

Maelor South Community Council Meeting Minutes

Date: 7th January 2025

Time: 7:00 PM

Location: Online

Present

- **Cllr Alwyn Raey (AR)** – Chair **Cllrs:** John Griffiths (JG), John Blanchard (JB), Keith Owen (KO), Jackie Tomkinson (JT), Nick Ringrose (NR)
- **Clerk:** John Gallanders
- **Public Attendance:** Two members of the public

01.1 Welcome and Apologies

The Chair opened the meeting, noting apologies from **Cllrs Michelle Edge and Simon Huxley**.

The Chair reported on the recent passing of **Cllr Alison Jones**, paying tribute to her dedication and hard work, particularly regarding the development of the Donkey Field. A moment of silence was observed for reflection.

Funeral arrangements will be circulated when available.

Other absentees:

- **Cllr John McCusker** (unable to access the meeting online)

01.2 Police Update

An apology was received from the PCSO. The previously circulated report was noted.

Action: No further action required.

01.3 County Councillor Update

Cllr John McCusker was unable to attend but provided a telephone update on **Penley Hospital**:

- A sudden relocation of all patients and staff occurred before Christmas without prior notice.
- The hospital is to be mothballed temporarily for three months while BCUHB decides on its future.

Action: Clerk to write to the CEO of BCUHB, requesting MSCC's inclusion in any formal consultation regarding the site's future. Members emphasized community involvement should the facility no longer serve a medical purpose.

01.4 Public Forum

Resident Concerns - Flooding on Cadney Lane

A resident highlighted blocked culverts and flooding issues in **Cadney Lane** and nearby areas in Bettisfield. One property was identified as having effluent leakage from its septic tank due to flooding.

Action: Clerk to inform the WCBC Flooding Officer and ensure the issue is passed to Environmental Health.

Morris Homes Report - Simon Hill (SH)

SH had prepared a draft report addressing the long-standing lack of emergency access to the Morris Homes Estate in Penley:

- The original planning approval required an emergency entrance/exit, which remains unfulfilled, creating a significant safety concern.
- Specific areas were identified where blockages could hinder emergency services.

Action: SH to finalize the report for submission to WCBC. MSCC to arrange a site meeting with relevant officers following submission.

There will be a Phase 2 re unresolved issues – including drainage, unadopted site status, and Section 106 agreements. However, SH suggested prioritizing the emergency access issue.

01.5 Minutes of the Previous Meeting (3rd December)

Corrections:

- **01.06:** Date should read 2024.
- **12.8:** Change "shred" to "shared."

Proposed for approval by **Cllr John Griffiths (JG)**, seconded by **Cllr Nick Ringrose (NR)**.

01.6 Matters Arising

Main Road Lighting

Four lights between the Rainbow Centre and the Industrial Estate remain non-functional.

Action: Clerk to report the issue again to WCBC.

Suspicious Activity in Bettisfield

Following the previous report, information was shared on the Bettisfield Facebook page to alert residents and encourage them to verify IDs before sharing information.

01.7 Village Projects/Issues

Bettisfield

- **Donkey Field:** Update contact details with Keep Wales Tidy for tree and bench deliveries.
- **Memorial for Cllr Alison Jones:** Proposed a plaque on a picnic bench and/ or planting a tree in her memory.

Action: Discuss at February meeting after consulting with the family.

Penley

- **Section 106 Funding:** £24,000 allocated for the Pendas Park Playground must be spent within five years.

- Suggestion to allocate £1,000 annually for maintenance over five years.
- Proposals for additional safety gate and new tower play equipment, potentially involving children from Madras School in the design

Action: Clerk to seek clarity from WCBC and arrange a site meeting with relevant stakeholders.

01.8 Digital Health Report

A report from One Voice Wales recommended moving to a **.gov.wales domain** for enhanced security and considering website upgrades to improve engagement.

Action:

- Agreed Clerk to research domain costs for the February meeting.
- Phase Two: Review website specifications for further upgrades.

01.9 Finance

- Two invoices approved for payment.
- Budget for 2025/26 set at £25,397 (balanced).

Action: Notify WCBC of the precept request.

01.10 Governance

- **Bettisfield Vacancy:** Created by Cllr Alison Jones' passing. Recruitment promotion deferred until the end of January.

01.11 Planning Applications

New Applications

- **P/2024/1687:** Single-storey rear extension at Adrefelyn Farm, Penley – *No objections*.

Updates

- **P/2024/1375:** Two-storey side extension at Dymocks Croft, Penley – *Permission granted*.

Enforcement

- **Big Green Court:** WCBC Enforcement Officer to address non-compliance issues regarding lighting.

Proposed Traveller Site

The applicant has submitted an appeal to the **Secretary of State** following Shropshire County Council's refusal. MSCC to emphasize flooding concerns in their response.

01.12 Meetings Attended by Councillors

No reports.

01.13 Any Other Business

- **Defibrillator (Tudor Drive):** Cllr (JG) to follow-up with ScottishPower regarding power supply installation.

- **Christmas Poppies:** Poor quality noted; unlikely to use again unless improvements are made.
- **Outdoor Gym Donkey Field:** Such a proposal would need to have external funding, establish who would manage the project and the need for a community evidence base to support any funding application by whichever organisation was the lead group.

01.14 Date of Next Meeting

4th February 2025, 7:00 PM, via Teams

Meeting closed at 9:13 PM.