APPROVED MINUTES OF THE EXTRA MEETING OF BODFARI COMMUNITY COUNCIL
Held on the 25th of February 2026 at The Dinorben Arms, Bodfari and via TEAMS conferencing software:
Join Teams 7pm to 9pm Meeting Link:-
https://teams.live.com/meet/9356399591123?p=ZbuESjTZwsRtkgMRSW

Present:
Cllr Philip Barley (Chair) (PB)
Cllr Julie Johnson (JJ)
Cllr Dan Burke (DB)
Cllr Sue Davidson (SD)

Also present:
Heather Eubank (Clerk/RFO)
Members of the public who attended the meeting Meg Green, Emyr Morris, Susanne Clayton, Chris Jones, Helen Jones, Sarah Lock, Nick Lock, Ann Jones, Dee Jones, Anne Haydock, Jane Wood, Alex Jones, Alan Haydock, Julie Taylor, Simon Taylor, Robert Owen, Auten Roberts, Andy Black.
Members of the public attended via TEAMS: Sam Jones, Mori Jones and Tom Lonsdale

1. Apologies:
Cllr Julie Burnage (JB)
Cllr Chris Evans. (CE)

2. Declaration of interests: PB stated a declaration of interest as the Chair of an events Company partnered by a company named in the application and asked if the Councillors were still in favour of him Chairing the meeting. The Councillors voted unanimously for PB to chair the meeting.

3. Urgent Matters: Notice of items which, in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B (4) of LGA 1972.
None.

4.

Application Details

Application Reference Number:	01/2026/0040/PS	**Received Date:**	27-01-2026
Application Type:	Section 73 (Removal or Variation of Condition)	**Valid Date:**	27-01-2026
Proposal:	Amrywiad o amodau rhif 1, 3 a 4 o ganiatad cynllunio rhif 1/11023 i ganiatau geiriad diwygiedig o'r amodau sy'n ymwneud a gweithgaredd y safle / Variation of condition no's 1, 3 and 4 of planning permission code no. 1/11023 to allow amended wording of the conditions relating to site activity	**Expiry Date:**	24-03-2026
		Extension Of Time:	No
		Extension Of Time Due Date:	
		Planning Performance Agreement:	No
		Planning Performance Agreement Due Date:	
Applicant:	Mr Chris Gill (Lleweni Parc Ltd.)		
Agent:	Stephen Blunt (Jones Bros Ruthin Ltd)	**Proposed Committee Date:**	
Location:	The Airfield, Lleweni Park, Denbigh, Denbighshire,	**Actual Committee Date:**	
Grid Reference:	307548, 369115	**Decision Issued Date:**	
Ward:	WD04 - Denbigh Lower	**Decision:**	
Community:	Denbigh TC (01)	**Appeal Reference:**	
Officer:	Paul Griffin	**Appeal Status:**	
Decision Level:		**Appeal External Decision:**	
Application Status:	Pending Consideration	**Appeal External Decision Date:**	

PB asked the BCC Councillors to state their opinion on this application before opening the meeting to the members of public. It was discussed and all Councillors agreed by show of hands that transparency was needed. This should not be submitted as a Removal or Variation of Conditions; it should be submitted as a full planning Application. PB will write a reply to be agreed and then submitted to DCC Planning by the 2nd of March 2026.

PB opened the meeting to the public and welcomed everyone. It was felt that Section 73 of the Town & Country Planning Act can vary but not change the use of Lleweni Park. Private flights over Snowdonia and Costal areas, (previously proposed skydiving out of motorised aircraft), changes in flying times, landing rights for private aircraft, landing fees etc are being advertised, and should therefore be classed as commercial flights.

It was felt the details contained in the application are flimsy. Things to consider are impact, noise, lights, landing strips, re-fuels logistics and emergency vehicle access. Jones Bros is named as the primary user, is there a secondary user? This could be used 365 days a year so will have a SIGNIFCANT impact in our AONB. There should be lighting environmental and emissions surveys, to name but a few.

Questions from attendees:

Why not use Hawarden for private flights which is only 35 minutes drive away.

One resident lives right at the end of the flight path but didn't receive a letter about this application but her close neighbour did?

None of the Community Councils local to Lleweni Park were sent a letter about this Removal or variation of condition application?

Has any consideration been given to the fact that the air ambulance is being moved to Rhuddlan.

It is believed that the Robin aircraft transponders are being switched off as it comes in to land so landing is dangerous. Is there an emergency set up in case of accidents?

Should a synopsis of the current breaches and what is being planned be sent to the Civil Aviation Authority?

Where would the fuel be stored on site for motorised aircraft and what safety procedures would be put into place in case of accidents?

What air traffic control is in place?

Planes are already coming in much lower than they used to. Residents can see the pilots and sheep are being scattered why is this happening?

There are many breaches of current planning taking place on this site, would their current insurance cover any accidents in view of these breaches?

IN CONCLUSION - POINTS TO CONSIDER

The proposed new wording is insufficiently precise and would permit more than is sought in the current justification.

Different aircraft to those currently permitted by the 1991 decision would be allowed and this would increase the number of flying days from those suitable for gliding to 365 days per year. This would significantly impact upon residential amenity and the tranquillity and rural character of the area (noise, disturbance, emissions).

Extended hours for light aircraft could require landing lights for certain times of the year. How would this impact?

Using a four-seater plane for training would not reduce the number of flights necessary but increase it as the experience is required in a glider or tow plane that is towing a glider. Instruction required can be given during such flights or in a classroom where appropriate. This requires no change to the conditions.

Sightseeing flights of Snowdonia or the coast that are not in a glider are not connected to the sport of gliding ,even if they offer 30 days membership of the club. These are a commercial activity.

The application refers to ‘landing fees’ and this suggests that other planes could use the airfield. It also refers to other fees for the use of the Robin aircraft bringing money to the club, Jones Bros as being the ‘primary user’ of the Robin. Who else would use this and for what

purpose. These proposals are a business opportunity for Lleweni Park Limited and would change the use from gliding to mixed aviation.

What is proposed is a major change to the description of the approved development and it is not suitable for consideration as a change to the conditions. It would change the use from the approved development of the use of land in connection with the sport of gliding to mixed aviation.

A full planning application should be submitted with full consultation, noise surveys, Environmental Impact Assessment (particularly being close to an AONB) and any other relevant surveys and detail to enable a fully informed decision to be made by the planning authority.

Next Meeting 7pm to 9pm on Tuesday the 10th of March 2026 at The Dinorben Arms (Private Dining Room) Bodfari.