



CYNGOR CYMUNED
CEFN
COMMUNITY COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD AT GEORGE EDWARDS
HALL AND ZOOM ON
18th of July 2023 commencing at 6pm
Chair:P Vaughan

28. PRESENT Councillors: Mrs S Benbow-Jones, P Blackwell, Mrs H Brimfield, Mrs J Jones, Mrs K Tiltman, Mrs P Roberts, Mrs I Twigg, Mr G Wood, Mrs G Wright, Mr Rob Chambers of Chambers Conservation Ltd and Mr John Gallanders of Praxis.

Councillors Mr D Metcalfe and Mr B Twigg joined via the Zoom Platform

One member of the public viewed proceedings via the Zoom platform

Vice Chair Cllr Mr D Wright was chair of the meeting in the absence of Cllr Mr P Vaughan.

29. APOLOGIES Councillor Phil Vaughan.

30.TO RECEIVE DECLARATION OF INTEREST

Councillor Stella Matthews declared an interest in agenda item 12: Planning (Member of WCBC Planning Committee)

31.PUBLIC QUESTIONS/STATEMENTS

None received.

32.TO RECEIVE PRESENTATION FROM ROB CHAMBERS REGARDING FEASIBILITY STUDY OF GEORGE EDWARDS

Mr Rob Chambers shared screen the feasibility study report into improvements at George Edwards Hall.

Mr Chambers stated that in the initial stages of the report, the existing building was looked at in its entirety, including all its available space and the condition of the infrastructure.

A floor plan of the hall was shown on screen and Mr Chambers explained all the space, various levels and displayed pictures of the condition in some parts of the building that require interim repairs regardless of the major works that are detailed in the report.

Mr Chambers concluded that the building itself is structurally sound, and aside from the lack of adequate ventilation in the roof space above the hall (Which is leading to timber decay) the

only real challenge with the building in its current state is the variety of levels on which the whole site (including the office annexe) is built.

No level access presented several issues, and it was deemed that the back of the building could become the main entrance due to it being the most direct access to parking facilities.

Mr Chambers stated that three options had been chosen for a new layout of the building, and discussed each option, with accompanying floor plan. The main focus was on how to tie in all the various, complex levels together whilst maximising the space, make it accessible for all users and look more welcoming from the back of the building. Options which were discussed were, a two-lift system, whereby each lift would be in separate parts of the building but would still achieve linking all the floors together, but this required more space and mechanical infrastructure. A one lift system was put forward as a better solution, this included costings for placing the lift both inside and outside of the building – and the implications of doing so (such as losing the inside space if it was placed inside, versus extra costs of having to build a space for it outside, etc). Mr Chambers discussed the vast amount of space on offer underneath the stage area, and how these can be utilised if they were given ventilation. Mr Chambers pointed out that there were opportunities to reinstate the windows which previously looked out onto to the carpark.

Mr Chambers stated that the three options would vary in cost from £1.5 Million (two lift option plus refurbishments, £2 million (one lift incorporated within the footprint of the existing building) to £2.2 Million (outside lift options). The plans can be phased so that the work can be done in stages. It is for the council to ascertain what they would like done first. A full condition survey would be beneficial, this would cost in the regional of £175,000 but would be useful to identify areas which need addressing first.

The chairman thanked Mr Chambers for his presentation and he left the meeting.

33.TO RECEIVE PRESENTATION FROM JOHN GALLANDERS REGARDING FEASIBILITY STUDIES OF COMMUNITY TRANSPORT AND COMMUNITY TRANSPORT.

Acting Chair Cllr D Wright welcomed John Gallanders of Praxis to the meeting. Mr Gallanders ran through the updated feasibility studies on Community transport and community activities. He stated that both reports have been completed and gave members a brief outline of the reports. He reiterated that as both studies are interlinked, they look at all the key elements of opportunity, and what is already in place within the community. It is important that all these key elements are included as it shows a pro-active community worth investment.

The reports also explore partnerships with local groups and how this can be enhanced to address key issues such as current public transport provision and movement within the community.

Mr Gallanders discussed the study on the George Edwards hall and how this can be linked in with the community activities study, as the hall has a large amount of space but not all of it is accessible.

Key elements also covered by the report are sustainability and funding of possible future projects, and the peoples attitudes towards the current provisions on offer.

Cllr D Wright thanked Mr Gallanders for his time and he left the meeting.

34.TO RECEIVE POLICE CORRESPONDENCE

Date: Sunday 9th July 2023

Ward: Cefn/Plas Madoc

Author: PCSO 4400 Lara Shiers

- **Crimes/Incidents of note (The information provided falls within Data Protection and Sharing policies. Information of domestic related offences including sexual offences will not be shared. Only matters that are relevant to the Community)**

The review of the data between the period of 21/06/23 – 09/07/23 and report on the following incidents of note:

CEF N MAWR

Incident	Number of incidents	Summary of Investigation
ASB	5	3 x reports of neighbours smoking cannabis (private housing) 1 x report of youths throwing apples. 1 x report of loud vehicles
Common Assault	1	1 x report of an assault
Dangerous Dogs	1	1 x report of a dog bite
Domestic	5	Domestic related incidents
Harassment	1	1 x on-going issues with neighbours
Robbery	1	1 x report of a bike and wallet been taken from an individual
RTC	2	2 x minor damage RTC. No injury
Shoplifting	2	2 x shopliftings. Suspects identified - in progress
Theft	1	1 x theft of personal belongings
Theft From Motor Vehicle	1	1 x report of a theft, under investigation
Theft of Motor Vehicle	1	1 x theft of vehicle. Bike recovered
Threats	1	1 x report of domestic related threat

Events conducted:

1. Police Surgery was held Tuesday 4th July 2.30pm – 4pm at Tesco Cefn Mawr.

PLAS MADOC

Incident	Number of incidents	Summary of Investigation
ASB	2	2 x reports of off-road bikes
Domestic	3	Domestic related incidents
Public Order	3	3 x Public Order
Public Order	2	1. Report of two individuals fighting. Investigation on-going. 2. Report of two parties arguing in the street. All in order upon Police arrival.

Threats	1	Domestic related
Harassment	1	Domestic related
Theft of Vehicle	1	Report of theft of motorbike – bike recovered
RTC	2	1 x Minor injury RTC 1 x RTC – one arrested for drink driving

- **What can you do to help?**

In order to progress matters and take positive action with regards to drug dealing / ASB / Other crime trends etc we need community intelligence to support our targeted patrols, stop searches and warrants. We are grateful for the information we receive and continue to develop any matters. Intelligence can also be reported to us anonymously through Crimestoppers.

- **Questions**

If you have any concerns regarding crime figures or incidents in your ward please let us know and we will provide an update ahead of the Council meeting. Please continue to send monthly reminders regarding the Meetings and we will endeavour to attend when possible.

- **Walk around**

We would be happy to meet with you to have a walk around the area whenever you are available.

- **Good News Stories and Upcoming Events**

We will continue to post on social media in relation to events and reports on what we have been up to. Please follow us on HGC Wreccsam Wledig/NWP Wrexham Rural Facebook Page and Twitter.

Event	Time and Date	Location
'WE SAY YOU DO'		
Engagement / Pop up event	'Plastonbury' Saturday 29 th July	Plas Madoc
Pact Events		
Bike Markings		

Following on from last months full council meeting, the clerk stated that she has received news from NWP that the prices for the DNA spray have changed. Clerk will update council once she has the new prices. Cllr D Wright reported to members that PCSO Lara Shiers is looking to hold a bike marking event within the community. He stated that he will report back to members directly with any more progress on this due to council being in recess until September.

35. TO RECEIVE WRITTEN REPORT FROM COMMUNITY AGENT

COMMUNITY AGENT REPORT

July 2023

- No. of new residents accessing the service – **40**
- No. of residents continuing to receive support since last month – **12**
- **Cefn** – 14 referrals
- **Rhosymedre** – 9 referrals
- **Acrefair** – 8 referrals
- **Newbridge** – 1 referral
- No. of residents re-referring back to the service – **10**
- No. of referrals closed - **8**
- **Plas Madoc** – 12 referrals
- **Other** – 6

Looking again at the number of referrals closed from last month, the feedback demonstrates:

- ✓ No. of residents feeling less isolated – 100%
- ✓ No. of residents feeling satisfied with the information provided – 100%
- ✓ No. of residents achieving personal outcomes – 100%

Good evening everyone.

This is a slightly shorter month due to this report being submitted early.

In addition to the above figures, I have attended 7 community groups, therefore meeting with a further 67 residents this month.

The Community Agent Wellbeing Hub continues to grow and we have arranged for other agencies to join us and extend the support that we offer which will hopefully further increase the attendance.

In addition to this, we are holding a 1940/50's afternoon tea dance on Saturday 16th September. Tickets are available from the George Edwards hall priced at £5 each. Afternoon tea will be served and there will be themed music to dance to, with a raffle included.

I was lucky to be able to attend a conference in London on Integrative & Personalised Medicine for my CPD. This included supporting people holistically and trying to get them out & about in nature to help improve both physical and mental health, along with reducing

dependency on medications and conventional treatments. I was able to talk about my role, explaining how it worked and the successes that we have seen, and continue to see. Whilst it was a fantastic experience with lots of learning taking place, it was wonderful and reassuring to appreciate that I am already implementing the ideas that were being discussed. I came away feeling proud of the role that I undertake within our community.

A brief abridged case study to demonstrate the effectiveness of this role:

Mrs A came to me via a self-referral having seen my details in the community magazine that is produced by Sonia Benbow-Jones. She was happily renting privately however, the property was no longer meeting her physical needs. In addition to this she was then given 2 month's notice by her private landlord. I assisted her with her housing application for WCBC and advised her of the process which enabled her to effectively manage her expectations. There was an urgency to this due to the timescale, and renting privately was not a viable option given Mrs A's increasing physical needs. Two weeks before the end of her tenancy, I made a follow up call as no paperwork had been received which was causing an immense amount of stress & anxiety and exacerbating her physical ailments. Upon making enquiries, I was informed that the paperwork had gone astray however, the member of staff that I spoke to handled the query and dealt with the situation immediately. I offered reassurance to Mrs A and explained what would now happen, signposting to further support from Shelter if needed. Making a further follow-up call a week later, I was given the possible good news that a property may be available to Mrs A however, it was not an option that she wished to even consider at this point. When I was given the good news a few days later that she was to be allocated this particular property, I encouraged Mrs A to visit, and supported her during it, discussing openly and honestly her increasing needs and the benefits of moving here. In addition to this, I liaised with the private landlord and negotiated an extension to her tenancy to facilitate a smooth transition rather than temporary accommodation being required. This also avoided unnecessary stress, anxieties and probable health impacts. I also liaised with local businesses to provide removals, white goods, and carpets with the urgency required, and I am pleased to report that Mrs A is now settled in her new property and flourishing.

If you have any questions or wish to have more information, then please don't hesitate to get in touch with me either by email or mobile.

Many thanks,

Marie-Claire 😊

36. TO RECEIVE CLERKS REPORT

1. The Clerk reminded members that the July litter pick is taking places tomorrow, the 19th of July. The meeting place will be at the lay-by at Zion Chapel (Top of Cefn). There will be no litter pick in August.
2. Reminder to members that the Community Agent hub takes place on Thursday mornings in the lower room between 9am and 11.30am. The community agent is onsite to assist with any queries from the public. If anyone would like to volunteer their time making teas and coffees they are most welcome.
3. The gardening competition took place last Thursday, the 13th of July. There was an excellent turn out, twenty-one gardens took part. The presentation will be held on the 21st of September. There will be a show from the performing Arts students at Derwen College, refreshments and a raffle, with all proceeds going to Derwen College.
4. The clerk requested members to confirm that powers be delegated to clerk, chair and vice chair during the August recess for any urgent issues, authorisation of salaries, and invoices due for payment. All members in favour that powers be delated to the clerk, chair and vice chair for the August recess.
5. The clerk reported that a request has been received to hire 15 large tables and 48 chairs from George Edwards hall. Clerk asked members if they were happy to proceed at a hire cost of £50 and confirmed the hire dates as 8th to the 11th of September 2023. All members in favour. Clerk to make arrangements with hirer and obtain a signed damage waiver agreement.
6. The clerk wished all members a pleasant summer break.

37. MINUTES OF THE PREVIOUS MEETING

- (a) To confirm the minutes of the Full Council Meeting held on the 27th of June 2023 – ***RESOLVED that the minutes of the Full Council Meeting held on the 27th of June 2023 be confirmed and signed by the chairman at the earliest opportunity.***

38. Monthly Accounts

ACCOUNTS TO BE PASSED FOR PAYMENT 18th JULY 2023

EXPENDITURE

Wages/Sal from (month 3)
T Nicholls-Smith, H Parry, S Roberts, N Hughes-Lloyd, MC Hartshorne 6285.55
C Haycock

Invoice No

INV NO	CHQ NO	RETRO	FROM	£
23/057	BACS	Y	ACS Technology - invoice for office IT	50.00
23/058	BACS	Y	Peter Green Groundcare - Invoice for play areas	760.00
23/059	BACS	Y	Peter Green Groundcare - Invoice for cemetery	1160.00
23/060	BACS	Y	Steve Pugh - Invoice for gravedigging	500.00
23/061	BACS	Y	WCBC - Invoice for Contribution for youth service	6348.31
23/062	BACS	Y	WCBC - Invoice for play area repair	173.30

23/063	BACS	Y	WCBC - Invoice for half yearly instalment for inspection of play areas	1877.40
23/064	BACS	Y	Comm Agent - Expenses for June-July	52.12
23/065	BACS	Y	TMNS - Expenses for July (LGA 1972 sect 112)	206.02
23/066	106612	Y	British Gas - Invoice for GE Hall	5.37
23/067	106612	Y	British Gas - Invoice for GE Hall	1.84
23/068	BACS	Y	JRB Enterprises - invoice for dog waste bags	574.80
23/069	BACS	Y	JRB Enterprises - invoice for dog waste bags	321.00
23/070	106613	Y	EDF Energy - Invoice for unmetered supply	1377.85
23/071	106614		Viking Direct - Invoice for office and GE Hall	287.62
23/072	106615		Snowdonia Fire & Security - invoice for maintenance of intruder alarm	286.80
23/073	106616		PHS Group - Invoice for GE Hall	355.21
23/074	106617	Y	AVOW - Invoice for training for community agent	58.50

Invoices Received During June/July 23

HMRC Tax & NI	1141.59
Clwyd Pension Fund	1326.89
Staff member Payment GOV.UK	235.92
DEA	37.94
HSBC	10.20
WCBC NNDR	716.00
Scottish Power	299.12
	<u>£24449.35</u>

Income

Tesco (Rec0306)	6250.00
NWP (Pact Funding)	149.10
Scottish Power (Rec0317)	137.22

Burial

Marcher Stone (Rec0310)	170.00
Francis Roberts (Rec0316)	1020.00

GE Hall

G Langford (Rec0308)	93.50
B Roberts (Rec0309)	22.00
Slimming World (Rec0311)	337.48
WCBC Flying Start (Rec0312)	170.00
Groundwork (Rec0313)	36.00
DanceZone (Rec0314)	225.50
WXM Labour Group (Rec0315)	30.00

Interest

Business Money Manager 13.06.23	239.75
	<u>£8880.55</u>

Resolved that the listed payments be approved

39. CORRESPONDENCE RECEIVED SINCE LAST MEETING

Correspondence Received During June/July 23:

Bolded items are recommended to be noted by the Chairman:

1			Simon Baynes MP - copy of newsletter
2			Ken Skates MS - Copy of e-newsletters
3			AONB - Email re: summer forum of the Clwydian Range & Dee Valley, survey to complete. https://forms.office.com/e/98meiGJdsp - The clerk stated that she will forward link to members to complete. Resolved.
4			WCBC - Email re: Flintshire & Wrexham Public Services Board Well Being Plan 2023-28 (copy attached) – The clerk confirmed that copies have been send to members. Resolved.
5			WCBC - Email re: Cefn SLA Youth Report January-April 2023 (copy attached) – The clerk furnished members with the quarterly youth club report. Resolved to be noted.
6			WCBC - Email re: Annual Tenant Event - Picnic in the Park 26th July at Bellevue Park 11am-2pm
7			WCBC - Email re: Family Fun Day 18/08/23 Queens Square 10am to 4pm
8			WCBC - Email re: 2023-24 contract for community agent (clerk to sign) – The clerk reported to members that there was an extension given to all community councils to put their policies in place. Cefn community councils are now in place so they can proceed to sign the contact All members in agreement that the clerk sign the contract. Resolved.
9			WCBC - Email re: Wet pour repairs at Newbridge Play area at a cost of £3013 - The clerk read contents of the recent WCBC inspection at the play park in Newbridge. Clerk furnished members with pictures on screen to highlight the repairs needed on the park. The clerk discussed what financial reserves plus other financial commitments the council has for the play park provisions in the coming year, and it was agreed that the cost be covered to repair the wet pour on the Newbridge park. Proposed by Cllr Mrs S Matthews and seconded by Cllr Mrs I Twigg. Resolved - All in favour.
10			Cllr D Wright - email re: Advance warning of Road Closures in Cefn due to gas replacement works – The clerk read the recent email sent to all members with regards to the gas works in Cefn. The clerk reported that council has shared this with the public on all their social media platforms. Resolved to be noted.

40.TO RECEIVE PLANNING APPLICATIONS

Planning Applications Received During June / July 2023

P/2023/0391 Erection of garage and works to garden area including proposed Retaining walls (partly in retrospect)
28 King Street, Cefn Mawr

In relation to application P/2023/0391 no observations/ objections were raised.

41.REPORTS FROM MEMBERS

41.1 Cllr D Wright reported that there will be a consultation soon in regards to the requested double yellow lines in three areas within the community, Park Road (Rhosymedre and Newbridge) and on the Zebra crossing at Plas Kynaston lane Cefn. This should be happening next month and Cllr Wright will update members with a date once this has been set.

41.2 Cllr Benbow-Jones stated that residents have approached her with regards to cars which have been seen speeding around the community, revving engines, with loud music playing, from early evening and late at night. Cllr Benbow-Jones stated that she has encouraged the resident to make a note of these incidents and report to the police.

41.3 Cllr Benbow-Jones reported that the post box on Llangollen Road in Acrefair has vanished. The clerk to make enquires.

41.4 Cllr S Matthews stated that she recently attended a virtual Town and Community council meeting with WCBC and was deeply unhappy. She was disappointed that the members have no say on agenda items as this now falls solely to the chair. Both Cllr

Matthews and Cllr S Benbow-Jones were not given notice of the meeting, and Cllr Matthews was only able to attend as another councillor confirmed that it was going ahead. In addition to this, the meetings are now only being held virtually and there are many members who do not use IT and prefer to attend in person. This is excluding members. Cllr D Wright requested that the Councillor Matthews write a letter to the clerk detailing her concerns, which will then be forwarded on to WCBC

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