

MAELOR SOUTH COMMUNITY COUNCIL

Minutes of the Meeting held on Tuesday 7 January 2026 at 7.00pm Online

Present:

Cllr Alwyn Reay (Chair), Cllr John Griffiths, Cllr Keith Owen, Cllr Jackie Tomlinson, Cllr Jan Thompson, Cllr John Blanchard

Apologies: Cllr Rebecca Bettis; County Cllr Nick Ringrose Cllr John McCusker (WCBC)

Also present:

John Gallanders (Clerk)

01.01 Welcome and Apologies

The Chair opened the meeting and wished Members a belated Happy New Year.

The resignation of Cllr Ian Burdett, received in December due to work and time pressures, was formally reported. Members recorded their thanks for his contribution and noted that he would be welcome to re-join should circumstances allow.

02.01 Police Report

A written Police update had been circulated in advance.

Members expressed strong dissatisfaction at the continued absence of Police representation at meetings, despite repeated assurances of engagement. Claims of high-visibility patrols were felt not to reflect local experience, particularly in Bettisfield. Concerns regarding speeding, limited enforcement activity, and lack of feedback on intelligence provided to North Wales Police were reiterated.

Incidents of Note		
Crime Reference Number	Date	Brief Circumstances
C192243	12/12/2025	Theft – Theft of number plates – Penley
C192277	12/12/2025	Dangerous Dog – Dog on person attack – Penley
C192298	12/12/2025	ASB – neighbour blocking neighbours driveway - Overton
C200379	28/12/2025	ASB – Youths gained access to industrial estate – Penley

Action: Clerk to escalate concerns formally to senior officers within North Wales Police and request meaningful engagement and attendance.

03.01 County Councillor / WCBC Update

No verbal update was provided due to the County Councilor's absence. (Clerk apologized for not sending the meeting notification out earlier to Cllr JM)

Bettisfield members reiterated concerns regarding deteriorating road conditions, edge-of-carriageway erosion caused by heavy agricultural vehicles/ tractors, and a developing pothole on the canal bridge. It was noted that freeze–thaw conditions and heavy vehicle use could result in rapid deterioration.

Action: Clerk to raise the canal bridge issue urgently with WCBC Highways due to potential safety implications.

04.01 Discussion with Rainbow Foundation – Penley Hospital

Caroline Tudor-James attended on behalf of the Rainbow Foundation to discuss, at a high level, the potential future of the Penley Hospital site.

Ms Tudor-James outlined the Rainbow Foundation's role in supporting communities to explore sustainable, community-benefit uses for assets where opportunities arise. She emphasised that the Foundation is not an NHS service provider and that any involvement would be exploratory and dependent on clarity regarding the site's status.

An overview was provided of the three options BCUHB are considering and in particular how Option 3 is closest to the offer being put forward by the Rainbow Foundation for a step-down step-up bed provision and added patient support services.

Members highlighted the current uncertainty surrounding the hospital following its temporary closure and the strong local interest in retaining the site for community benefit. It was noted that no decisions have been made by Betsi Cadwaladr University Health Board regarding the future of the site.

It was agreed that:

- the discussion was exploratory only.
- no commitments were made by either party.
- any further engagement would depend on the outcome of the Health Board's consultation and decision-making process.

Members thanked Ms Tudor for attending and for the Rainbow Foundation's willingness to engage openly with the community.

05.01 Minutes of Previous Meeting

Amendments: Cllr NR in attendance Cllr IB absent

Minutes of the previous meeting were agreed as a true and accurate record.

Proposed Cllr JB Seconded Cllr JG

06.01 Matters Arising

Street lighting repairs (light 4) previously raised were confirmed as completed.

Ongoing highways issues, including Cadney Lane drainage and road surface degradation, remain unresolved. Members agreed that long-running matters should not be repeatedly discussed unless there is a material change in status.

Due to current weather conditions no works would be undertaken until the Spring.

Action: Clerk to notify Cllr JM and WW from WCBC of the current concerns. Members to provide the Clerk with photographic evidence of the worst potholes and flooding.

07.01 Village projects and updates

Members discussed an update on village projects specific to Bettisfield.

It was noted that the replacement of trees at Office Field remains planned, with planting to be undertaken during the appropriate planting season. Budget provision for the replacement trees has already been agreed.

Members also received an update on drainage issues affecting Office Field and Cadney Lane. It was noted that while some remedial works have taken place, drainage remains an ongoing concern and will continue to be monitored. Members agreed that further engagement with the relevant authorities may be required should issues persist.

No changes to be reported from Penley under this item.

08.01 Finance

The Clerk presented an overview of the Council's current financial position.

Payments presented were approved- Clerk salary and expenses and ScottishPower.

Payment to the Clerk following payroll run from AVOW.

It was noted after the approved payments the Current account would have a balance of £9434.49 and Deposit account £36,774.82 = £46,209.31

Community grant applications will be issued during January, with decisions required at the February meeting.

Action: Clerk to circulate grant application packs and prepare recommendations for February.

09.01 Correspondence

An invite has been received regarding a Royal Garden Party. Unanimously it was agreed that Cllr John Blanchard be nominated.

10.01 Governance and Membership

Vacancies in Bettisfield and Penley were formally noted following the resignation.

Action: Clerk to notify WCBC Electoral Services and update the monitoring matrix for February.

11.01 Planning

No planning applications or updates were reported.

12.01 Meetings Attended

Cllr JB reported attendance at Village Hall and Library coordination meetings, noting the relocation of the library to the Village Hall. The Village Hall has also been cited as a location for future meetings after the closure of the Chapel. Cllr KO the funeral of Keith Davies (Pats Coaches) was attended on behalf of the Council, recognising significant community contribution.

10.01 Any Other Business

Members discussed improving meeting efficiency and transparency by circulating the WCBC monitoring matrix in advance and introducing a Red / Amber / Green (RAG) status approach. This was intended to reduce repetition and better demonstrate progress to residents.

It was agreed this approach would be trialed from February.

11.01 Date of Next Meeting

Tuesday 3 February 2026, 7.00pm (Online)

Meeting closed at 8.35pm