



**CYNGOR CYMUNED**

**CEFN**

**COMMUNITY COUNCIL**

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING, HELD  
AT THE GEORGE EDWARDS HALL ON MONDAY 18<sup>TH</sup> DECEMBER 2023**

**Chair: Councillor Mr P Vaughan**

**PRESENT** Councillors Mrs J Jones, Mrs I Twigg & D Wright present, Deio Jones Project Coordinator, PCSO Shiers, R Evans, C Parry, H Evans, S Roberts – Cefn Albion FC, S Warburton, B Powell – Cefn Rangers FC

**APOLOGIES** Ysgol Cefn Mawr, David Bullough PMFC

**DECLARATION OF INTEREST**

None Received

**TO RECEIVE AN UPDATE REGARDING PLAS KYNASTON GROUND  
IMPROVEMENTS**

Cllr D Wright welcomed all to the meeting and requested an introduction around the room. Cllr Wright then proceeded to brief everyone present with the developments to date regarding Plas Kynaston Football Ground. A Google Earth shot of the ground was displayed enabling Cllr Wright to clarify in more detail.

It was reported that a grant application was submitted to the ‘*Prosperous Communities Wrexham Key Fund*’ to Cadwyn Clwyd for the following improvements to the facilities at the MUGA for the benefit of local clubs and other users:

- Lengthen the pitch by 5 meters.
- Widen the pitch by 1 meter.
- Install hard standing along one side of the pitch.
- Install a 100-hundred-seater stand.
- Replace the dug outs due to the pitch widening.
- Remove and replant trees.
- Widen the steps and replace the handrails.
- Create wildflower meadows on the banks between the car park and the pitch.

These are all elements that were identified in the Feasibility Study undertaken in 2021,

During the grant application process Deio Jones contacted the Welsh FA and the Cymru Football Foundation to see if there was further support available for some of the other elements such as changing rooms, accessible toilets etc

An informal discussion was held via zoom on Thursday 2<sup>nd</sup> November 2023, present were Tom Peevor (Club Developer - FAW) Alan James (Facilities Investment Manager - Cymru Football Foundation), Deio, myself and the Clerk.

They informed us of additional potential funding that we could access through the 'Fit For Future Facilities Programme,' This grant cannot be used for tier improvements, it does however have to fit into the four CFF principle goals:

- I. Improved Experiences and Environments: Enabling Participation Growth and/or Retention
- II. Stronger and More Sustainable Community-Focused Clubs
- III. Improving Facilities and Environments for Women and Girls
- IV. Tackling Inequalities: Improving Quality of and Access to Facilities in Deprived Communities
- V. Tackling Inequalities: Improving Quality of and Access to Facilities for Participants with a Disability or from Ethnically Diverse Communities

This fits well with some of the potential developments we've discussed previously. Though they could not comment on the strength of any application we would put forward, it was noted the Community Council had gone about the whole process in a professional way and put us in a good position and felt we as a Community Council stood a much better chance of receiving funding than an individual football club.

Any funding awarded is on a 70 – 30 percentage, (CFF 70% and us/other 30%). Also, it would be advantageous for the Community Council to submit an outlying plan of what we would be looking for by 1<sup>st</sup> April 2024.

Cllr Wright reported that there are a couple of tasks remaining to complete to satisfy the award panel, but the grant has been approved in principle.

Cllr Wright reported there had been numerous site meetings with various officers from WCBC leading up to the submission, a meeting is scheduled for tomorrow with an arborologist as there will need to be tree removal and mitigation on site, a full survey is required. On the advice of the planning officer the location of the stand will be north side of the pitch, this location will also be a hard standing surface. Extra drainage is required on the south side, with two new channels required which will run parallel with the goal. It is hoped pupils from Ysgol Cefn Mawr and Min Y Ddol will plant a wildflower meadow on the banked area near to the steps.

The planned improvements to the pitch will be ready for the 2024/2025 season. Cllr Wright reported that the creation of extra car parking facility by using part of the play ground will never be approved from WCBC planning, a further discussion followed regarding parking on match days, the onus will be on the clubs to marshall the parking on match days and stressed there will be no parking along Plas Kynaston Lane, there are car parks available at the GE Hall, Crane

Street, Well Street and Wimborne Gate. Each club have already signed a parking agreement whilst using the facility.

The improvements as discussed is part of the phase one project. A further discussion took place regarding future funding and development of the changing rooms, kitchen facility and possible educational building, also the possible use of other sites within the community. Cllr Wright stated that partnership working to include all clubs, the primary schools is required as this will undoubtedly strengthen any future funding applications. The ground will always remain in ownership of the Community Council. Cllr Mrs I Twigg thanked Cllr Wright, Deio and the Clerk for their work to date involved with the project, this was echoed by all present.

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

The Clerk stated an update will be given as and when is necessary when developments are progressing.

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