

Maelor South Community Council Meeting Minutes

Date: 4th February 2025.

Time: 7.00pm

Location: Online

Present: Councillors John Griffiths, Keith Owen, Alwyn Reay, John Blanchard, Nick Ringrose, Ian Burdett and Simon Huxley.

02.1 Welcome and Apologies

Apologies noted from Councillors Michelle Edge and Jackie Tomkinson

Apologies were also received from Zoe, the new community agent who was due to give a presentation.

02.2. Police Report

The PCSO Lisa Marie Davies to her first meeting. PCSO report previously circulated:

- One incident to report: a theft occurred on 19th January from a shed in Erbistock.
- PCSO has made several visits to Madras School to address parking issues. Due to ongoing construction at the school, parking problems have worsened. A police officer will accompany the PCSO to issue traffic warning notices to parents parking dangerously or obstructively. It was highlighted that irregular parking restricts access for children with disabilities. The PCSO will liaise with the school for further communication.
- Councillor Alwyn Reay requested a walkabout with the PCSO in February or March to identify local issues.
- A resident in Bettisfield reported late-night door knocking and anonymous phone calls. Residents are reminded to call 101 for non-emergencies. PCSO to contact the resident.

02.03. County Council Update Councillor John McCusker

- Flooding in the Bettisfield area remains a concern. Two culverts are blocked with 15 inches of silt. Efforts to clear them were hindered due to equipment failure, WCBC crews are expected to return soon. Temporary pothole repairs have been made, with permanent solutions planned during dry weather. Awaiting update from Flooding Officers.
- Flooding near Penley Bank close to main entrance to Tudor Court (A539) poses risks, especially in unlit areas and potential freezing.
- Councillor McCusker will share key contacts within Wrexham Council with the Clerk.
- During a visit to Pendas Park with the new Tenants Officer, unsafe Wrexham Council garages were noted. Some residents have erected sheds on former

garage sites. Councillor McCusker will investigate responsibility for these structures.

- Councillor Alwyn Ray raised concerns about septic tanks at the old Nags Head pub site in Bettisfield, which cause overflow issues during high water levels. Clerk to contact Environmental Department again.
- Broadband speed in the area is insufficient, affecting services like Care Call, especially for residents using their gardens or areas far from their routers. Clerk highlighted a new company is setting up in the area to provide a faster service- details to be shared.
- Councillor Nick Ringrose highlighted that the safety fencing at Dimock Arms site has been damaged by recent bad weather. The Clerk will contact WCBC's planning and heritage officers to address safety concerns.

02.04 Public Forum – no public members present

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Three minor typo corrections were made to the previous minutes. The minutes were approved by Councillor John Blanchard, seconded by Councillor Simon Huxley.

02.06. Matters Arising

- **BCUHB and Penley Hospital:** A letter was sent after the last meeting to the CEO of BCUHB regarding the site's future status. No response from the Health Board's chief executive.

Action: Clerk to follow up.

- **Section 106 Feedback:** No update from Simon Hill. Councillor John Griffiths to discuss with SH to facilitate report submission to WCBC.
- **Bettisfield Flooding:** Environmental Health were contacted regarding sewage seepage from septic tanks; no response yet.
- **Lighting Issues:** Lights between Rainbow Centre, the industrial estate, and Maelor School remain non-functional, as does the 20mph sign.

Action: Clerk to contact WCBC urgently.

- **Memorial for Alison Jones:** A plaque will be purchased, similar to the one for Alison's husband, and placed on a bench in Donkey Field. Local residents will be invited to the short memorial.

02.07 Village Projects and Updates

Bettisfield

- Keep Wales Tidy will supply fruit trees, benches, animal habitats for Donkey Field, with delivery expected in the coming weeks. They will also provide volunteers for installations and plantings.

Action: Clerk to obtain a full list of items and coordinate planting plans.

- **Canal and River Trust:** CART to be reminded of their commitment to reseed the centre Donkey Field's and restore it to pre works condition. The fence at the top of the bank has not been replaced.
- **Hedge Maintenance:** The front-facing hedge on Catney Lane has been cut, but the height remains untouched.

Action: Clerk to contact contractor to reduce the hedge by two feet.

Penley: No new projects reported.

- **Defibrillator at Tudor Drive:** Councillor John Griffith to contact Scottish Power for a potential community project to connect the defibrillator to a power supply.

02.08 Highways Issues

- **Ellesmere Lane Lighting:** Despite previous reports, lighting issues remain unresolved.

Action: Clerk to follow up with Wrexham Council.

- **Zebra Crossing:** No response from WCBC following the December meeting correspondence or subsequent follow up on 22nd January 2025. Members agreed not to pursue further but will hold funds and assess how long it can be retained without WCBC invoicing.
- **Penley Layby:** Increasing potholes and surface damage were noted. MSCC is responsible for grass cutting, while WCBC is responsible for road maintenance.

Action: Clerk to inform WCBC of the hazardous road surface.

02.09 Finance

The financial statements were accepted, proposed by Councillor John Blanchard, seconded by Councillor Simon Huxley.

- Two payments were agreed upon – Payroll charges (AVOW) , Playground Inspection (WCBC)

Community Grants:

- **Granted:** Wales Air Ambulance (£125), Macmillan Cancer Support (£125), Hope House (£125), Wales Blood Bank Bikes (£125), Nightingale House (£125), VE Day Appeal (£50).
- **Not Granted:** Urdd Eisteddfod, Calon FM, National Eisteddfod, Wrexham Sounds, Theatre Barr Caws, Therapy Star.
- **Deferred to March:** Awaiting further information- Bettisfield Churchyard, Penley Youth Club, Penley Churchyard
- **Annual Grant:** Penley Village Hall (£500).

Total non-community donations awarded: £675. Available balance: £853.34. Budget lines in place for deferred items will carry forward to March.

02.10 Governance

- **WCBC Play Inspection SLA (2025-2026):** Unanimously agreed to renew the contract. Proposed by Councillor John Blanchard, seconded by Councillor Simon Huxley.
- **.gov.wales Domain:** Option 3 selected for best value, providing email addresses and domain services. Designated emails for Chair, Vice-Chair, and Clerk. Proposed Councillor Alwyn Reay, seconded Councillor John Griffiths
- **Bettisfield Councillor Vacancy**
The vacancy to replace Councillor Alison Jones will be advertised for 14 days. If no candidates come forward, the position will be filled through co-option.

2.11 Planning Applications

- **P/2024/1586:** Concerns raised about pollution, noise, and traffic.

Action: Clerk to inform Wrexham Planning Department.

- **P/2024/1691 (Lawful Development Certificate):** Clerk to consult with the relevant planning officer.
- **P/2024/1357 (Change of Use to Equine):** Discussed floodlighting concerns; lights should be directed towards the farm.

2.12 Meetings Attended by Councillors

No reports.

2.13. Communications

No report.

2.14. Any Other Business

No additional business.

Meeting Closed: 21:37.

Date of Next Meeting: 4th March 2025, 7 PM at Bettisfield Chapel.