

Maelor South Community Council Meeting Minutes

Date: 3rd December 2024 6.30pm

Location: Bettisfield Chapel

Present: Cllr Alwyn Raey (AR) Chair, Cllrs. John Griffiths (JG); John Blanchard (JB); Keith Owen (KO) ; Alison Jones (AJ) ; Jackie Tomkinson (JT) Michelle Edge – (ME) 7.15pm)

In attendance: Clerk: John Gallanders

12.1. Welcome and Apologies

The Chair opened the meeting, noting apologies from Cllrs Nick Ringrose; Ian Burdett; Simon Huxley

Cllr John McCusker

Simon Hill (resident due to make presentation on Morris Homes issues)

12.2. Recording Consent

All members consented to recording the meeting on Zoom for minute-taking purposes.

12.3 County Councillor update – no update. Items from meeting to be referred to Cllr John McCusker

- **Consultation:** Wrexham Council's ongoing consultation on library closures was highlighted, with an emphasis on encouraging community participation to retain services.

12.4 Police Update – it was noted that the new PCSO Lisa Marie Davies has commenced her duties but unable to attend today due to shift pattern. Update report circulated to Members prior to meeting.

It was noted that a resident had raised an issue re two people seeking information about drains from WCBC – possible suspicious activity linked to item in the PCSO report.

Action: Report to PCSO and Council and alert residents on social media.

12.5 Public Forum

Community Agent Role

Grant Purcell who is employed by AVOW has recently been appointed to the role covering the MSCC area and surrounding villages.

The new agent's role focuses on supporting residents aged 50+ in rural areas, helping organize community activities such as coffee mornings, walking groups, and social gatherings.

Challenges noted include the lack of centralized community spaces with regular community activities, difficulties in outreach, and limited local knowledge.

Actions and Opportunities:

- Collaboration with the Rainbow Centre to identify shared resources and referrals for social programs.
- Plans to distribute flyers and leaflets summarizing the Community Agent's services across local noticeboards, shops, and social media when available.
- Quarterly updates to the Community Council were proposed for ongoing communication.

12.6 Minutes of meeting 5th November 2024

No amendments – Proposed acceptance Cllr (JG) Seconded (Cllr JB)

12.7 Matters Arising

Donkey Field Updates

Noted that Keep Wales Tidy have still not delivered the bulbs and only a short window now to plant before the weather becomes too frosty.

- **Maintenance Needs:** Members noted that the hedge surrounding the Donkey Field has sections that are growing wild and requires trimming for safety, aesthetic, and ecological reasons.
- Noted that wildlife habitats 'homes' are part of the pack due from Keep Wales Tidy.
- Proposal to cut back overhanging branches encroaching on the road and perform limited topping of the hedge to improve visibility.
- **Costs:** Cost of £100 submitted by grass cutting contractor. Works to be completed asap to avoid disruption to habitat.

Action: Clerk to chase up with Keep Wales Tidy and grass cutting contractor to liaise with local Members re extent of works required.

Penley Zebra Crossing and Flooding Issues

- **Improvements Observed:** Heavy rainfall did not result in flooding at the crossing, indicating that recent repairs have been effective.
- **Next Steps:** Draft a formal letter to Wrexham Council to confirm that MSCC considers the issue resolved and seeks clarity in respect to and payments due to WCBC – any of the allocated funding unspent will be put towards local community projects.

Action: Clerk to send to WCBC seeking clarification re payment.

Parking Issues by Canal Users

- **Ongoing Problem:** Erosion of verges caused by unauthorized vehicle parking, particularly by unlicensed canal users. These vehicles are frequently rotated, indicating possible ongoing breaches of the Canal & River Trust's licensing rules.
- **Proposed Actions:**

- Liaise with Wrexham Council to address damage to the highway and with the Canal & River Trust for enforcement.
- Consider installing bollards or other preventative measures to safeguard vulnerable areas.

Overgrown Trees.

- Two Members have met with local resident and shared information on what responsibility is WCBC and what is private residents.
- WCBC Tree Officer (Jon Brewin) to conduct a site visit

12.8 Village Projects/Issues

Bettisfield

Waste Management Complaints

- **Concerns Raised:**
 - Issues with cardboard collection (requirement for blue bags and the impracticality in wet weather).
 - Poor handling of bins, leading to damage and inconvenience for residents.

Follow-Up: Bettisfield Member committed to pursuing the matter with Wrexham Council to ensure better practices and communication with residents.

Poppies

Members reported these had been put up in the village. New ones have been purchased with a Christmas theme. Cllr (JB) will erect in suitable locations.

Penley

Remembrance – positive feedback about MSCC laying a Remembrance Wreath- Poppy's erected on lamp post with new ones to be put up in the lead up to Christmas.

Road Markings- all the white lines have been repainted on the main road through Penley.

Street lighting -Four lights are still off on the stretch between Pendas Park and the hospital –

Action- Clerk to report again

Play Sufficiency Funding: Two Members have been involved in discussion with WCBC about potential Section 106 funding that has not been used- Morris Homes is £38k and Brookfield Close £13. An additional amount is potentially due from the Big Green Farm site.

Action: Members to report back on any future developments

12.9 Correspondence

All Members receive copies of correspondence via the Correspondence Matrix – no items for action

12.10 Finance

- No invoices for payment
- Financial statement agreed as set out in papers circulated in advance of meeting
- Audit Wales – no update re the breakdown of time to justify the size of their invoice
- **Budget**

The budget as per circulated paper was agreed.

Discussion took place re whether the total sum should be charged to residents or whether a contribution from reserves should be made due to current cost of living issues.

It was agreed that a 3.13 % increase would be applicable to each household – previous rate £32.52 – new rate £33.22 for Band D this may go down if the total number of houses eligible within the count will be higher. Current calculation based on 750 properties.

Expenditure £25215

Proposed Cllr (KO) Seconded Cllr (JT) Council unanimously agreed the increase

12.11 Governance

It was agreed to adopt the new OVW Local Resolution Policy and revised Code of Conduct

Finance and Governance Toolkit- It was agreed that the Council would work through the Toolkit in 2025 starting with an initial working group in mid-January

Section 107 revised guidance- it was noted for information with no action as MSCC allocation under Section 107 is below nationally agreed level- no impact on MSCC. Suggested that contact is made with neighbouring Councils to identify if they will or have used the Toolkit and if so, what opportunities there are to work collaboratively.

12.12 Planning Applications

- BUILDING CONSENT FOR REPLACEMENT 7 WINDOWS LOCATION: BETTISFIELD HALL, BETTISFIELD, WHITCHURCH, SY13 2LB

No objections

Breach of Planning Application re Big Green Farm – brought to Councils attention that lighting associated with the planning approval has not been installed and the contractor has now left.

Action: Clerk to contact Planning Enforcement

12.13 Meetings attended by Councillors

Play Sufficiency – Cllrs (JG) and (JT)

Madras School Governors Cllr (JG)

12.14 Communications

No Report

12.15 Any other business

The chair thanked Cllr AJ for the festive mince pies and Cllr JB for the coffee – good wishes for Christmas and new year shared.

Apologies for January and February from Cllr (ME) due to holidays

12.16 Date of next meeting 7th January 2025 – online

Meeting closed 9.05pm