APPROVED MINUTES OF THE EXTRA MEETING OF BODFARI COMMUNITY COUNCIL
Held on Thursday the 21st of May 2026 7.30pm to 8pm via TEAMS conferencing software:

Present:
Cllr Philip Barley (Chair) (PB)
Cllr Julie Burnage (JB)
Cllr Julie Johnson (JJ)
Cllr Sue Davidson (SD)
Cllr Dan Burke (DB)
Also present:
Heather Eubank (Clerk/RFO)
Rhys Davies (Member of the public).

1. Apologies:
None.

PB welcomed everyone to the meeting.

2. Declaration of interests: SD, JB, JJ DB all declared they had no financial interests but wanted to state they all live in close proximity to the site being discussed in this 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**. Planning. No 41/2026/0171/PF Downing Arms.**

PB opened the discussion and stated after reading the documents for this application on DCC portal, he felt there were two areas of concern to be considered.

i. Flooding at the Downing Arms site.
ii. The traffic entering the A541 from the two new developments i.e. the Old Forge and the Downing Arms. This is a notoriously dangerous stretch of the A541 and there was a major accident here in 2025 which occurred at the planned exit from the new developments.

PB also stated the developers environmental impact report states there is no amphibian activity. This is incorrect, there is amphibian activity. PB asked each councillor to air any concerns they had about this planning application.

SD stated she is concerned about the impact on the wildlife pond and also the traffic entering and leaving the site and how this would be managed especially in the morning and evening?

JJ stated she has concerns about traffic management as it is really hard to join the A541, especially on the bend and felt there needed to be a slower approach to this stretch of road for everyone. JJ agreed that the car park of the Downing Arms was flooded regularly in the past so this needs to be considered by the developers. She is keen for the site to be developed but houses/residents close to the development need to be protected. The trees at the back of the houses are gangly, ugly and their height needs to be reduced, this includes trees on the phase 1 site.

JB stated there are definitely amphibians on the site as she is a toad collector at times of the year when they migrate and there are fewer toads each year which is concerning. The A541 goes from 60mph to 40mph at the point of entry/exit to the development but motorists are not reducing their speed. JB felt this is an opportunity to get speed reduction plans and equipment in place and suggested Speed Indicator Devices

(SID's) be installed. JB also stated the trees on the development site are so tall, they may be affected when the area is flooded.

PB stated a pedestrian island is being installed by DCC and suggested picket fencing as a demarcation point at the entrance to the village to make the approach look narrower and help reduce motorists' speed.

DB stated he is concerned about erosion of the topography of the riverbank with increased footfall and felt this should be addressed in the report.

Action:
Write a response to this planning application from BCC to include the points raised in this meeting and send to DCC to be added to the planning portal by the 26th of May– PB.

Next Meeting 7pm to 9pm on Tuesday the 9th of June 2026 at the Dinorben Arms (Private Dining Room) and via Teams link:

https://teams.live.com/meet/9383944604151?p=8DewGH33qGz1PAxzW4