

## **MAESYCWMMER COMMUNITY COUNCIL**

Minutes of the Ordinary Meeting of the Maesycwmmmer Community Council held at Maesycwmmmer OAP Hall on Thursday 27<sup>th</sup> October 2022 at 7:00 pm.

### **PRESENT**

Councillors: Mrs M. Harries, Mr A. Joynes, Mrs W. Howls, Mrs C. Smith-Stockwood, Mrs A. Jones, Miss J. Rao, Mr D. Cocks, Mr D. White.

### **ALSO IN ATTENDANCE:**

Mrs R. Hares (Clerk), Mr D. Earey, Mr R Woodyatt, Mrs R. Kyte, Mr D, Lucas, Cllr Phillipa Leonard.

### **APOLOGIES FOR ABSENCE**

None.

### **DECLARATIONS OF INTEREST**

There were none.

### 1830. **MINUTES**

The minutes of the Ordinary Meeting and AGM held on the 29<sup>th</sup> September 2022 were confirmed as a true record.

### 1831. **PRESENTATION and DISCUSSION WITH CCBC OFFICERS ON LOCAL DEVELOPMENT PLAN (LDP)**

Mr Lucas gave a presentation on the Local Development Plan. Mrs Kyte reflected on the previous plans for developing the land above Maesycwmmmer and the split of opinions within the village. She stressed it was very important that residents engage at this stage and have their say on the village being identified as the strategic site within the LDP.

Cllr Cocks expressed concerns regarding the nature of the new proposed road and that the current main road in the village would not benefit from a residential road when the new one would be servicing the extra homes. Mr Lucas assured the road would ease the current road situation in that traffic travelling south towards Caerphilly would use the new road and traffic travelling west towards Nelson would use the existing road.

Cllr Cocks queried the health provisions that would be included as part of the development and commented that Ystrad Mynach surgery was already full. Mr Lucas said a new health facility would be provided on site, most likely a new surgery with 3 doctors.

Cllr White asked where were the people who needed new housing coming from? Mr Lucas explained the plan was to attract people of economic age to the area. Cllr White expressed concern that local people wouldn't be able to afford to buy the new houses, Mr Lucas disagreed and explained if more houses are supplied, prices are less likely to rise.

Cllr White queried what would happen to the existing bus service and explained that many residents relied heavily on the bus to go shopping, access the doctors etc. Mr

Lucas said that a transport assessment would be carried out to ensure the provision of sustainable transport and identify and address what options are available.

Cllr White asked why the plans were to develop on green land, and surely this was a contradiction to the aims of the plan to be environmentally friendly. Mr Lucas stated that the agricultural land had much less ecological value than many areas of brown land but that on this development site, any areas that had been identified as having ecological value would be subject to ecological enhancement and that 50% of the masterplan was left as green land. Mrs Kyte explained the need to balance social, economic, and cultural aspects with the environmental aspects and they needed to balance these pillars carefully. She explained a site of this size would take over a decade to build and would be phased sensitively to reduce the impact on Maescwmmmer.

Cllr Smith- Stockwood passed on feedback from residents that the times for exhibitions were no good for working people. Mrs Kyte assured her that people could book appointments to discuss the plan with the team via the CCBC website or hotline phone number. She explained that there were exhibitions being held in other areas on the weekends that residents could also attend.

Mr Woodyatt thanked the officers from CCBC for attending the meeting and acknowledged that this time as well as last time they had always been open, helpful, and available for discussion.

Mr Woodyatt explained that he was greatly concerned by the plans. He understood that they were a broad outline and that it was difficult to go into details but pointed out that the details were vital and much needed. He stated that this was a big development with big implications for the village. He stated that a new single lane road was not acceptable would not effectively alleviate the traffic in the village.

Mr Woodyatt queried whether the development site at Gellideg Heights would have the same access as the access for the new development. Mr Lucas clarified that the access serving Gellideg Heights would not be the same as the access for the new development, however there may be a link to the new access. Mrs Kyte clarified that the Gellideg Heights figures of 100 new homes did not form part of the new development and that CCBC was working with the developers of this site and expecting a pre application consultation imminently.

Mr Woodyatt pointed out that would now mean three points of access onto an already busy road and that the Hawtin Park Development had already created some extra pressure.

Mr Woodyatt enquired whether the new houses would be developed as an integrated scheme, or piece by piece in different areas. Mr Lucas stated that it would most likely be a 'dumbbell plan' starting at each end and meeting in the middle. Mr Woodyatt asked at what stage would the provisions for education, health, leisure, sewerage needs be developed. He stated that the storm discharging drains were already discharging 24/7 and that the system was already not coping, he asked what system would be in place if the village was to triple in size. Mr Lucas stated that Welsh Water would have to be consulted and would be heavily involved in making sure the system could cope. Regarding educational provision, Mr Lucas stated a new 3-18 facility would be built. Mr Woodyatt stated that Maescwmmmer Primary School was near capacity, as were other schools in the area and at what stage would this school be

built? He stated that the school would need to be in place before the first families moved into the new houses and that the same went for the road, health care facility etc, and if this development was to go ahead it needed to be developed as a whole, not bit by bit.

Mrs Kyte explained that the masterplan was to ensure the phasing was conducted appropriately. It was anticipated that 1200 properties would be built within this planning period which would run for the next 15 years, and further houses would be built on the next plan. She explained that traditionally 120 houses per year was the build rate and confirmed that there would be multiple developers building on site as was usual in this type of development. It was confirmed that there were three parties within the consortium and that the same consortium would deal with the entire site over multiple plans, estimated at 2700 homes.

Cllr Jones asked for guarantees that the facilities for health, education, retail etc would be built, unlike the Cwm Calon development which had been promised facilities that never materialised. Mr Lucas admitted this was a lessons learned scenario and that in Cwm Calon the commercial centres promised by the developers was left until the last part. This development plan would be different and ensure legal agreements were in place with trigger points where developers would need to provide the facilities as needed.

Mr Woodyatt suggested that there was another alternative for the use of the land and that it would be better used as part of the Welsh Government's forestation plans. Mr Lucas explained that unfortunately the land was not council owned and the landowners could not be forced to sell the land for this. Mrs Kyte explained that the LDP has to plan for roads, schools, leisure, protection of valuable land, medical facilities etc and was not just about building homes. Two thirds of the land in the borough was already protected from development and the Council still had to find land for all of these requirements.

Cllr Smith asked if there was an alternative strategic site. Mrs Kyte confirmed there was not, and that the LDP could only include land that had been submitted by land owners. The land would also be put before Planning and Environmental Decisions Wales (PEDW) for independent examination and to confirm the use of the land would be in the public interest. This decision would only be made after reading objections from the public and consulting with CCBC, the developers, National Resource Wales, facility companies etc. Mr Lucas stated that if this development did not go ahead, CCBC would need to identify other sites for 1200 dwellings which would also likely be on greenfield sites dispersed across the Borough. Cllr Leonard raised the question that without a strategic site such as this, would the LDP fail? Mr Lucas stated that this was not a done deal but the strategy element would need to be started again.

Cllr Woodyatt asked what the next steps for the Community in objecting to the plans were. Mrs Kyte advised not to default to a petition which undermined the objection process. Objections should be made individually in writing via letter or the planning portal on CCBC's website. She advised that arguments needed to be focussed on planning matters such as surface water flooding issues, access points, ecology etc. She confirmed the closing date for objections was 30<sup>th</sup> November. After this date all representations would need to be collated and passed to an independent inspector. The Consortium would also need to justify and answer representations.

Cllr White enquired if there was any plan to alleviate the A472 if the new development did not go ahead. Mrs Kyte confirmed there was not.

Mr Earey voiced concerns that most of the new development would be over a mile away from the nearest train station, some two miles and a lot of the gradients were over 7.5% which was over the 5% maximum level considered suitable for cycling and over the 5% flood risk figure. Mr Lucas stated that the consortium was in the process of a transport assessment, but it hadn't been submitted in time for the start of the consultation. Mr Lucas agreed to make sure this was available for future exhibitions and made available to Mr Earey.

Mrs Kyte stated that she felt the principal plan could be supported at this stage but the issues discussed needed to be satisfied by the consortium. She acknowledged this was not a straightforward site and it needed lots of work.

Mr Woodyatt stated there was nothing in this plan that would benefit Maesycwmmmer. This was seconded by all of the Community Council.

#### 1832. **ROAD SAFETY, POLICE and COMMUNITY LIAISON**

The Clerk had not received a report from the police for the meeting. No other matters were discussed.

#### 1833. **MATTERS ARISING**

The Clerk stated that she had only received preferred options of benches from Cllr Harries. She agreed to re send the email with the supplier details and requested other Councillors to let her know their preferred options.

The Clerk confirmed that the lights for the tree on the main road had been ordered. The Clerk confirmed that the Rotary Club sleigh had been booked for the Lantern Parade.

Cllr Harries confirmed that Mr C Williams had agreed to arrange the purchase of the selection boxes on behalf of the council.

The Clerk stated the handrail for the OAP Hall had been installed and the invoice received.

#### 1834. **CORRESPONDENCE**

The Clerk reported that a number of documents had been forwarded to Councillors by email and requested that Councillors contact her if any action was required.

#### 1835. **REPORT OF THE CLERK, MISCELLANEOUS MEETINGS AND COMMITTEES.**

The Clerk provided an update on the Skate Park and that it was now not expected to be started until the new year. The Clerk had written to CCBC to express the community's disappointment with this and her concerns regarding the CIL funding time frame and CCBC's position with their part of the funding. CCBC had responded stating the SAB application had still not been approved and that their part of the funding could be carried over into the next financial year. They also confirmed they could invoice the Community Council for its contribution within this financial year.

The Clerk stated she needed to update the Council's website with the new councillors' details and asked for preferences on what was shared.

The Clerk confirmed that invites for the Remembrance Service had been sent and the posters had been displayed on notice boards and website. She also confirmed that the wreaths had been purchased and clarified that Cllr Joynes would lay the wreath for the Community Council and Cllr Rao on behalf of CCBC.

The Clerk confirmed she had ordered the new poppies, flags and cable ties and passed them to Cllr Smith-Stockwood.

The Clerk agreed to arrange the refreshments for after the service and asked Cllr Harries to let her know what was usually provided.

The Clerk confirmed that she had published the Council's training plan in time for the deadline of 5<sup>th</sup> November. The Clerk reminded all councillors of the need to attend The Code of Conduct training and requested those that had not done so to please arrange an online course. The Clerk agreed to provide hard copies of the individual training plans to the councillors for them to complete.

The Clerk welcomed the new councillor Darren White to the meeting, and he completed and signed the Declaration of Acceptance of Office form.

Cllr Rao informed the meeting she had been elected as Chair of the Town and Community Liaison Committee where they had raised issues with CCBC including parking enforcements and street lighting. Cllr Rao had also been elected as Chair of the One Voice Wales Area Committee where they had received a presentation from the Future Generations Commissioner. Cllr Rao said she would send a copy of the presentation to the Clerk for circulation.

#### 1836. **FINANCE**

The Clerk produced a report for payments. This was considered and payments approved and signed on the monthly payment schedule. The Clerk reported that the current balance was £66,061.12 less CIL funds of £33,832.91 = £32,228.21.

#### 1837. **PLANNING**

Ref: 22/0750/FULL

Clubhouse and Grandstand Tredomen Athletic Football Club Twyn Road Ystrad Mynach, CF82 7SN.

Erect two storey and single storey extensions.

Noted.

#### 1838. **MEMBERS MATTERS**

Cllr Jones provided numbers of the lamp posts on Summerfield Hall Lane which were still not working, The Clerk agreed to chase CCBC.

Mr Earey stated he was working on some scenarios for the parking situation outside the school.