MAELOR SOUTH COMMUNITY COUNCIL

Full Council Meeting – Community Hub, Penley
Minutes of the Meeting held on Tuesday 2nd June 2026 at 7.15pm

Present: Cllr Alwyn Reay (Chair), Cllr John Griffiths, Cllr Jan Thompson, Cllr John Blanchard, Cllr Nic Ringrose
Also Present: John Gallanders – Clerk
Apologies: Cllr John McCusker,, Cllr Keith Owen, Cllr Becky Heyward, PCSO Lisa Rogers

1.6 Welcome and Apologies

The Chair welcomed members to the meeting and noted the apologies received. Members were reminded that a number of significant community matters remained ongoing, including road safety concerns, Penley Hospital consultation activity, community facility developments and governance matters.

2.6 Declaration of Interest

It was noted that there were no additional declarations of interest on any agenda item.

3.6 Police Update

No Police representative was in attendance, and no update had been received for the meeting. Members expressed disappointment regarding the continuing lack of attendance.

A lengthy discussion took place regarding speeding concerns throughout the area, particularly in Bettisfield. Members noted that whilst residents regularly raised concerns, formal reporting remained limited and this potentially affected the priority given to enforcement activity.

The possibility of establishing a Community Speed Watch scheme was discussed. Members noted that North Wales Police could provide training and equipment support if sufficient volunteers could be identified. It was agreed that community interest should be tested through local publicity and social media.

Further discussion took place regarding school-related incidents appearing in Police reports. Clarification received following previous enquiries suggested that incidents were reported by parents rather than directly by the school.

4.6 Minutes of Previous Meeting and Matters Arising

The Minutes of the meeting held on 13 May 2026 were reviewed and approved. Members considered progress against the previous Action Log. Updates were received regarding road markings, litter bins, Penley Bank signage, drainage concerns and ongoing highways issues. Members noted that whilst progress had been achieved in several areas, many matters required continued monitoring and follow-up with WCBC.

Minutes were unanimously approved.

5.6 Highway, Road Safety and Infrastructure Matters

A substantial discussion took place regarding road safety throughout the community. Members welcomed the reinstatement of chevron signs on Penley Bank and acknowledged that recent resurfacing works had significantly improved the condition of the road. However, concerns remained that improved surfacing could encourage higher vehicle speeds.

Particular attention was given to Bettisfield Canal Bridge. Members described repeated near misses, restricted visibility, excessive speed, inappropriate parking near bridge approaches and difficulties experienced by pedestrians and mobility scooter users. Several examples were provided of vehicles approaching the bridge at excessive speed and drivers failing to appreciate the restricted sight lines. Members considered a range of potential solutions including additional warning signs, electronic speed indicator devices, improved road markings, speed watch activity and a formal road safety audit. It was agreed that WCBC Highways should be invited to undertake a site visit.

Members also discussed the possibility of incorporating future safety improvements into Pride in Place funded projects if funding was secured.

6.6 Defibrillators and Community Safety

The Clerk provided an update regarding the relocation of the Bettisfield defibrillator following the sale of the Chapel building. A replacement cabinet had now been obtained, and installation arrangements were progressing. Members discussed the importance of ensuring uninterrupted public access during the relocation process. It was further reported that bleed kits were being introduced at all Council maintained defibrillator locations. Members welcomed the initiative and agreed that publicity should be undertaken once installation was complete to raise awareness of the additional emergency equipment available within the community.

7.6 Penley Hospital Consultation

Members received a detailed update regarding developments relating to Penley Hospital. It was noted that the Health Board had approved progression to a further consultation stage examining future service options.

Members discussed concerns regarding one potential option involving delivery of services without a dedicated building. There was concern that this approach could ultimately weaken local provision and reduce community benefit.

Members noted that speculation within the community remained high and misinformation continued to circulate. The Clerk reported recent communication received from consultation officers and advised that representatives from the Health Board had indicated a willingness to attend a future Council meeting. Members agreed that representatives should be invited to the July meeting in Penley to provide a direct update on consultation findings, future proposals and timescales.

8.6 Village Projects and Community Development

Members received updates regarding discussions with The Maelor School/ WCBC concerning wider community use of school facilities. Ongoing conversations included exploration of *sports provision and broader community access* opportunities. Members emphasised that any future development should serve the whole Maelor South area and not be perceived as serving a single village. Discussion also took place regarding the wider concept of community hubs and the importance of securing long-term community ownership, participation and sustainability. Members acknowledged that future funding opportunities would be critical in progressing these proposals.

9.6 Overton Water Main Works

Members considered information regarding major Welsh Water infrastructure works proposed between Overton and surrounding areas. Significant disruption was anticipated during the summer months, including temporary road closures and diversion routes. Concern was expressed regarding the impact upon residents travelling to Wrexham, schools, healthcare appointments and local businesses. Members noted that public information sessions had been arranged in Overton Village Hall and agreed that Council representation should attend in order to obtain detailed information and report back to residents.

10.6 Audit, Governance and Policies

The Clerk reported that all Audit Wales documentation had been submitted within the required timescales. Members considered a range of governance documents based upon updated One Voice Wales templates, including Financial Regulations, Community Engagement arrangements, Complaints Procedures and related governance documentation. The Clerk explained the purpose of the revisions and highlighted that many changes reflected best practice and improved consistency rather than substantive policy changes. Members welcomed the work undertaken and approved of the updated documents.

11.6 Financial Report and Payments

The Clerk presented the financial report. Members considered and approved payments relating to grass cutting, internal audit fees and the purchase of an additional bleed kit. Members noted that the Council continued to hold healthy balances and designated reserves remained available for strategic projects including the proposed zebra crossing upgrade, website improvements, noticeboards and community infrastructure initiatives. Members were satisfied that financial management arrangements remained robust.

12.6 Pride in Place Funding

No formal decision has been received regarding the Council's Pride in Place application. Members expressed frustration regarding delays but remained optimistic regarding the prospects of success. Proposed projects included gateway signage, community improvements, road safety measures and wider environmental enhancements. It was agreed that preliminary discussions with highways officers should commence as soon as funding outcomes were confirmed.

13.6 Council Vacancies and Community Engagement

Members reviewed efforts to recruit additional councillors. Vacancy notices had been distributed and further promotion was planned. Members acknowledged the importance of attracting new volunteers capable of supporting future community projects. Discussion took place regarding community engagement opportunities and the need to demonstrate visible outcomes from Council activity in order to encourage greater participation.

14.6 Rainbow Foundation Funding Application

Members considered a funding request received by the Rainbow Foundation. Discussion focused upon the organisation's role within the wider community, the scale of its activities and its current financial position. Members recognised the valuable work undertaken by the organisation but agreed that additional information should be sought regarding fundraising progress and current funding requirements before any decision was made. It was agreed that a positive and constructive response should be provided.

15.6 Planning Matters

No planning applications were reported for consideration. Dymock Arms security fence has still not been replaced.

16.6 Any Other Business

Members briefly discussed wider community issues, local infrastructure concerns and opportunities for future partnership working. No additional formal decisions were required.

Date of Next Meeting: July 2026 – Bettisfield Village Hall, Bettisfield

Meeting closed at approximately 9.15pm.