

MAELOR SOUTH COMMUNITY COUNCIL

Minutes of the meeting on Tuesday, 4th June 2019, 7:30p.m at Bettisfield Chapel

Apologies. Cllr. Mrs. S. Rodenhurst, holiday; Cllr. Mrs. Y Lee-Jones, illness; Cllr. J. McCusker, previous engagement.

Present: Cllr. J. Griffiths, Cllr. Mrs. R. Bettis, Cllr. Mrs. W. Sime, Cllr. S. Hill, Cllr. P. Jones, Cllr. J. Blanchard, Mrs. R. Coupe (prospective candidate for Penley Vacancy), Mrs. L. Houston, Clerk.

1. Declarations of Interest.

There were none.

2. Minutes of the last meeting.

There were two amendments:

Item 5: LDP, instead of UDP

Item 11, Finance: Figures for street lighting should read £1465 excluding VAT or £1758 including VAT.

Cllr. Griffiths proposed that the installation of additional street lights in Ellesmere lane should be delayed for the time being. All agreed.

The minutes were then accepted as a true record and duly signed by the Chair.

3. Matters arising.

Item 4 – Police priorities. These will be discussed at a future meeting when PCSO's can attend.

Item 5 – Cllr. McCusker reported that it is unlikely that the LDP will be approved during the current calendar year.

Item 8 – Houses next to Madras School – builder has been instructed by Planning to apply for a Section 184 consent to lower the pavement.

Item 13 - Letter to WCBC Chief Executive was resent on 23rd May 2019.

Acknowledgement received 4th June 2019, full reply promised "in due course."

Item 7b) - Dog fouling notices had been prepared by Cllr. Mrs. Rodenhurst and were distributed for display.

Item 13 - Big Green Farm – following discussion of the main issues raised in the letter from Gough Thomas Solicitors, a full response will be drafted and circulated amongst councillors. Advice will be sought from Wrexham County Borough Council Legal Department.

4. Police report.

The report was received by email.

Councillors are concerned by the lack of a relationship with the PCSO's and also the lack of detail in their reports. Community Council to emphasise their wish to return to monthly priorities.

Councillors Griffiths and Hill to attend the Wrexham Rural Neighbourhood Policing Forum on 4th July.

5. County Council Matters.

There was nothing to report.

Councillors Griffiths and McCusker have agreed to meet informally prior to future meetings for an update.

6. Open Forum.

No community members attended.

7. Hanmer Surgery Patient Action Group

Cllr. Jones attended a meeting two weeks ago to discuss Betsi Cadwalader's estate strategy for the next 15 years. Hanmer Surgery was not on the list. The Surgery Project manager is now in contact with Betsi Cadwalader Primary Care East Manager to rectify this.

8. Logo for Maelor South Community Council.

Cllr. Mrs. Bettis proposed designing a logo for Maelor South Community Council based on a simple design using local landmarks. This would be used on all notices and letterheadings to help publicise the work being done by the Council.

Cllr. Mrs. Sime emphasised the need for simplicity, possibly using initials rather than pictures.

All councillors are happy to progress this idea and were invited to bring design ideas to the September meeting for further discussion.

9. Streetscene

a) Bettisfield.

The VAS has been moved in order to collect further data, but no progress with WCBC. Cllr. Hill will seek advice on what else can be done to to achieve the 30mph limit through the village. Also to be raised with WCBC CEO when the opportunity arises.

Cadney Lane – Subsidence past Corner Farm is worsening. To be reported to Highways Department, emphasising that the road condition caused a WCBC Refuse wagon to overturn.

b) Penley

Penley Bank footpath – still no response. Cllr. McCusker will try to facilitate a meeting with Gareth Matthews of Streetscene to discuss this and other urgent matters.

Headteacher S. Ellis and PCSO's have been informed of MSCC's concerns regarding the parking situation outside of Maelor School. Clerk to request that PCSO's attend the next meeting to further this discussion.

10. Planning

a) Applications

P/2019/0389 – Tait's Farm Cottage, Hanmer. Allow occupation as a permanent residential dwelling. NO OBJECTIONS.

b) Decisions

P/2019/0343 – Bridge House Barn Conversion – PENDING (Clerk to look for original planning application to compare).

P/2019/0298 - 7, Oakwood Park, Penley – Dog Grooming Parlour. PENDING

P/2019/ 0293 – Cattle Shelter, Burgess Lane, Penley – APPLICATION NOT REQUIRED

p/2019/0312 – Land to rear of Brookfield Close, Penley -PENDING

MSCC'S OBJECTIONS HAVE BEEN REGISTERED.

David Thelwell of Standpipe Cottage has written to Councillor Griffiths giving details of his objections for our records.

Nag's Head, Bettisfield – owner has been served notice by Enforcement Department to remove piled of earth and other items. He is now appealing.

11. Village projects

a) Bettisfield

The playground has been completed and has been very well received.

Order of sign to be delayed until a logo is agreed.

b) Penley

Playground signs – John Williams to install when he has a free slot in his schedule. The Madras has found the voucher and certificates and they will be making a presentation to the children in school.

Red telephone kiosk – no quote has been received as yet. Clerk to write to Ryan Dobson to request one. John and Gerald Williams could be asked to break up the concrete base in preparation.

Councillors are keen to progress this in order for phone box to be relocated for the summer.

VAS – Clerk to contact Morelock Signs to order name plate.

Community Area – Geraldine Vaughn of The Rainbow Centre is happy to be part of this project and will help with bid writing. Clerk to inform Mr. S.Ellis about this and will try to set up a meeting with him once other projects are complete.

12. Meetings attended by councillors.

Cllrs. Griffiths and McCusker met with Anna Irwin and Philip Foster of WCBC Planning Department at The Dymock Arms site. AI and PF reported that a Planning Application for conversion to houses has been submitted, but this does not contain sufficient

structural or ecological detail to be progressed and is likely to be turned down. The original building was two cottages, so two houses would be considered. A separate application would need to be made for a further two houses on either side of the main building.

Existing site – the only action Planning Dept. can take at the moment is to insist that the listed section is preserved. Health and Safety – owner to be instructed to secure site by repairing holes in the fencing.

It is unlikely that the building will return to being a Public House as this would require huge investment and is not sustainable.

Cllrs. Mrs Bettis and Mrs. Rodenhurst attended a planning meeting with Geraldine Vaughn at The Rainbow Centre. The Rainbow Centre can be used free of charge. It was agreed to alternate meetings between Penley and Bettisfield. Cllr. Jones to enquire about holding meetings at Bettisfield Village Hall.

Clerk to find out prices for a pop-up sign which would contain the Aims and Objectives of MSCC (and logo)

13. Payment of bills.

Date	Payee	Amount	Cheque No.	Prop/Sec
04.07.19	J. Williams Gen. maint	468.00	000848	WS/JB
04.07.19	J. Williams M.Williams Ellesmere Lane clearance	74.50 74.50	000849 000850	WS/SH WS/SH
04.07.19	Ray Parry Bettisfield Playground	17,394.00	000853	JG/SH
04.07.19	L. Houston Clerk salary	909.22	000851	JG/RB
04.07.198	L. Houston Clerk expenses	45.00	000852	JG/RB
04.02.19	W. Sime Planter	21.28	000854	JG/SH

14. Income and Expenditure since the last meeting.

15. Date	Paid to/from	Amount	Cheque No.	Balance
Treasurer's Account 28.03.19				8,285.61
02.04.19	L. Houston Clerk exps Printer ink	35.00	000841	8,250.61
02.04.19	L.Houston		000842	

	The Sigtist Playground signs	80.00		8,170.61
02.04.19	J. Williams Maintenance	134.00	000843	8,036.61
03.04.19	WCBC Precept	6,066.66		14,103.27
Bus. Instant Access Account 28.03.19				8,643.66

Total available funds		22,746.93
Committed funds	Bettisfield Play equipment	14,500.00
	Penley Street lights	<u>1,465.00</u>
BALANCE		6,781.93

*VAT reclaim for playground equipment 2,899.00

15. Correspondence.

From	Subject	Action
Gough Thomas Solicitors	Clearance of Ellesmere Lane	Reply to be drafted and circulated. Advice to be sought from WCBC Legal Dept.
Wrexham Neighbouring Policing Forum	Invitation to meeting on 4 th July.	Cllrs. Griffiths and Hill to attend on behalf of MSCC.

16. Co-option of new councillor for Penley.

Mrs. Rebecca Coupe outlined her interests and her reasons for wishing to serve the local community of Penley as its councillor. Having attended the meeting, she confirmed that she wished to join and the Community Council confirmed her appointment as the new Councillor for Penley.

17. Any Other Business.

It was agreed to delay the order of a sign for Bettisfield Playground until the logo is agreed.

There being no further business, the meeting closed at 21.55.