

## MINUTES OF THE MEETING OF GRESFORD COMMUNITY COUNCIL HELD AT GRESFORD TRUST MEMORIAL HALL ON 3<sup>rd</sup> January 2019

### Members Present

Councillors A. Bailey, J Holmes, M. J. Edwards, J. Dutton, R. Smith, B. Blackmore, M. Harriman, J. Blackmore, S. Atherton, J. Hobbly

**Chair:** Councillor J. Holmes

**Clerk:** Serena Baxter

**Apologies given and accepted:** Councillors M. Lightwood, R. Gilmartin, A. Atkinson, M. Wilde

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### 356. APOLOGIES FOR ABSENCE

Apologies were given and accepted. Councillor Holmes noted the death of a former Councillor Martin Prichard. Councillors expressed their sympathies to the family of Mr Prichard.

**357. 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.

**358. PUBLIC PARTICIPATION:** A number of residents of Vicarage Lane, Gresford attended, to address the meeting with concerns about the proposed development at Vicarage Lane. Members agreed to hear the concerns of residents and to bring forward Item number 10(v) on the agenda.

Mr Jonathan Paletta presented to the Council on behalf of residents of Vicarage Lane, and provided a document detailing residents' concerns, maps and research carried out by residents into development proposals that had previously been refused. Among the numerous concerns that the proposal would bring were: an increase in traffic volume, (traffic mitigation measures proposed being seen as unacceptable), parking and pedestrian safety concerns, impact on health services and other infrastructure, loss of agricultural land, and ecology considerations, possible flooding exacerbation, the proposal being contrary to a number of UDP policies, and the fact that the proposal is within the Green Barrier. Councillors listened to residents' concerns and advised residents on possible courses of action and inclusions in ongoing campaigning. Councillor Dutton raised concerns in terms of resident's safety as there is no pavement. There is no off-road parking and residents have no choice but to park in the road. Mr Paletta explained the plans the resident's group had prepared and in particular highlighted concerns about HGV's causing problems if the proposed single access Give Way sign were to be implemented. Councillor Hobbly expressed concern about HGV's potentially blocking the road if delays impacted on their TACO time. Councillor Harriman highlighted issues that had been raised a few years ago over a previous proposal, which was refused and highlighted the reasons given in the Inspectors statement. He stated that a main objection should be that there would be destruction of Green Barrier land. The openness and permanence of green belt land should be emphasised because this represents and expansion of urban sprawl and encroachment.

Councillor Edwards stated that pedestrians were significant in this case. Regarding the previous application the Council and Inspector had agreed then that it was not possible to make sufficient provision for pedestrians. Double yellow lines would be required which isn't practical. There will be significant impact on the junction by the traffic lights. This was echoed by Councillor B. Blackmore. Councillor Bailey suggested that detriment to ecology and Bats was significant, the survey undertaken is

inadequate and an independent one should be commissioned. Councillor Hobbly highlighted the concerns from residents of Trywythen Hall. Councillor Edwards highlighted that as the LDP is very close to being approved, it is with Welsh Government, this should be flagged because this proposal is contrary to the LDP.

The Chair asked for a proposal on whether the Council wished to formally object to this Planning proposal. Councillor Bailey proposed that the Council object and this was seconded by Councillor Dutton. A vote was taken, and it was unanimously **RESOLVED to put forward an objection to the proposal, in support of local residents.**

- 359. POLICE REPORT:** PCSO S. Lawrence attended and gave the Police Report for the month of December, highlighting instances of Anti-social Behaviour, and burglary in Marford and Gresford. It was noted that although numbers were low there had been a number of instances of actual burglary. PCSO Lawrence advised of ongoing enquiries being made and the circumstances of the burglaries. People need to be vigilant and report to police anything however minor, as it may be significant. The issue of traffic was reported particularly concerning traffic accidents. PCSO Lawrence will speak to her superior officer and see what she can find from the system. PCSP Lawrence was thanked for her report and she left the meeting. Councillor Russell Smith also left the meeting.
- 360. CONFIRMATION OF MINUTES:** The minutes of the meeting of the Council held on the 6<sup>th</sup> December 2018 were agreed as a true record.
- 361. MATTERS ARISING FROM PREVIOUS MEETINGS:**
- i. **Clappers Lane flooding :** There was no further update. Councillor Holmes advised the meeting that the Gresford Trust were having investigated the underground container that forms part of the soakaway.
  - ii. **High Street, Gresford:** There was no further update.
  - iii. **Pont Y Capel Lane.** There was no further update. The Clerk advised the meeting that she had sent a follow up letter to Mr Isted of WCBC as requested but there had been no response so far. **Action: Clerk to continue to chase on this matter.**
  - iv. **Marford Play Area:** The Clerk advised that the letter confirming the meeting held has been drafted and is awaiting comments back before sending.
- 362. GENERAL AMENITIES COMMITTEE:**
- i. The minutes of the meeting held on the 10<sup>th</sup> December 2018 were noted. Councillor Atherton advised that a presentation had been given by IMAGE concerning healthy duck feeding at the lake which is detailed in the minutes of the meeting. Councillor Bailey, as Chair of IMAGE, clarified that the group are looking for tacit support from the Community Council in their endeavours to secure funding to encourage the community to feed the ducks in a healthy way. Councillor Atherton stated that the Committee were supportive in principle but were concerned not to put too many more signs around the lake as this would detract from it. Councillor Holmes advised that the Council need to wait to hear from IMAGE. Councillor Atherton further updated that an extension of a fortnight has been allowed on the Grass Cutting Contract, the defibrillator and information boards are now in situ, awaiting a few more minor matters and will then be complete, and confirmed the arrangements with others for the taking down of the Christmas decorations and future storage. A discussion took place about an agreement with Gresford Athletic Junior football Club, and the Council were advised that this is to be discussed at the next meeting of the Finance Committee.

### 363. REPORT FROM COUNTY BOROUGH COUNCILLORS GRESFORD AND MARFORD:

- i. **County Borough Councillor for Gresford-** Councillor Atkinson was absent from the meeting and no report was received.
- ii. **County Borough Councillor for Marford-** Councillor Gilmartin was absent from the meeting and no report was received. Councillor Edwards raised the matter of the potholes on Wynnstay Lane and on the main road becoming more severe, and this was echoed by Councillor Blackmore, highlighting the pothole by the Beeches. Councillor Holmes raised the concern of water gathering on roads in particular Old Wrexham road, and potholes can't be seen. It is also difficult for residents to walk when flooded. It was agreed that in the absence of the Borough Councillors these matters need to be raised with Wrexham Council, **Action: Clerk to write a letter to Highways.** Lighting matters were also raised- Councillor Edwards raised a concern about 103 Sandrock Road and Councillor Holmes stated she had reported a light which was still out. **Action: Clerk will chase.**

### 364. REPORTS:

- i. **Chair's Report:-** The Chair advised that a hamper had been presented to the School Crossing Patrol and had been well received. The Carols round the tree event had been very successful, and thanks to the Plough for hosting the event. The Christmas tree festival had also been successful. Councillor Blackmore thanked Councillor Atherton for her work in putting together the Community Councils' tree, and this was echoed.
- ii. **Gresford Trust :** Councillor Holmes and Councillor Dutton gave a report on behalf of Gresford Trust, highlighting in particular work done around trees and inspections that have taken place of the buildings to ensure compliance.
- iii. **IMAGE:** Councillor Bailey on behalf of IMAGE, reported that the quiz had been a success, and will be reviewed for next year. The next IMAGE meeting is to be held on the 17<sup>th</sup> January. An interesting talk had been received on bee keeping, which has led to thoughts on utilising bee friendly plants in the planters this year.
- iv. **Maes Y Pant:** Councillor Edwards reported on behalf of Maes Y Pant, Highlighting the 'Trees for Kids' project and on works carried out at Maes y Pant. The restriction will come into force in January for dogs to be kept on leads around an area marked close to the entrance, in an effort to discourage dog fouling etc. An event is to be held on the 18<sup>th</sup> January attended by the MP and AM, Oak Tree planting, sponsored by Manchester Airport.
- v. **Gresford Community Council Website:** The Clerk reported that there had been an average of 1,130 unique visits to the website in the last month and there had been an average of two different pages viewed per user.
- vi. **Gresford Library:** Councillor Bailey reported on behalf of Gresford Library. A new volunteer has joined the library, former Councillor Jan Macdonald. A jigsaw library has opened. A successful Christmas event was held. Work is to be carried out in the new year to the kitchen area.

### 365. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

- i. *P/2018/0887:* Amended site layout and substitution of house types on plot Nos. 22-33 Bryn Y Groes, Chester Road, Gresford, Wrexham. There were no objections raised.
- ii. *P/2018/1037:* Notification of proposed works to trees in Gresford Conservation area:- 1 no. Cedar- section fell to ground level: 1 No. Sycamore-Remove 2 lowest branches back to main stem:1 No. Ash – Remove deadwood and hanging branches, reduce crown over garden by 3m, sever ivy.- Cedar Hall, The Green, Gresford, Wrexham. Councillors raised concerns about the fact that a mature Cedar, a specimen tree, is to be cut down, and the document states that it is not diseased. Councillors would ask the Arboricultural officer to look again at this to see if the tree can be saved at all, as mature trees of this nature need to be preserved within the village.
- iii. *P/2018/1039:* Erection of 2 No. detached dwellings with central access road and associated parking to the rear- Land adjacent to the Paddock, Old Wrexham Road,

Gresford, Wrexham. Councillor Holmes declared an interest and left the room. Points were raised by a number of Councillors. The Council wish to object to this application on the grounds that: it is outside the settlement limit, it is not considered as infill. There will be additions traffic movement on to an already congested area with no pavement and this presents an issue and hazard for pedestrians. There was also concern raised about an adverse camber in the road, resulting form a fairly recent road alteration. This results in houses along Old Wrexham Road being flooded. This will potentially be made worse by this proposal.

- iv. P/2018/1058: Notification of proposed works to trees within Gresford conservation area – 2 No. Horse Chestnut T1-2m Crown reduction and deadwood removed T2. To be removed. 9 Church Green , Gresford, Wrexham. There were no observations raised- the advice of the Arboricultural Officer should be followed.
- v. P/2018/1063: Proposed Residential development for 44 No. Residential dwellings ( of which 25%- 11 No. will be affordable), Public open space, landscaping, means of highway and pedestrian access, Local Highway and pedestrian infrastructure improvements along Vicarage lane, foul sewerage pumping station and new off-street parking provision for existing residents. Land west of Bryn Isa Vicarage lane, Gresford, Wrexham. This item was heard under minute 358. Council wish to object to this proposal for the following reasons:
  - 1) **Contravention of existing policies** The Proposal contravenes a number of existing policies within the UDP and emerging LDP
    - i. The proposed site is outside the settlement limit ( PS1:H5) (LDP & UDP)
    - ii. The proposed site is within the Green Barrier ( EC1)
    - iii. The proposed site is within a Special Landscape Area( EC5)
    - iv. The proposed development will result in the removal of most of an important and ancient hedgerow.
    - v. The proposed site is BMV Grade 3a agricultural land( PS3:EC2)
  - 2) **Inadequate Infrastructure**

There will be a significant and adverse Impact on the local infrastructure, in particular schools and health centre, when taking account of other local development proposals, at Old Wrexham Road and in particular at Llay. (Alyn Family Doctors covers Llay, Gresford Marford and Rossett).
  - 3) **Traffic**
    - i. There will be a significant increase and significant Impact on traffic movement and traffic and pedestrian safety in the vicinity. The proposals put forward to mitigate this are wholly inadequate. Traffic could not flow freely unless all parking were prohibited which is impractical .
    - ii. There could be an issue with Emergency Service vehicles obtaining access when needed. Blockages could occur due to frequent use by HGV's (proximity to long established dairy company is highlighted) being caused to wait and run over time.
    - iii. Delays and obstructions and vehicles 'backing up' could be an issue at the already very busy five-way traffic lighted junction on the Chester Road. Visibility for vehicles is already an issue at this junction. Alteration to light sequences could cause significant delays on Wrexham's most frequent Bus route.
  - 4) **Pedestrian Safety**

There is no room for pavement construction and pedestrians will be penalised in walking away from this site. It is wholly unsafe for pedestrians. In particular there is a significant elderly population in this area, with the proximity to Trywythen Hall. Any pavement provision would significantly narrow the road still further. The findings of a recent appeal rejecting an application on the opposite side of Vicarage Lane to this site confirmed that a footway is impractical.
  - 5) **Ecology**

There are concerns for the ecology of the area. The proposal is within the Green Barrier and there would be destruction of Green Barrier land. The openness and permanence of the Green Barrier land must be emphasised because this proposal represents an expansion of urban sprawl and encroachment. Previous development proposals along Vicarage Lane have been refused by Wrexham Council and on appeal for this reason. The ecology survey put forward is seen as inadequate, and the Council wish to request an independent thorough survey be commissioned and undertaken. There will be significant loss of habitat for wildlife and in particular bats and badgers.

#### 6) **Potential Flooding**

Vicarage lane is subject to flooding beyond Trywythen Hall and this will be exacerbated by run off should the development go ahead, potentially causing further traffic and safety issues.

- vi. P/2018/1088: Demolition of existing car port, two storey extension to side and rear and erection of two bay garage with home office over. Lyndon house, 62 Wynnstay Lane, Marford, Wrexham. Councillors stated that it is a large plot and the extension is large and concern about whether a large business is to run from the office. Otherwise there were no objections made.
- vii. P/2018/1068 : Erection of Garage, Romney, Marford Hill, Marford, Wrexham. The Council wish to object to this proposal on the following grounds: The building and in particular the roof is totally out of keeping with the surrounding area which forms part of the Marford conservation area. Councillors feel that the proposal is contrary to the design and planning guidance set out by WCBC In particular it is noted that the management plan of the Marford Conservation Area Assessment document specifically states that: 'Planning applications for alterations and new development may be refused if they fail to preserve or enhance the special character of the Conservation Area'. Councillors feel that the proximity to the Conservation Area should be particularly accounted for in consideration of this proposal and wish to object strongly on these grounds.

#### 366. FINANCE:

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

Date	Payment To	Reason	Cheque Number	Amount £
14.12.18	R. Roden	Reissue of cheque	202648	835.00
3.1.19	Gresford Trust	Hire of rooms	202649	45.50
3.1.19	Scottish Power	Monthly Supply to end Nov. 18	202650	834.95
3.1.19	S Cleaver	Reimbursement for cost of plaque	202651	53.64
3.1.19	J Holmes	Reimbursement for Christmas and Chairs Allowance expenditure	202652	132.14
3.1.19	M Jones	NJC Salary and reimbursements	202653	
3.1.19	N Route	Invoice for grass cutting Cemetery November and December	202654	1090.00
3.1.19	S Baxter	NJC Salary and reimbursements	202655	
3.1.19	HMRC	Monthly amount Due	202656	

- ii. **NOTIFICATION OF APPROPRIATE SUM UNDER SECTION 137 (4) (A) of the LOCAL GOVERNMENT ACT 1972.:** The Clerk clarified further on the letter received from Welsh Government detailing the appropriate sum calculation.

**367. MEMBER’S URGENT ANNOUNCEMENTS:**

- i. **Councillor Holmes – Enquiry about possible grant towards security costs :** Councillor Holmes reminded Members of the discussion at a previous meeting about the ongoing issues faced by All Saints Church with regard to theft of lead from the roof. Councillor Holmes enquired whether there was scope for the Community Council to make a payment towards the cost of ongoing security. A discussion took place about whether this would be a one- off payment or a year on year payment. It was thought that this would likely be an ongoing year on year payment. It was noted that no request had been made in writing by the Church. It was suggested that there may be a legal basis concerning the Established Church in Wales which might preclude the Community Council being able to offer any grant aid. It was suggested that the Church is an important aesthetic attraction locally and that perhaps this might mitigate this. **Action: Clerk to investigate and ask advice of One Voice Wales if necessary.**
- ii. **Councillor Harriman – lack of communication to patients by Alyn Family Doctors.** Councillor Harriman reminded members that earlier in the year , Alyn Family Doctors had written to all patients of their practice stating that they would be seeking to close the surgery at Gresford. This had subsequently been overruled by Betsi Cadwallader Local Health Board, but the practice had not written out to all patients to advise them of this. Consequently , there may still be some patients of the practice who are not online etc. who may be unaware of this development. A discussion took place about the appointment system currently still in place at the Health Centre and about various points previously raised with the Health Board which needed addressing , which had not been responded to. **Action: A letter is to be drafted to Betsi Cadwallader Local Health Board advising them of ongoing concerns.**
- iii. **Accident on Marford Hill-** A discussion took place about the recent accident on Marford Hill. **Action: Clerk to write letter to Highways department requesting that they look at the adequacy and cleanliness of the whole of Marford Hill,** citing the accident, due to the accident having potentially been caused by obstruction of waste material.

**368. ITEMS OF CORRESPONDENCE**

Items of Correspondence were tabled in a report from the Clerk, as received by the Council for the month of December and these were **noted**. Councillor Harriman advised in regard to the One Voice Wales area Committee, that at the next meeting the Committee had invited the new Chief Executive officer of WCBC, and the new deputy minister for local government ( Welsh Government).

**369. DATE, VENUE AND TIME OF NEXT MEETING. AGREED:** The next meeting of the Council will be the 7<sup>th</sup> February 2019 at 7.15p.m. at the Gresford Methodist Church Hall.

**COUNCILLOR J. Holmes.**

**CHAIR .....**

**Date.....**