will speak to the Red Lion.

The meeting commenced at 6.30pm and closed at 8.25pm

Chair.....8<sup>th</sup> July 2020