

## **Maelor South Community Council**

### **Minutes of the Ordinary Meeting**

Held: 3<sup>rd</sup> February 2026 (online via Microsoft Teams)

Meeting opened: 7.00 pm.

#### **1.02 Present**

Cllrs Alwyn Reay; John Griffiths ; Nick Ringrose ; John Blanchard ; Becky Bettis ; Keith Owen

Clerk: John Gallanders

#### **2.02 Apologies for Absence**

Apologies were received from: Cllr Jan Thomas and Cllr John McCuskar

#### **3.02 Declarations of Interest**

None declared.

#### **4.02 Police Report and Community Safety**

The February Police Report was noted. Attempts to secure officer attendance have been unsuccessful due to operational pressures.

It was noted that incidents recorded at Penley school may reflect changes in reporting practice rather than an increase in poor behavior. Members confirmed there is no evidence of wider anti-social behavior in the village.

Positive engagement at Madras School was highlighted, including the Mini Police initiative led by PC Mark Sayer, speed awareness activities and online safety sessions.

#### **Action:**

- A joint letter of thanks to be sent from MSCC and Madras School to PC Mark Sayer and colleagues.
- Clerk to continue pursuing improved police engagement.

#### **5.02 County Councilor Update**

No update received.

Members noted an expected planning decision for Big Green Court (development of three houses). It was noted that Welsh Water had objected to building before 2030 or before that date if improvements are made to the local treatment works. Councilors also voiced concerns about ongoing road safety due to surface deterioration on the A539 at Penley Bank (Higher Penley) pending resurfacing in April 2026. It was noted that forthcoming local A road closures and greater increase in tourist traffic would make the road dangerous for motorists, cyclists and pedestrian traffic.

## **6.02 Minutes of the Previous Meeting (January 2026)**

The minutes were confirmed as a true and accurate record.

Proposed: Cllr JG Seconded: Cllr BB

## **7.02 Matters Arising**

The canal bridge pothole in Bettisfield was confirmed as repaired.

No further matters arising.

## **8.02 Village Projects and Updates**

Bettisfield

Grass cutting quotations received.

Replacement of two failed fruit trees to be purchased.

New signage brief for The Office Field in preparation.

### **Penley**

Grass-cutting quotations received.

Litter concerns were raised, particularly on routes to/from the Maelor School.

### **Action:**

- Clerk to write to Maelor School regarding litter concerns and helping with a community litter pick
- Community litter initiative to be explored.

## **9.02 Morris Homes Development (Penley)**

Ongoing concerns regarding verge damage, parking and hedge maintenance were discussed. It was confirmed that Morris Homes retains responsibility until adoption.

### **Action:**

- Clerk to write formally to Morris Homes requesting clarification and action.
- MSCC not able to undertake works on unadopted land.

## **10.02 Betsi Cadwaladr / Penley Hospital Update**

No substantive update other than engagement with schools and youth club to take place. Standing item to remain.

## **11.02 Representation – Polish Rainbow Project**

### **Action:**

- Cllr Becky was appointed as MSCC representative.

## **12.02 Finance**

Payments approved for:

- Email hosting
- Playground inspection
- Scottish Power lighting (£268.51)

Proposed: Cllr JB Seconded: Cllr NR

## **14.02 Appointment of Internal Auditor**

### **Action:**

- JDH Business Services Ltd appointed as Internal Auditor.

## **15.02 Energy Supply Contract**

New unmetered supply with Ecotricity approved, reducing unit costs from 47p to 31.99p.

## **16.02 Bleed Kits**

Whilst there was an in-principle agreement Members required further research on compliant kits, costs and location before making a final decision.

### **Action:**

- Clerk to report back to March meeting.

## **17. 02 Pride in Place Funding**

Members noted that the new funding has an allocation of £22,085.82 capital for MSCC for 2025–26 with similar funding anticipated for 2026–27.

### **Action:**

- Members to submit project priorities.
- Clerk to share any updates that occur prior to the March meeting prepare costed options.

The Clerk noted that the Grants schedule had been circulated and asked Members to confirm annual allocations.

## **18.02 Annual Community Grants**

Applications had been received and Members approved the following for 2025/26.

External / Community Grants:

- Wales Air Ambulance – £125 (approved).
- Macmillan Cancer Support – £125 (approved).
- Hope House Children's Hospices – £125 (approved).
- Wales Blood Bikes – £125 (approved).
- Nightingale House Hospice – £125 (approved).
- Friends of Madras (Summer Fête / bouncy castle and activities) – £200 (approved).

Not supported

- Maelor Welsh Society (Twmpath / Welsh barn dance) – further clarification required.

#### Local / Village Grants and Annual Contributions:

- Penley Churchyard (maintenance) – £550 (approved).
- Penley Village Hall (annual contribution) – £550 (approved).
- Bettisfield Churchyard (maintenance) – £550 (approved).
- Bettisfield Village Hall (annual contribution towards running costs) – £550 (approved).
- Youth Club – £1,100 (approved, reflecting inflationary uplift included in budget).
- Battlefield Village Hall – additional £100 contribution towards grounds / playground maintenance (approved).
- Therapy Stars – not funded at this stage; to be reconsidered in-year only if supporting a child from within the Council area.

### **19.02 Grass Cutting Contracts (Bettisfield and Penley)**

The Clerk summarised tender returns for grass cutting in Bettisfield and Penley, noting that tenders were invited for separate or combined contracts and included optional elements (Penley lay-by; Bettisfield bus shelter).

Members discussed the spread of costs, the importance of consistent service standards, and the benefits of appointing one contractor to cover both villages to improve continuity and day-to-day communication.

#### Resolved:

- To proceed with the contractor offering to cover both villages (Tender 'Option 2', as per the Clerk's comparative schedule), subject to satisfactory reference checks.
- Clerk to obtain and review references before confirming appointment and notifying unsuccessful tenderers.

- If concerns arise from references, the Clerk is authorised to consult Members by email and revert to the next most suitable tenderer without waiting for the next full meeting.
- Contract start date to be from April 2026. The Penley lay-by remains optional pending any outstanding agreement/health & safety considerations with WCBC.

#### **20.02. Correspondence**

No additional correspondence.

#### **21.02 Governance**

Members noted there are still vacancies in both Penley and Bettisfield. Members to ask in the community for any potential applicants.

#### **22.02 Planning**

No applications

#### **23.02 . Date of Next Meeting**

3<sup>rd</sup> March 2026 – Bettisfield Village Hall (TBC) Meeting closed: 9.50 pm.( note meeting date changed to the 17<sup>th</sup> of March 2026)