

## **MINUTES OF THE MEETING OF GRESFORD COMMUNITY COUNCIL HELD AT MARFORD COMMUNITY CENTRE ON 2<sup>nd</sup> JULY 2009**

### **Members Present**

Councillors A C Bailey, Mrs B L Blackmore, Mrs J Dutton, M J Edwards, M Harriman, M V Hughes, J L Jones, Mrs S Layhe and R H Willis.

CBM WPC 2566 Nicola Gaskell and CSO 2850 Scott Noble were in attendance.

### **Apology for Absence**

Apologies received from Councillors Mrs M Lightwood, Mrs J MacDonald, Martin Pritchard and Mrs H Williams were accepted.

### **Welcome**

The Chairman welcomed Councillor M V Hughes who was attending his first meeting following his co-option as a Member of the Community Council representing Gresford West Ward. The Clerk of the Council confirmed that Councillor Hughes had signed the Declaration of Acceptance of Office and undertaken to observe the Council's Code of Conduct.

### **165 CONFIRMATION OF MINUTES**

The Minutes of the meeting held on 11<sup>th</sup> June 2009 were confirmed and signed by the Chairman.

### **166 VARIATION OF AGENDA**

*In accordance with Standing Order 16 it was resolved that the order of business be varied on the grounds of urgency.*

### **167 Wrexham Area Civic Society**

Mr Nick Roe, Chairman of the Society and Mr Geoff Foy addressed meeting on the principle aims and objectives of the Society as set out in their publication "In Focus". Matters of concern were discussed, including the present review of the Gresford Conservation Area, the Society's Award Scheme, an audit of highway signs, overhead telephone wires and new buildings in conservation areas.

The Chairman thanked the Officers for their address and attendance.

### **168 POLICE REPORT**

Matters of concern including crime statistics, end of school year frivolities involving alcohol, vehicular nuisances near Gresford Memorial Hall, bike training sessions and cycle passports.

### **169 PUBLIC PARTICIPATION**

No members of the public were present

### **170 ITEMS FROM PREVIOUS MEETINGS**

#### **Affordable Rural Housing**

The Members agreed that it was more appropriate for the issues to be discussed when the Local Development Plan to 2021 was under review.

### **Proposed Re-cycling Centre at the Plough Inn**

Nothing further to consider at this time

### **Vacancy for Councillor – Marford/Hoseley Ward**

Two people had expressed an interest in being co-opted and the Clerk of the Council circulated their CVs.

***It was resolved to co-opt Mr Chris Hollway, 16 Hawthorn Road, Marford onto the Community Council to represent the Marford/Hoseley Ward.***

### **Shake up in Welsh NHS Specialist Services**

Replies from Edwina Hart AM MBE, Minister for Health and Social Services and Lesley Griffiths AM were received and noted.

***The Council agreed to raise the issues with the elected representative on the Betsi Cadwaladr University Local Health Board as soon as that person was appointed.***

### **Gresford Cemetery**

#### **Cemetery Administrative Assistant**

***The Council confirmed the Sub-Committee's decision to appoint Mrs Michelle Jones, Longeaves, Pont y Capel Lane, Gresford, as Cemetery Administrative Assistant with effect from 1<sup>st</sup> July 2009 in accordance with the national terms and conditions of service.***

### **Cemetery Building**

The Clerk of the Council reported that one estimate had been received in response to the Cemetery Sub-Committee's instructions. Two other estimates were expected. After hearing the observations of Members, it was decided to consider the issue further at the planning meeting in August 2009.

### **Headstone with Kerbs**

It was also reported that an application had been received to erect a new memorial with kerbs at the cemetery. It was the Council's policy not to permit kerbs. However, the Clerk outlined the situation of the plot concerned and as the plots immediately to the west of the application plot had kerbs, it was unlikely to affect the cemetery if this application was permitted.

***The Council resolved to approve the application to replace existing kerbs in this case provided that it was not regarded as a precedent for future applications. The Council's policy remained "No Kerbstones in the Gresford Cemetery".***

### **Tidy Towns 2009 – 2010**

A letter from the Chief Environment Officer indicated that £4000 direct funding had been awarded to the Council's request and that a member of his staff would be in touch to set up a team to oversee the project. The position was noted and the Council asked that the Officer be thanked and informed that the Council was looking forward to the meeting.

### **Gresford Conservation Area - Draft Conservation Area Character Assessment and Management Plan – Observations - Item deferred at the last meeting**

The inclusion of a critical appraisal of recent developments and their negative impacts on the Area's character was particularly welcomed by the Community Council. This was seen as a crucial part of understanding how new development can be successfully integrated in to historic areas in the future.

Reference was also made to the significance of the "historic road layout". The Community Council would urge the early carrying out of an audit of signage, markings and furniture within the highway as part of the management plan. This would seek to identify if there was any duplication or unnecessary elements and where siting was particularly detrimental to the setting of important buildings or streetscene and whether there was any scope for relocation or deletion.

Section 4 made several references to instances of design which were deemed to be inappropriate to the conservation area setting; Paragraph 4.5 referred to a recent development affecting the setting of the property Glanllyn and stated that the two large modern houses "do not respect their context and were alien to the conservation area". Matters such as these should have been addressed and settled in advance of issuing planning consent.

Similarly, Paragraph 4.30 referred to the recent modern cul-de-sac development at Church Green;

Throughout the assessment there were references to the "unacceptable" changes that had been made to windows in the area, and also the loss of other features, leading to detrimental impact on the character of the area. It was therefore surprising that there was no proposal to introduce an Article 4(2) direction so that the Planning Authority could gain control over the smaller unsympathetic changes to the frontage of dwellings that cumulatively had such a big impact on the special character of this area. Such a measure, which was in use in some other conservation areas, would also send out a signal that the Planning Authority cared about standards of preservation and enhancement in this predominantly residential area. The Community Council would urge a review of this omission.

It would be useful to provide a list of website references for residents that want best practice information and to encourage others, on how to reintroduce appropriate historic and architectural features into their houses. In this particular conservation area the Victorian Society and Georgian Group would be good references, but there were other relevant sites.

Reference was made in Paragraph 4.32 to Singret Hill being the approach to the conservation area. This should read Griffin Hill; Singret Hill was on the opposite slope of the valley.

### **One Voice Wales 2009 Conference and AGM –Saturday, 10<sup>th</sup> October at Bont Pavilion, Pontrhydfendigaid, Ceredigion**

No one was available to attend the conference this year.

## 171 REPORTS

**Councillor Mrs B Blackmore** reported on the works being carried out at Marford Community Centre and that the Luncheon Club application for grant had been submitted.

**Councillor M J Edwards** reported on Pontcysyllte Aqueduct, 20 mph zones outside schools and other work of Wrexham Council.

**Councillor A C Bailey** reported that IMAGE would be meeting next week.

**Councillor J Dutton** reported on the up to date arrangements to celebrate the 60<sup>th</sup> anniversary of Gresford Trust.

**Borras Quarry Liaison Committee** A Meeting was held on 25<sup>th</sup> June 2009 and the minutes were now available.

## 172 Applications for Financial Assistance

Applications for Financial Assistance during 2009 -10 were received and dealt with as

**Gresford Retirement Club Resolved to make a grant of £300.00**

**MS Support Centre, Saltney Resolved to make a grant of £50.00**

## 173 PLANNING APPLICATIONS

Details of planning applications received from the Chief Planning Officer that were available for Members prior to the meeting, were dealt with as follows:

P/2009/0484 – Remove 2 NO. robinia trees (T1 & T2), land adjacent to Gresford Trust Memorial Hall, Off High Street, Gresford (Councillors Mrs J Dutton and A C Bailey, declared personal non pecuniary interests in this applications and took no further part in the discussion or voting thereon) – ***The Community Council had no representations to make provided that the Arboricultural Officer raised no objections***

P/2009/0496 – Erection of garage and private drive approach, land adjoining 1 Allington Crescent, Gresford - ***Concerns were expressed regarding the position of this proposed garage as it seemed to be highly visible and in a prominent position in front of the building line. The proposed garage also appeared out of character in this area. The Chief Planning Officers should also be asked to ensure that the land was not an open space owned by Wrexham County Borough Council.***

P/2009/0499 – Erection of spectator Stand (in retrospect) Colliers Park, Chester Road, Gresford - ***The Community Council considered that this application should be refused as Colliers Park was designated as a training ground and therefore was not conducive to large numbers of visitors. The parking arrangements and roads conditions in this area were inadequate to cater for large volumes of cars visiting the area at any one time.***

P/2009/0520 – Replace decayed 8 metre pole with 10 metre pole to restore service to Roflee, Garden Rof Cottage, Springfield Lane, Marford - ***As this proposal was in a Conservation Area the Community Council asked that consideration be given to***

***placing the facilities underground in order to protect the area. In addition, steps should be taken to ensure that there was no damage to the trees in the vicinity and that the materials to be used for the pole were the same as the existing pole.***

P/2009/0532 – Amendment to previously approved scheme to amend window/roof lights (Dormer granted under Code No P/2008/1324) 5 Bodwyn Park, Gresford - ***The Community Council was concerned that this proposal would result in the bedroom of the neighbouring property being overlooked and therefore to approve the proposal may be contrary to good planning principles.***

#### **174 FINANCE**

The following items were approved for payment

Wrexham County Borough Council, Maintenance of Street Lights	£1259.04
Wrexham County Borough Council, Contribution to Marford Community Centre	£468.00
SLCC Enterprises Ltd, Delegated Fee to regional Conference	£56.35
Mr C A Route, Grass Cutting and maintenance of cemetery	£545.00
Clerk of the Council, Salary July and overtime February to June 2009	NJC Rates
HM Revenue and Customs, Income Tax and Employers NI	PAYE Rates

#### **175 CORRESPONDENCE**

The correspondence that had been received was available for members, was noted or otherwise dealt with as follows:-

Ombudsman's Annual Report 2008 – 09

Gresford CC Website – A disc of images of Gresford was received from Ellison Marketing for members to view and select some for inclusion on the web site. It was also reported that Mr Emlyn Jones had photographs of Gresford

Fish in the Lake in High Street – Residents were concerned at the apparent high level of stock in the lake and this may result in a shortage of food causing the larger fish to eat young ducklings. Local fishing clubs had expressed an interest in taking the excess fish.

***It was decide to consider the position at the next meeting in September and in the meantime to obtain more information from the Environment Agency.***

Wrexham Police & Community Forum – Guildhall, Wrexham 16<sup>th</sup> July 2009 7.00 p.m.

#### **176 AUGUST RECESS**

It was **resolved** that the Clerk of the Council be authorized to deal with planning applications and financial matters during the August Recess in consultation with the Chairman and Vice-Chairman of the Council.

**177 DATE, VENUE & TIME OF NEXT MEETING:** It was confirmed that the next meeting would be held at Marford Community Centre on Thursday, 3<sup>rd</sup> September 2009 at 7.15 pm

**COUNCILLOR R H WILLIS  
CHAIRMAN**

.....Chairman

.....Date