

MINUTES OF THE MEETING OF GRESFORD COMMUNITY COUNCIL HELD AT GRESFORD METHODIST CHURCH HALL ON 5th April 2018

Members Present

Councillors A. Bailey, M. Harriman, B. Blackmore, J Holmes, S. Atherton, M. J. Edwards, M. Wilde, J. Hobbley, J. Dutton, A. Atkinson, J. Blackmore

Chair: Councillor B. Blackmore

Clerk: Serena Baxter

Apologies given and accepted: Councillors M. Lightwood, R. Gilmartin

191. APOLOGIES FOR ABSENCE

Apologies were given and accepted.

192. 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.

193. PUBLIC PARTICIPATION

There were no members of the public present.

194. CONFIRMATION OF MINUTES: The minutes of the meeting held on the 8th March 2018 were agreed as a true record.

195. POLICE REPORT: PCSO Abbie Land was welcomed to the meeting, and presented tables indicating crime figures for Gresford and Marford. It was noted that the statistical report was in a different format and this was welcomed. PCSO Land highlighted a number of instances in Gresford and Marford and explained the police are trying to monitor the situation of parking near the Rofft school. There had been a scam involving cold calling. There had been no burglaries from businesses and only one in a residential property. There had been an instance of damage to a vehicle and a theft of a purse and a fraud. PCSO Land highlighted an event run by PCSO Lawrence in the Memorial Hall. Councillor Atkinson stated this had received positive feedback. Regarding Marford area, there had been a parking issue, a boundary hedge issue and youths arguing. There had been a retraction of one reported incident of criminal damage. Councillor Edwards asked about any commonalities with such crimes. PCSO Lawrence stated the police advise door and window locks which are easily fitted. A comment was raised about OWL. A question was raised about a traffic incident at Gresford roundabout involving a bike. PCSO advised the Police response is not to pursue but to gather intelligence. The Chair thanked PCSO Land for her report and her enthusiasm.

196. GRESFORD SAILING CLUB: Mr Chris Jones from the Gresford Sailing Club attended the meeting and gave a talk on the history of the Sailing Club and its membership. He explained about the geology of the Flash. It was confirmed that the land around the Flash is in the green area within the LDP. Environmental threats include siltation from surrounding fields. The club maintain a buffer area and undertake a rotating programme of coppicing. They have been advised that WCBC will not assist with the maintenance of the verge. The Sailing club undertake the coppicing and any other vegetation control and litter and fly tipping. Therefore a bin has been requested by the Sailing Club. A discussion ensued concerning the points raised by Mr Jones. Councillor Bailey moved to bring forward the discussion about the provision of a bin. Mr Jones was thanked for his presentation. Councillor Harriman raised an issue concerning Pont Y Capel Lane and the fact that there is no barrier so it is an attraction to people. **Action: Clerk to put on future agenda for further discussion with the Police.**

197. INVESTIGATION INTO VEGETATION CONTROL AND PROVISION OF A BIN AT GRESFORD FLASH: After discussion on the previous item it was resolved to purchase and

provide a bin in this location. Councillor Atkinson confirmed his discussion with WCBC that a bin could be emptied by WCBC at this location. **ACTION: Clerk to source bin from WCBC.**

198. MATTERS ARISING FROM PREVIOUS MEETINGS

- i. **Parking signs and road markings on Wynnstay Lane-** It was stated that parking signs in this location have not been replaced and the signs that are there and the yellow lines are being ignored. **Action: Clerk to chase with Darren Green of WCBC and to ask for WCBC and the Police to do more monitoring.**
- ii. **Parking near the junction of Claypit Lane and Chester Road.** - The Clerk advised that Suzie Bentley had sent a copy of the letter that she is sending out to all groups using the hall. Further concerns were raised about parking in the location. **Action: Clerk will continue to try to set up a site meeting with Darren Green of WCBC to see what advice can be obtained.**
- iii. **7 Chester Road:** Councillor Atkinson advised on the current situation regarding planning permission for this area of land. Councillor Harriman requested a further prompt to WCBC expressing concern about the continuing deterioration of the area. **Action: Clerk to write to WCBC Planning to ask for an update on the current situation.**
- iv. **Clappers Lane:** Councillor Atkinson advised he has spoken with senior officers at WCBC and feels there has been progress. A discussion took place about the dangers of this area in the recent wet weather leading to a lot of mud and pooling of water. The Clerk advised that she has received correspondence from the MP Ian Lucas in response to a letter sent.
- v. **High Street, Gresford:** Councillor Holmes expressed disappointment that yellow lines have still not been put in place as it is over a year since there had been a site meeting with WCBC representative. Councillor Atkinson confirmed that the request had been lodged for lines for High Street and this location and for School Hill. He will keep chasing. Councillor Edwards stated there was a need for yellow cross hatch markings by the shops and Councillor Holmes stated the need for a Give Way sign at the top of Clappers lane which is outstanding work.

199. PROVISION OF BIN AT SCHOOL HILL AND CLAPPERS LANE: - Councillor Atkinson confirmed that the proposed location for this is the top of Cemetery Lane and School Hill. Councillor Edwards stated consideration must be given to the conservation area. Councillor Bailey suggested that the bin may need to be a certain type to comply with the Conservation area requirements. After discussion Councillor Harriman proposed the acceptance of the need for a bin in this area and that the General Amenities Committee shall decide the precise location taking account of the Conservation area (seconded by Councillor Holmes) **Action: Clerk to discuss the bin with WCBC in terms of sourcing it and Conservation Area requirements and put on agenda for next General Amenities Committee**

200. WCBC ASSESSMENT OF PLAYGROUNDS AND INSPECTION FOR DDA COMPLIANCE PURPOSES: - The Clerk advised that this had arisen after the quote from Sovereign which suggested that the entrances might not be wide enough for a wheelchair in both locations. A discussion took place. It was stated that when the playgrounds were installed not many years ago that the DDA Compliance was addressed at that time. It was also stated that the Council needs to know if the compliance has altered for any equipment to be purchased in the future. A vote took place and six Councillors were in favour and four against with one abstention. **Resolved: WCBC to be instructed to carry out the assessment at the cost of £25 per playground area, and no more than £75 to be spent on this.**

201. CASUAL VACANCY: It was noted that this matter had been deferred from the previous meeting due to the suggestion of a third candidate having applied, the details of which had not at that time reached the Clerk to be made available to that meeting. The Clerk advised that the third candidate's information had been sent via the website and had gone into her email Spam. Therefore, it had been received by the closing date. There were now five candidates, with two having applied after the closing date which had been advertised by the Clerk as the 23rd February. Councillor Hobbly declared an interest and left the room. Councillor Atkinson also declared an interest in that he knew candidates but not at a personal level. A discussion took place. It was **RESOLVED** to discount the two candidates who had applied after the closing date and to only consider the three candidates who had applied at the closing date. Councillor

Hobbley was readmitted to the meeting at that point. It was stated that the Clerk had advised at the previous meeting, but not minuted, that the information submitted by candidates was in her opinion not sufficient as to what was asked. It had therefore been decided at the previous meeting to write to those candidates in the meantime and advise them that they could submit additional information if they so wished. The Clerk advised that neither of those candidates had done so and read out the information submitted by each candidate which was then circulated for Members perusal. Councillor Harriman expressed his dissatisfaction at aspects of the process. The Chair reminded all Councillors of the process of voting in respect of candidates under the Co-option procedure as advised by the Electoral office. A vote took place on each of the three candidates and the Chair **DECLARED that Russell Smith be co-opted onto the Community Council representing Gresford West.**

202. LIGHTING MATTERS: The Clerk advised that the deadline for the Salix funding had passed. She had been in contact with the Carbon Trust who had agreed to help with the technical data required in order to prepare a bid for the next round of Salix funding. A meeting of the Lighting group is to be convened shortly.

203. PRE-APPLICATION CONSULTATION DOCUMENT CONCERNING COLLIERS PARK: It was moved that this item be discussed alongside Agenda item 14.v , and this was **AGREED.**

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

- i. P/2018/0166:* Demolition of Bungalow, Erection of 12 No. detached dwellings and garages, Construction of access and associated works. The Old Caravan Site, old Wrexham Road, Gresford, Wrexham.

Comments received were as follows: There is no mention made of the pedestrian access (J.H.). All were generally happy that the boundary hedge is to be retained. Concern stated that the line of houses is a bleak design(M.E.) and different from the original proposal. There is a need for extra street lighting, and this cost must be met by the Contractor and not by the Community Council, and it needs to be LED. There is concern that the provision of a pavement and certainty of the boundaries must be made which seem to be absent. It is to be noted that Japanese knotweed exists on the adjacent side and this needs to be investigated and contained. Likewise, any possible contamination on the storage yard which is known to be there, must be contained. It is to be noted with some concern that there was no pre-planning application in regard to this site- it was sent to the wrong Council. Councillor Atkinson advised of concerns he has with regard to speed limits in this area which he has raised with WCBC: there must be better signage to retain a 30mph limit. There was supposed to be lower density than at The Pavilions, but the design change does not correspond with this.(MH) . The density on this site is in the opinion of Councillors, too much. The boundary hedge all along the allotments side must not be interfered with or removed. With regard to the design, the three storeys shown would not be in keeping with the rest of the houses in the vicinity which are two storeys and it is a rural aspect. In general Councillors wished it to be known that they remained supportive of development in this site , as long as the concerns raised above were addressed.

- ii. P/2018/0173:* Erection of Electrically Operated 2.45MHigh Wrought iron Gates (4.40 m back from edge of Highway in existing opening ((In retrospect).Oak Barn, Borrass Road, Borrass, Wrexham. **There were no observations or concerns to make.**

- iii. P/2018/0181:* Two storey Rear extension.13 Poplar Drive Marford, Wrexham. **There were no observations or concerns to make.**

- iv. P/2018/0202:* Alterations to Attic room and replacement to flat roof with pitched roof-Gaysfield, Hoseley Lane, Marford,. Wrexham. **There were no observations or concerns to make.**

- v. P/2018/0194:* Alterations and Extension to existing facility to create National Football Development Centre and Educational Facility for Glyndwr University, including replacement pitches and floodlighting and associated external works, external store and containers and access arrangements. Colliers Park Wrexham AFC Training Ground, Chester Road, Gresford, Wrexham.

Councillors had at their previous meeting raised a list of concerns under the pre-planning application process, which had been sent to the consultants dealing with this application. A number of Councillors had subsequently met with the consultants on the 4th April. The Council wished their original concerns raised to be appended to the further concerns raised, in the comments back to WCBC Planning Department. Although the Consultants had sought to address these concerns at the meeting, they remain valid concerns. Overall Councillors felt the meeting had been a positive one, and all questions raised had been answered.

Further observations and concerns to be raised included: The parking site was stated to be a managed site for most of the time. If this is the case then Councillors felt that bussing in via minibuses and other site management might address some of the concerns raised around parking. It was noted that there will be matches on Sunday's, likely to be Junior Football and Women's Football.

In terms of the relocation of pitches, it had been said that the pitches would be purely for FAW use, along with the All-Weather pitch and so capacity should go down. It was also raised that it is important to have a construction management plan for the work on site, to deal with rubbish accumulating on site, and signage on the A 483. This is very important to direct construction and other traffic appropriately past the Rossett turnoff and on to the Gresford roundabout, to avoid any increase in such traffic through the villages.

Yellow lines will still be required along Chester Road adjacent to the site. The footpath is understood to be down for improvement. Planting is still a concern and Councillors felt that the condition and maintenance of the hedgerow had been overlooked. The hedge is currently blocking access and there is no pavement on that side- pedestrians had been observed struggling along the verge that side.

It was reiterated that an improved footway along the front of Colliers Park is important, and also the issue of the bus stop needs to be looked at and improvements made. The size of the building was again stated to be single storey but it was suggested that the size of the building itself is a concern and this is not single storey as it is understood to be. The issue of flooding on the Chester Road was raised, and it was stated that they need to make sure that due to existing flooding, that any soakaway/ water runoff, is not directed toward the Chester Road. It was also noted that on the plan there was a red colouring on the building. It was stated that this needs to be modified or else adequate screening, to be sympathetic to the countryside location.

With regard to light spillage on to Chester road, this remains a concern, and in addition, there should be no light spillage or bright lighting directed towards the residential properties on Clappers Lane and Pont Y Capel Lane. It was noted that a similar site in Newport is well managed. Overall Councillor wished to express their support for this development, providing their concerns raised, both here and at the pre- Planning stage (appended) are addressed.

205. FINANCE:

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

| Date | Payment To | Cheque Number | Reason | Amount |
|--------|------------------|---------------|---|--------|
| 5.4.18 | WCBC | 202528 | School Crossing Patrol | 988.00 |
| 5.4.18 | Derwen Computers | 202529 | Review of Clerk's Computer and security. | 35.00 |
| 5.4.18 | WCBC | 202530 | Rates for Cemetery | 655.35 |
| 5.4.18 | Scottish Power | 202531 | Lighting Supply February | 778.32 |
| 5.4.18 | B. Blackmore | 202532 | Reimbursement for gift bought for Councillor in illness | 6.55 |
| 5.4.18 | HMRC | 202533 | Monthly payment due | 27.42 |

