

**CYNGOR CYMUNED**  
**CEFN**  
**COMMUNITY COUNCIL**

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING, HELD  
AT THE GEORGE EDWARDS HALL AND ZOOM ON WEDNESDAY 18<sup>th</sup> OF  
JANUARY 2023**

**Chair: Councillor Mr P Vaughan**

**PRESENT** Councillor Mrs S Benbow-Jones, Mrs J Jones, D Wright, Mrs G Wright also Deio Jones, Project Coordinator, Helen Williams from Cadwyn Clwyd and John Gallanders of Praxis

**APOLOGIES** Councillor I Twigg

*Prior to the meeting commencing, the chair welcomed Mr John Gallanders from Praxis to address the committee on the Cefn Mawr Community facilities and transport study. Mr Gallanders briefed members of the initial research and progress to date and answered questions from councillors with regards to the ongoing research areas for the study.*

*The chair thanked Mr Gallanders and he left the meeting.*

**TO DISCUSS RESULTS FROM THE COMMUNITY CONSULTATION UNDERTAKEN  
BY PRAXIS**

Councillors commenced a discussion on the initial research and voiced concerns that it does not reflect input from the wider community area. Deio Jones reported that many people were not clear on what the distinctions are with the Community and Borough council, and this sometimes can reflect in the way questions are posed to residents. Deio also reported that while the names of the interviewees cannot be shared, there were a number of residents from the wider community and not just Cefn Mawr but agreed that views need to be gathered from a wider demographic and welcomed a breakdown of areas where interviewees reside. Cllr Wright voiced his concerns that weight had been given to certain subject area, and as some interviewees gave more time than others, individual views will be highlighted above others. Cllr Wright asked that further research is more balanced to reflect the community as whole, and be mindful of targeting areas that could potentially produce prejudicial views in favour of their own community interests.

Deio Jones commented that the report was an initial brief and still in the very early stages.

**ACTION PLAN**

Committee members agreed that they would like the researcher to visit more areas within the community. It was agreed that it would be a benefit to the researcher that he interview each ward member, at convenient 30-minute time slots to be arranged by the clerk. Councillors agreed that

it would be better to give the views of residents' equal weight in the final report. Cllr Wright confirmed that he would like the researcher to interview present users at George Edwards Hall, and local sports clubs. Councillors agreed that a broader approach is needed in order to obtain an accurate picture of what the community needs and move away from conducting research in areas that may give inaccurate or bias results.

### **TO DISCUSS AND RE-CAP FOLLOWING ON FROM THE LAST DEVELOPMENT COMMITTEE MEETING 08.11.22**

Deio Jones updated members on the discussions with Mike Bathers from the Trevor Basin project. A meeting will be scheduled soon. The clerk reported that Mr Bathers will be invited to the February meeting of full council, to discuss the levelling up fund and the Trevor basin project. Deio Jones discussed the proposed circular walk. A representative from Our Picturesque Landscapes has advised him to delay this project, as extra funding will be available from OPL in the near future. The clerk reported that with regards to the circular walk, Eastmans have been in discussions with Cefn Community Council, and they are happy to proceed.

Deio updated the committee on the walks organised by the Wildlife Trust. The third walk of 2022 took place in December and wasn't well attended due to bad weather conditions.

With regards to the planting of the orchid, Deio reported that he has been in discussion with CRNCA for the trees to be planted on land at the activity centre, this will be done by March and will be overseen by the Wildlife Trust.

Funding for skill sessions for volunteers is still available, CRNCA have a few people that they could offer for training.

Deio stated that the money to replace the windows and doors at the hall needs to be claimed. The clerk confirmed that she will be working towards completing the project as they are still windows and doors to fit. Deio reported that he has spoken to solicitors to see if anyone can help with the lease for the ground at Plas Kynaston and is waiting to hear. Regarding the feasibility study for the hall, a person has now been engaged to undertake this work, a tour of the hall has been completed, but the clerk confirmed that she would like a digital map of the building if the budget would allow, Deio stated that he will put that suggestion forward.

### **ACTION PLAN/GENERAL DISCUSSION**

Deio Jones stated that two case studies for community facilities and community transport are in progress. For the purposes of an evaluation on the Green Spaces project, Deio reported that he needs to complete an evaluation so would like to interview councillors and staff in due course.

A meeting with Deio and Mike Bathers from the Trevor Basin project will be arranged soon.

Deio Jones confirmed that he will be putting in a lottery bid to focus on hiring a project co-ordinator to work on site within Cefn Communiy council. This will enable new projects to be

started and co-ordinated going forward, Deio Jones stated that he would be happy to work with the council on a freelance basis to give advice and help with projects as and when is needed, and both the clerk and committee members agreed that they would like to take up the offer.

Cllr Wright reported on the road closure in Newbridge. As a result of the work being carried out to repair the bridge, there will be community benefit money. Both Cllr Wright and Cllr Frank Hemmings suggest splitting the money between the two communities directly affected by the landslip (Cefn East and Chirk North). They would like to propose a bridge be build and sited from Ty Mawr over to the Fron Side of the river.

Cllr Wright suggested that costings for the proposal be sought, and Deio Jones investigate funding avenues for any connecting walkways that maybe required at the site of the proposed bridge. Deio confirmed that he will forward the proposal to Mike bathers. Helen Williams reported that there may be a small amount of funding available to put towards the project but will come back to the committee on this. A discussion followed on the layout of the proposed site and if the infrastructure pathways are already largely in place. Cllr Wright proposed that community benefit money be used for the bridge project between Chirk north and Cefn east. Seconded by Sonia Bebow Jones.

Cllr Wright stated that he would like to discuss with Ty Mawr the idea of siting a small caravan park on the field close to the Dovecoat, to be managed by the Caravan Club and will report back at the next meeting.

### **DATE OF NEXT MEETING**

Date of the next meeting to be confirmed.

The Chairman thanked members for their attendance and declared the meeting closed.