

MAELOR SOUTH COMMUNITY COUNCIL
Minutes of the meeting held at Bettisfield Chapel
Tuesday 3rd September 2024 6:30 pm

Present:

Cllr. A. Reay (AR) (Chair); Cllr. Keith Owen (KO); Cllr. J. Blanchard (JB); Alison Jones (AJ); Cllr. Ian Burdett (IB); Cllr. J. Tomkinson (JT); Cllr. J. Griffiths (JG); part of the meeting Cllr. M. Edge (ME)

In Attendance:

John Gallanders Clerk (JOG). Prospective Councillor Simon Huxley

Apologies:

Cllr. Nick Ringrose (NR); Cllr. J. McCusker (JM)

09.01 Declarations of Interest.

Cllr (JT) in respect of the discussion about the Rainbow Foundation.

09.02 Welcome:

Cllr (AR) welcomed everyone.

09.03 Public Forum:

Representative from Bettisfield Village Hall regarding a request for funding for a replacement cooker.

An application had been submitted in advance for funding a new cooker at a cost of £949 including installation.

Members clarified if any match funding was available – other sources of self-generated funds are being used for other projects in the hall.

It was resolved that an early payment of the annual £500 grant would be made available, with an additional £449 to cover the full cost.

The Clerk highlighted that it may be more beneficial for MSCC to purchase the cooker as they can reclaim the VAT.

A Member raised the issue over spending profiles between Penley and Bettisfield in respect of Precept Income vs Expenditure split.

Action: Clerk to explore the possibility of the VAT reclaim and implications. Payment to be made for the cooker through the most advantageous means.

Action: Clerk to prepare a financial summary indicating the differences and a calculation based on the number of properties in each village.

Representation from Morris Homes resident:

There have been a number of outstanding issues in respect of the site not being adopted and the retention of funds by WCBC. This has implications for residents and MSCC being unable to secure the frontage land as a community amenity space and the drawing down of funds intended for this purpose.

Since 2005 when the development first started, the site has not been adopted by WCBC which is preventing the release of funds due to drain-related matters.

The safety of residents is an issue as the emergency site exit has never been installed although space and plans have been allocated. This runs the risk of 150 households not being able to access or exit the estate if an incident occurred from the main road or along the estate roads.

Simon Hill (ex-Community Councillor) has the professional knowledge, qualifications and expertise to put a report together for MSCC for it to be presented to WCBC to seek progress.

It was clarified that it would not be the intention of MSCC to take forward any potential legal challenge as it is not within the remit of the Council.

It was noted that Planning Aid would probably be able to provide a review of the report and advice on the best course of action for the Council to progress the matter.

Action: It was agreed that SH should produce a report covering the various elements and come back to the November MSCC meeting to present his findings. MSCC to then progress with WCBC.

09.04 Police Update:

No PCSO present – pre-meeting information shared. Hi-Viz patrols across the MSCC area. One ASB in both Bettisfield and Penley involving an off-road bike.

It was noted another lawnmower theft had occurred in Bettisfield.

CCTV installation for Bettisfield – the Clerk had sought information previously from the PCSO.

Action: Clerk to gather information regarding Community CCTV systems and implications for MSCC from other areas.

09.05 County Council Update:

Cllr J. McCusker (apology)

The Clerk highlighted the need for Members to familiarise themselves with the new consultation on the boundary review for the 2026 Senedd Election. The draft proposal is to link Wrexham with Alyn and Deeside and for six MSs to be elected for the new enlarged constituency.

Action: Clerk to share link and Members to provide the Clerk with any comments.

09.06 Minutes 2nd July 2024

Amendments: Insert 'they're' under 08.03

Proposed acceptance: Cllr (JB), Seconded Cllr (IB)

09.07 Matters Arising:

Canal and River Trust – Donkey Field is now being maintained, and CRT have arranged for a contractor to be on-site in the next couple of weeks to prepare the ground which has been compacted and reseeded.

Refuse – no further action regarding a new bin. Public encouraged to place rubbish in bin by bus stop.

Community Agents – AVOW have undertaken recruitment but no details of a local CA.

Action: Invite the new person to a meeting approximately two months after being in post.

09.08 Village Projects

Bettisfield:

- Fish and chips – now calling every three weeks – people could now use the picnic benches for an open-air Fish and Chip supper.

- Litter – To encourage people to take litter home, signs to be obtained for the picnic area.

Action: Obtain a quote from ASAP.

- Bus stop – Evergreen plants have now been put into the planters – little ongoing maintenance.

Action: Reimburse Cllr (JB) expenses for stone.

- Outdoor Gym – A suggestion has come from a resident that an outdoor gym may be suitable for Donkey Field. Point raised whether an Outdoor Gym is more suitable for the Village Hall and not Donkey Field.

Action: Clerk to seek potential costs as an exploratory exercise, but there would need to be evidence from residents about the potential usage if this was to be progressed.

Penley:

- Defibrillator – (NR) all units have been checked by Cllr (NR) and recorded on 'The Circuit'.

- Youth Club – the Club is going very well and will be restarting in a week. A Shipping Container has been purchased to be located in the field in front of the Village Hall. Issue regarding delivery to be investigated by Cllr (JT) and SH.

- Morris Homes fence – Fence repairs have now been completed.

- Footpaths across fields – Cllr (KO) reported the new kissing gate has now been installed.

- Annual Play Inspection – The current contractor has reviewed the annual play inspection report and not highlighted any concerns.

Action: Plan a course of action to deal with items marked as not BSI compliant.

- Pendas Park – PCSO has reported he has been to the site to discuss with offending car owners regarding parking.

Rainbow Foundation Polish historical project:

Cllr (JG) and (AR) along with the Clerk have met with the Rainbow Foundation regarding a potential memorial to the Polish residents and patients from the hospital over the years. Funding has been secured and there is a proposal to erect the memorial on the site that MSCC have currently been grass cutting for several years in front of the hospital.

The plans look very exciting and are based on the theme of creating a tranquil reflective space for residents and visitors.

While MSCC has been undertaking the grass cutting, there is no formal ownership in place – the owner could potentially be Morris Homes, WCBC, or BCUHB.

If the land was to be formally claimed by MSCC, the Rainbow Foundation would need to secure a lease for 50 years to enable suitable funding to be sought. RF would, however, only require a space between 8 x 8 and 10 x 10 metres which would leave a grassed area still needing maintenance.

It was highlighted that on inspection of the site there are a number of significantly large trees that over time would require maintenance. This is a high risk to MSCC financially if they were to register the land.

It was resolved that in the best interests of MSCC, no claim would be made for the land and that notice would be given to the grass contractor to stop cutting.

The following action was voted on with 6 in favour and one abstention.

Action: Clerk to contact the RF to inform them of the intention to stop maintaining the area or to lay any claim with the Land Registry.

The action to be communicated to both WCBC and BCUHB to prevent any potential future claim against MSCC.

09.09 Correspondence:

No new correspondence. Clerk continues to circulate items of interest between meetings.

Correspondence from a local resident in respect of a planning application discussed at a previous meeting.

Comments noted – Clerk to respond by sending a copy of July minutes now that they are approved.

09.10 Finance:

Finance report presented. Invoices for payment to the value of £1320.40. The final balance of accounts after payments is £32,165.51

Second precept instalment has been received.

Proposed acceptance: Cllr (JG), Seconded Cllr (AR)

Audit Wales – It was noted that Audit Wales have still not invoiced for the period 21/22.

09.11 Governance:

Prospective Member Simon Huxley has indicated his willingness to take up the position.

Action: Clerk to provide necessary paperwork.

09.12 Planning:

ERECTION OF OUTBUILDING LOCATION: HOLLY COTTAGE, ELLESMERE LANE, PENLEY, WREXHAM LL13 0LP

Members raised several concerns that will be submitted to WCBC:

- Close proximity to adjacent property.
- Requirement for off-street car parking.
- Potential flood water issues.
- Incorrect land boundary in the planning application plan.

CHANGE OF USE OF LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF TREE HOUSE LOCATION: LITTLEOAKS BARN, OVERTON ROAD, PENLEY, WREXHAM LL13 0LU

No objection.

09.13 Communications:

No report.

09.14 Meetings attended by Members:

Rainbow Foundation – (report in earlier minute)

09.15 Date of Next Meeting: 1st October 7.00 pm Bettisfield Chapel.

Meeting closed at 9:47 pm.