

MINUTES OF THE MEETING OF GRESFORD COMMUNITY COUNCIL HELD AT GRESFORD TRUST MEMORIAL HALL ON 30th August 2018

Members Present

Councillors A. Bailey, J Holmes, S. Atherton, R. Gilmartin, M. J. Edwards, J. Hobbley, J. Dutton, R. Smith, J. Blackmore, B. Blackmore, M. Wilde

Chair: Councillor J. Holmes

Clerk: Serena Baxter

Apologies given and accepted: Councillors M. Harriman, M. Lightwood A. Atkinson

282. APOLOGIES FOR ABSENCE

Apologies were given and accepted.

283. DECLARATIONS OF INTEREST: Members were reminded that they should declare the existence and nature of any personal and or prejudicial interest on the form provided for this purpose for any item under discussion.

284. PUBLIC PARTICIPATION: There were no members of the public present, however the Clerk advised that Mr Ward had asked to address the meeting but could not attend until a little later due to work. This was noted and agreed that Mr Ward be allowed to speak .

285. CONFIRMATION OF MINUTES: The minutes of the meeting of the Council held on the 2nd August 2018 were agreed as a true record.

286. POLICE REPORT: PCSO Susie Lawrence advised of crime figures from the 25th July to the 30th August 2018. In Gresford there had been incidents of Anti – social behaviour relating to a house party and two further incidents concerning neighbour disputes. There had been an incident of burglary , nine incidents of criminal damage, a theft of a bike and ladders, and an incident involving drugs. In Marford there had been no anti -social behaviour, and two incidents of burglary and an incident of fraud involving bank cards and one incident of shoplifting. Councillor Atherton enquired about a seeming spike in crime figures. PCSO Lawrence responded that several crimes had been carried out by one person so it appeared as a lot more compared to previously, similarly the house party and neighbour disputes were really one incident but with a number of reports. Councillor Holmes raised an issue concerning car parking and a group of youths around the legion area. Councillor Dutton raised the issue of Pont Y Capel lane and incidents arising from the recent encampment .PCSO Lawrence advised these had been logged . The issue of rubbish is with Streetscene. PCSO Lawrence was thanked for her report, and she left the meeting.

287. STATUS OF AUGUST MEETING FOR FUTURE YEARS: A discussion took place concerning the status of the August meeting. It was noted that it has traditionally been a restricted agenda due to the August recess. It was agreed to continue to schedule the meeting in August, as a Full Council meeting to enable any Planning and Payments issues, as well as any emergency matters to be dealt with should there be any.

288. PUBLIC PARTICIPATION: Mr Simon Ward, resident of Gresford, addressed the meeting for five minutes, raising concerns over a pre-planning application that had been received by residents of Vicarage lane. Mr Ward asked if the Community Council would be able to raise the concerns and objections of residents, citing a number of anticipated issues arising, including loss of farmland and a corresponding effect on wildlife, the proposal being outside the settlement area, loss of the rural character, and concerns about the increase in traffic along an already busy and narrow road. Councillors advised Mr Ward of a public meeting

that was due to be held. Councillor Atkinson advised that he would be opposing the proposal. Councillor Edwards advised that people must make their objections to the County Borough Council and notify the Council that they wish to be told when the application comes in so that they can send in their individual objections. The issues raised by Mr Ward were acknowledged by Councillors in discussion and they advised that they would follow process in responding to this pre-planning proposal. Mr Ward was thanked for his contribution by the Chair.

- 289. LEAD COUNCILLORS – FUTURE WAYS OF WORKING:** The Chair advised Councillors that it had been proposed that in future, Councillors who have a proposal for an issue to be taken forward, or have a particular interest in an area, will be required to take a lead for that particular project. The intention is to lessen the Clerk's involvement and relieve the workload of the Clerk. If an issue arises and no one has the capacity to take it on at that moment, then it will be put on a waiting list, which the Clerk will hold. Councillor Edwards suggested that a written proposal be put on the agenda to formally adopt as a policy. Councillor Wilde said that he foresaw problems if an item wasn't newsworthy. **Action: Clerk to draft proposal and put on Agenda for October meeting.**
- 290. ONE VOICE WALES CONFERENCE SEPTEMBER 29th, 2018 :** Councillor Bailey proposed that Councillor Harriman attend the conference as representative. The Clerk asked if she could attend and this was agreed.
- 291. WORK TO TREES AND HEDGES AT ALLINGTON PARK:** The Chair advised of quotations received for the work. A quotation of £438.00 was proposed by Councillor Edwards, and seconded, and **approved. Action: Clerk to arrange the tree works with Contractor.**
- 292. MATTERS ARISING FROM PREVIOUS MEETINGS:**
- i. Parking signs and road markings Wynnstay Lane -** Councillor Gilmartin advised that the yellow lines are in place and that he had been assured that the utilities will complete works before the schools return. The speed signage is now correct.
 - ii. Parking near junction of Claypit Lane and Chester Road. -** This is with Councillor Gilmartin for consultation, as is Turnpike lane.
 - iii. 7 Chester Road:** It was noted by Members that the land is currently for sale.
 - iv. Clappers Lane:** Councillor Dutton reported that a local farmer has cleared the soakaway in the playing field that serves Clappers Lane. Councillors Dutton and Holmes advised that he has been asked to look at the drain near the kissing gate. It was suggested that it could be that the tank may be breaking down. **Action: Clerk to write a letter of thanks to the Farmer Mr Williams of Caia Farm.**
 - v. High Street, Gresford:** The cross-hatch markings and lines are on a waiting list to be done. Councillor Edwards asked if the Borough Councillor could arrange for the lines to be redone by the Pedestrian Crossing in the village in Gresford as they have become faint and therefore dangerous if parked too near. **Action: Councillor Gilmartin to advise Councillor Atkinson.**
 - vi. Pont Y Capel Lane.** The Clerk advised that she has drafted a letter but is awaiting an idea of the cost involved from Wrexham Council. If the matter of closure had to have a Court hearing it could be costly and she wanted confirmation of who would be eligible for the costs at that stage. It was agreed that the letter of request should proceed, and the issue of costs be advised at a later date. **Action: Clerk to circulate the letter to Councillor Dutton and Bailey before proceeding, and then the letter be sent to Wrexham Council.**

293. REPORT FROM COUNTY BOROUGH COUNCILLORS GRESFORD AND MARFORD:

- i. **County Borough Councillor for Gresford-** There was no report available for the meeting in respect of Gresford.
- ii. **County Borough Councillor for Marford-** Councillor Gilmartin advised it was a quiet period in Wrexham Council. He has been dealing with a landowner regarding Hoseley Lane and with the yellow lines on Turnpike Lane. Councillor Blackmore enquired about ongoing work on the main road by Claypit Lane. Councillor Edwards raised the issue of Kingdom reports and the lack of work carried out, and a discussion ensued. Following the discussion, it was agreed that the Council should raise their concerns with Wrexham County Borough Council in writing, particularly citing the ineffectiveness of Kingdom and the concerns of targeting vulnerable people, and the lack of time spent in Gresford and Marford. **Action: Clerk to write a letter.** Councillor Dutton enquired about the financial state of the Borough Council. Councillor Gilmartin advised there have been a lot of cuts to services but there are reserves in place. Councillors raised concerns about the Arts hub, the pavements in town, and the effects on Social Care provision.

294. FINANCE COMMITTEE

- i. The minutes of the meeting of the Finance Committee held on the 17th July were noted.
- ii. Issues arising regarding the Allotments were raised, following recent communication from the Allotments association. The Clerk outlined a meeting held with one recommended local Solicitor, who had not charged for this initial meeting. The other Solicitors approached had advised that they would charge their hourly fee of £200 for a similar meeting, and so the question had arisen whether the Council wished to pay these amounts in order to conclude which Solicitor to appoint. It was agreed that the Solicitor approached shall be engaged, and note must be made of the circumstances of approaching other Solicitors and their response regarding charges, for Audit purposes. **Action: Clerk to arrange and to contact Solicitor.**
- iii. The Chair of the Finance Committee presented a quarterly financial report prepared by the Clerk. He advised the report had been scrutinised by the Finance Committee and the report was **Accepted.**
- iv. The Chair of the Finance Committee explained the circumstances of NALC issuing further Model Standing Orders. The Clerk had identified the various amendments in a document. The Chair recommended the adoption of the Standing Orders so that changes regarding the Data Protection Regulations are now current, however Finance Committee shall continue to ensure the other changes are appropriate for Gresford Community Council. Councillor Edwards proposed formally the adoption of the Standing Orders and Councillor Holmes seconded the proposal, and it was **RESOLVED to adopt the revised NALC issue Standing Orders.**
- v. **Review of Financial regulations:** The Chair of Finance Committee explained that the Finance Committee recommended increases to the amounts detailed in the Financial regulations for estimates and purchasing. These are detailed in the minutes of the meeting. Councillor Atherton proposed accepting these recommendations and Councillor Blackmore seconded the proposal, and it was **RESOLVED to accept the increases to amounts in the Financial regulations.** **Action: Clerk to make the amendments and circulate the revised document.**

295. Cemetery Committee

- i. The Minutes of the meeting held on the 30th July 2018 were noted.
- ii. The Chair of the Cemetery Committee proposed the expenditure of £488.50, to engage a company of architects recommended to undertake an initial survey and production of a brief for cemetery expansion , which can then be used by the Committee to take the project forward. Councillor Holmes proposed the acceptance of the expenditure and Councillor Wilde seconded it, and it was therefore **RESOLVED to engage the company at the price quoted. Action: Clerk to make the necessary arrangements.**

296. Lighting Committee:

- i. The minutes of the meeting held on the 6th August 2018 were noted.
- ii. Councillor Edwards spoke to the meeting in the absence of the Chair , Councillor Harriman. The Lighting Committee were shortly to undertake a series of meetings with potential contractors to better inform the process, towards a tender process. Trimming and dimming of lighting is required and it is hoped that potential contractors can advise on how best to achieve this. The Clerk advised that Councillor Harriman was keen to extend the invitation to attend these meetings to all Councillors not just the members of the Lighting committee. A discussion took place about the number of lights still in Wrexham County Borough Council's ownership, in pockets around the Community. It is not clear when these are likely to be replaced. Councillor Wilde suggested that Contractors could be asked about the life of the product when working to a dimming regime. Councillor Hobbley suggested that less electricity is used. Councillor Dutton enquired about consultation with residents. Councillor Holmes suggested that it could be discussed once all the Contractors have been met with.

297. General Amenities Committee:

- i. The minutes of the meeting held on the 28th August 2018 were noted, **and amendments identified.**
- ii. Councillor Atherton updated on progress with the Inclusive Play Equipment. It is hoped that by the 24th September , all quotations will have been received.
- iii. A discussion took place about the matter of grass cutting at Marford Play Area. Councillor Gilmartin fed back on his actions to date. The Clerk advised that a letter had been sent to WCBC, proposing a meeting. Councillor Atherton requested being involved in any meeting. Councillor Edwards explained about past issues with the hedges and with the footpath alongside Rofft School. Councillors Blackmore and Edwards expressed concerns about the height of the grass and extent of hedging overgrowth and that it is dangerous. It was **RESOLVED** to write a further letter to WCBC expressing concerns and stating that the Council wish to discuss the future management of the land and possible options. **Action: Clerk to send a letter.**
- iv. Regarding the Lake Clear-up scheduled for the 2nd September, the Council were advised that two skips had been ordered at a cost of £390. Council were asked to formally approve this expenditure. Councillor Atherton proposed, and Councillor Blackmore seconded the expenditure and it was **RESOLVED to spend £390 on two skips.** Councillor Dutton advised that she had treated the bench on the Cemetery Drive and on the High Street. **Councillor Holmes thanked Councillor Dutton for her work.**
- v. Councillor Atherton updated the Council concerning the Telephone kiosk.

298. ISSUES RELATING TO UNLAWFUL ENCAMPMENT AT PONT Y CAPEL LANE : A discussion took place about the recent unlawful encampment that had occurred.

Councillor Dutton gave an account of the aftermath and the amount of rubbish collected. Councillor Holmes expressed thanks to IMAGE and to the Dutton family for dealing with the rubbish that had accumulated. It was noted that it had taken an unacceptable time for the rubbish to be cleared by Streetscene despite communication and it was hoped that this would not be repeated for any similar incidents within the County borough. Councillor Dutton advised that it has been confirmed that Network Rail own the footpath, and it is apparently the owner's responsibility to clear rubbish on a footpath. Councillor Edwards advised that the Borough Council can enforce clearance and expressed concern that Community Councils need to know who the right officer is to contact in these instances. Councillor Gilmartin advised he would try to find out but assumed it to be a senior officer. Councillor Holmes expressed concerns about traffic violations associated with the encampment and Councillor Wilde expressed concerns about delays with the Courts for landowners. It was **AGREED** that Councillor Dutton should write a letter to Ian Lucas M.P. expressing concerns and suggesting a change in the law relating to the rights of a landowner in this instance as there appears to be an imbalance in favour of the perpetrator. **Action: Councillor Dutton to draft a letter and pass to the Clerk for sending out.**

299. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

- i. *P/2018 /0678*: Alterations to front elevation Sycamore Lodge 5 Eyton Grange Hillock lane Marford Wrexham- There were no objections raised.
- ii. *P/2018/0693*: Erection of garage- Disused Shippon, Off Village Walks, Marford, Wrexham- Concerns were raised that this is not in keeping with the general area. Members would wish to be assured that anything that is approved is appropriate to the Marford Conservation area and the appearance of neighbouring properties.
- iii. *P/2018/0713*: Demolition of existing bungalow and erection of two dwellings and access arrangement: Oakdale Pant lane, Gresford, Wrexham.- Concerns were raised about the lack of parking for the dwelling that this will create , causing cars to potentially be parked on the roadway. It was also felt important to provide screening at the front. Primarily the concerns were around the appropriateness of the proposal , given that the properties nearby are all bungalows.
- iv. Vicarage lane Pre- Planning Consultation. A discussion took place following receipt of a Pre- Planning Application from Gower Homes in respect of a proposed development at Vicarage Lane. After points of concern had been raised and considered , it was **RESOLVED** to respond to the application focussing on the following grounds:
 - a. Neither Vicarage Lane or the neighbouring road Old Wrexham Road will be able to cope with the additional volume of traffic that such a development would bring, since existing residence is at capacity now; in particular the road itself due to its narrowness, and the main road junction.
 - b. The rural aspect of the village will be significantly altered by such a development.
 - c. The proposal is outside the settlement limit set out in the LDP.

It was noted that should the matter proceed to Planning Application stage, the Council will raise these and any additional objections at that time with the Principal Planning Authority.

300. FINANCE:

i) The following items of expenditure were presented and **Approved**.

Date	Payment To	Reason	Cheque Number	Amount £
30.8.18	TS Perry	Roofing repairs to Cemetery	202587	601.99

30.8.18	Clyde &Co.	VAT element of final Insurance claim	202588	77.28
30.8.18	Hafren Dyfrddwy	Water Supply Cemetery	202589	15.13
30.8.18	Gresford Methodist Church Hall	Hire of rooms	202590	73.00
30.8.18	Scottish Power	Electricity Supply Lighting to end July	202591	862.73
30.8.18	S. Pugh	Gravedigging service	202592	670.00
30.8.18	HSM Property Services	Refurbishment of telephone kiosk	202593	808.15
30.8.18	Serena Baxter	NJC Salary	202594	
30.8.18	HMRC	Monthly payment due	202595	
30.8.18	Michelle Jones	NJC Salary	202596	

301. MEMBER'S URGENT ANNOUNCEMENTS:

- i. Fly- tipping in Gresford and Marford. It was determined that this had been covered under a previous item.
- ii. Empty Social Housing in Gresford: Councillor Dutton raised the issue of a property in Newtown that had been gutted and had stood empty for a long time. Councillor Gilmartin was asked to enquire about this housing policy.
- iii. Councillor Dutton advised of an issue concerning the Cemetery.
- iv. Councillor Atherton advised of a positive response received from the SPAR, having asked for their support for village events .

302. ITEMS OF CORRESPONDENCE

Items of Correspondence were tabled in a report from the Clerk, as received by the Council for the month of August, and these were **noted**.

303. DATE, VENUE AND TIME OF NEXT MEETING. AGREED: The next meeting of the Council will be the 4th October 2018 at 7.15p.m. at the Gresford Methodist Church Hall.

COUNCILLOR J. Holmes.

CHAIR

Date.....