

MAELOR SOUTH COMMUNITY COUNCIL

Minutes of the Meeting held on Tuesday 7th October 2025 at 7.00pm

Madras School Community Room

Present:

Cllr Alwyn Reay (Chair), Cllr John Griffiths, Cllr John Blanchard, Cllr Keith Owen, Cllr Ian Burdett,

Also Present:

John Gallanders – Clerk

Representatives of BCUHB – Helen Stevens Jones – Andrea Hughes – Cameron Abbot

Prospective Councillor: Rebecca Bettis; Jan Thompson

Apologies:

Cllr Michelle Edge, Cllr Nick Ringrose

1.10 Chair's Announcements

The Chair welcomed Members and guests. It was noted that Councillor vacancies remain for both Bettisfield and Penley wards. In attendance were Jan Thompson (Bettisfield) and Rebecca Bettis (Penley) who have both applied to be co-opted Members for the respective Wards.

Proposed Cllr (JG) Seconded Cllr (KO) unanimously accepted both as co-opted Members.

Action: Clerk to notify WCBC Monitoring Officer

2.10 BCUHB Consultation – Penley Hospital

The Council has arranged for representatives from BCUHB to update Members on the ongoing consultation process regarding the potential use of the Penley Hospital site.

Representatives from Betsi Cadwaladr University Health Board (BCUHB), including Helen Stevens-Jones, Andrea Hughes and Cameron Abbot, attended the meeting to discuss the ongoing temporary closure of Penley Hospital, which has been in place since December 2024. Members welcomed the opportunity to meet with the Health Board and reiterate the importance of open and transparent dialogue following several months of community concern.

It was noted that Cllr (AR) attended the recent Stakeholder consultation held in Overton Village Hall as the MSCC representative. A range of options have been put forward and will be reviewed ready for the next stakeholder meeting in November.

It was reported that a community survey had been issued by BCUHB in early July 2025 seeking residents' views on the future of the hospital site. Members queried what the response rate was – the information was not available and would be provided after the meeting.

The Stakeholder Meeting had a wide range of invited representation from the area, but it was acknowledged that Children and Young Peoples organisations were not represented. It was acknowledged that this was a gap, and it was agreed that the Clerk would provide contacts for the schools and youth club. A second stakeholder meeting is scheduled for November, when a shortlist of potential future uses will be discussed based on the feedback received so far.

The BCUHB representatives gave an overview of the difficulties that arose last December both with staffing and a shortage of suitable patients. It was confirmed why the hospital was not designated as a step down bed unit – the main response appears to have been the lack of rehabilitation facilities as they had been removed about 7 years previously, inability to provide varied diet such as gluten free, no provision for end of life care, patients needing an IV or those who fall within DOLS (Deprivation of Liberty). This meant it was not ideal to be considered as a means of reducing delays in discharge from the Maelor nor was it suitable as a Social Care type provision due to limited bed capacity.

Members also discussed the hospital's significant heritage and community value, noting its long-standing role in serving local residents and its symbolic importance to the Maelor area. The Council emphasised that the site should remain in public or community use, and any disposal for purely commercial purposes would be strongly opposed.

Feedback from the first stakeholder meeting indicated that engagement had been limited, with several local organisations and patient groups unaware of the consultation until after it closed. The Council reiterated that future engagement must be comprehensive, inclusive, and timely.

Resolutions and Actions:

- Clerk to request written confirmation from BCUHB of the total number of survey responses and a summary of feedback findings.

- Council to continue pressing for the hospital's retention in health/social care or community use and to engage elected representatives and local media.
- Clerk to provide contact information for the relevant staff and youth leaders to facilitate this engagement.
- An additional feedback session will be arranged after the second Stakeholder event.

3.10 Police Update

Report previously circulated from the PCSO. 2 cases of Domestic Violence and two occurrences of Anti-Social Behavior (three separate couples). GoSafe has been active, and two speeding fines are being issued.

It was noted that issues are arising in Bettisfield with excess speed going over the Canal Bridge.

Action: Bettisfield Members to send photos to the Clerk to be shared with WCBC Highways Department in respect of replacement speed hump signs.

Action: Clerk to pursue WCBC and GoSafe for more designated enforcement bases within Penley.

4.10 County Councillor / WCBC Update

No Report

5.10 Minutes 2nd September 2025

Amendment: Office Field – 2 replacement trees required not 4

Minutes approved – Proposed Cllrs (JG) Seconded Cllrs (KO)

Matters arising

Defibrillator cabinet Bettisfield – noted that Wales Ambulance Service have not been in touch re a replacement cabinet- Clerk is authorized to make a purchase.

GoSafe- It was noted that there is no designated parking spot for the GoSafe van in the village – action to suggest the Village Hall layby.

6.10 Community Feedback

Bettisfield

Flooding and Drainage –

Members had previously received a detailed update on the ongoing flooding issues. It was noted that WCBC have been present on a few occasions and

commenced work to clear culverts and drains. Photos have been provided that still show blockages of silt and debris. Concerns expressed that the works need to be completed before the bad weather and risk of flooding again.

Action: Clerk to follow up the local residents email correspondence to WCBC offering support and sharing concerns of the lack of completion.

Office Field –

It was noted that CRT have still not undertaken the necessary restoration work despite numerous requests and MSCC withholding of payment of the lease. It was noted the grass cutting contractor is not cutting under the tables and benches.

Action: Clerk to pursue the outstanding issues with CRT. Clerk to contact grass contractor to resolve before the end of grass cutting period.

Waste and Recycling-

It was noted that previous issues due to impending strike action were resolved within two weeks.

Penley

Defibrillator – Tudor Drive Unit – awaiting a price from electrician for a solar panel.

School Traffic – the Road Safety Report due to be produced by WCBC after the site visit has still not been provided. A response to the technical letter sent to WCBC by Simon Hill (resident) has still not been responded to- issues raised in respect to whether appropriate technical assessment of traffic changes has been undertaken. It was noted that there have been some ‘drive through’ by the Police during opening and closing of school.

Remembrance Day Wreath – Cllr (JG) has arranged for two wreaths one for Penley and one for Bettisfield- Clerk to provide logos.

7.10 Finance

Invoice due for payment for October 2025 £2090.40

Invoices for payment approved|: Proposed Cllr (JG) Seconded Cllr (KO)

It was noted that the combined balance of accounts after payments is £37,959.07 with a potential outstanding liability to WCBC of £15,000

8.10 Correspondence

Rainbow Foundation- a request has been made for MSCC to have representation on a steering group for the new Polish Project that is being funded by the National Lottery. Cllrs RB (subject to no conflict of interest) and IB were nominated to represent MSCC.

9.10 Governance

Complaints Policy- a revised template provide by OVW has been adapted for MSCC – Members unanimously agreed to accept the Policy as circulated.

10.10 Planning Updates

No Planning Applications to be considered- awaiting update from Planning Officer re Oswestry Classic Cars and additional properties at Big Green Farm

11.10 Meetings attended by Members

Cllrs (JG) School Highways site meeting

Cllr (AR) BCUHB Stakeholder consultation

12.10 Date of Next Meeting

Tuesday 4th November 2025, 7.00pm at Bettisfield Chapel.

Meeting closed at 9.45pm.