



CYNGOR CYMUNED
CEFN
COMMUNITY COUNCIL

MINUTES OF THE FULL COUNCIL MEETING HELD AT GEORGE EDWARDS
HALL AND ZOOM ON
Tuesday 24th February 2026 commencing at 6.45 pm
Chair: Mr P Vaughan

122. PRESENT Councillors: Mrs H Brimfield, Mrs S Benbow-Jones, Mr P Blackwell, Mrs J Jones, Mr D Metcalfe, Mrs D Parry, Mrs S Mills, Mrs P Roberts, Mrs I Twigg. Also, Clerk Mrs T Nicholls-Smith and Community Development Officer/Minute taker Mr. A. Ruscoe.

Via Zoom Platform: Councillors - Mrs K Witherden, Mrs K Benfield.

123. APOLOGIES Councillor, Mrs K Tiltman, Mrs S Matthews, Mr D Wright & Mrs G Wright

124. TO RECEIVE DECLARATION OF INTEREST

Councillor Sonia Benbow-Jones declared a personal interest in Agenda Items 4 & 5 Notice of Motion and Planning Application P/2025/0882.

Councillor Dave Metcalfe declared a personal interest in Agenda Item 12: To Review and Approve SLA For Plas Kynaston Muga for 2026-27 season, due to being a sponsor of Cefn Albion Football Club.

Councillor Dave Metcalfe declared a personal interest in Agenda Item 14 Correspondence Section 12 Cllr D Metcalfe - Email re: Hollybush Inn Pathway, owner of property.

125. PUBLIC QUESTIONS/STATEMENTS

None Received

126. NOTICE OF MOTION REGARDING PLANNING APPLICATION P/2025/0882
SUBMITTED BY COUNCILLORS: HB,KT,PB,KW,IT,GW,KB TO RESCIND
DECISION MADE IN NOVEMBER 2025.

Motion was received from councillors HB,KT,PB,KW,IT,GW,KB all requesting to rescind decision made by Cefn CC in November 2025. Councillor I Twigg proposed to accept the motion, 2nd by Councillor H Brimfield. ***Resolved – Unanimously agreed by members present to rescind the decision made in November 2025 for planning application P/2025/0882***

127.TO DISCUSS & CONSIDER PLANNING APPLICATION P/2025/0882

The Council considered & discussed the planning application and the views raised by local residents. It was resolved that Cefn Community Council objects to the proposal on the following grounds:

1. The proposal does not reflect the wishes of local residents
Members concluded that the application does not align with the wishes or expectations of residents who would be affected by the development.
2. Insufficient detail regarding noise levels and noise impact
The Council is concerned that the application does not provide sufficient detail or robust evidence in relation to likely noise levels, how noise has been assessed, and the potential impact on surrounding properties.
3. Lack of adequate information regarding sound insulation/noise attenuation
Members raised concern that the building is not demonstrated to be properly insulated to prevent or reduce noise transmission. The application lacks clear detail on proposed sound insulation measures, acoustic design, and how noise breakout will be controlled.
4. Unacceptable impact on nearby residents / residential amenity
The Council has serious concerns about the likely impact on local residents, including increased disturbance from noise (including potential evening/late-night noise), loss of quiet enjoyment of homes and gardens, impacts on sleep, wellbeing and quality of life, and cumulative nuisance where noise may travel due to insufficient insulation or inadequate mitigation.

Resolved: The Council requested the clerk write to Wrexham County Borough Council to object to the application with the list of objections.

Councillor Dave Metcalfe arrived at the meeting at this point at 7pm.

128. TO RECEIVE ANY POLICE CORRESPONDENCE



Local Report for the area of: Cefn Mawr, Rhosymedre, Newbridge, WRW24 and Plas Madoc, Acrefair WRW25

Person Providing Report: PCSO Sarah Clark-Lewis

Date of Report: 01/02/2026

Cefn Mawr, Rhosymedre, Newbridge

	BURGLARY DWELLING	DOMESTIC VIOLENCE	SERIOUS VIOLENCE	SEXUAL OFFENCES	ASB	Arson	CRIMINAL DAMAGE
Number of Incidents (01/01/26-31/01/26)	0	10	2	4	4	0	2

Plas Madoc, Acrefair

	BURGLARY DWELLING	DOMESTIC VIOLENCE	SERIOUS VIOLENCE	SEXUAL OFFENCES	ASB	Arson	CRIMINAL DAMAGE
Number of Incidents (01/01/26-31/01/26)	1	4	0	1	3	1	2

Incidents of Note		
Crime Reference Number	Date	Brief Circumstances
2600002600	01/01/2026	Rhosymedre: Sec.47 Assault: suspect has assaulted victim at location by punching to face injuries sustained. Male arrested
2600002115	01/01/2026	Plas Madoc: Arson: Fire reporting that they've been to location and put out 2 x wheelie bin fires.
2600008677	03/01/2026	Cefn Mawr: Criminal Damage: Unknown youths have thrown snowballs at victim's window causing it to smash.
26000027212	10/01/2026	Rhosymedre: Rape of a female.
26000030096	12/01/2026	Cefn Mawr: Historical Rape
26000032057	12/01/2026	Cefn Mawr: Sexual assault on female
26000045761	17/01/2026	Rhosymedre: Criminal Damage: Vehicle has been sprayed with white paint
26000059478	22/01/2026	Rhosymedre: Sec.47 Assault: Suspect has slapped victim leaving a hand print
26000067171	25/01/2026	Plas Madoc: Criminal Damage: Informant reporting that he has come to his work van and there is damage to the back of it - unknown if someone has crashed into it or attempted to gain entry. / Vehicle back door is dented and you can see into the back
26000074738	27/01/2026	Cefn Mawr: Sexual Assault: Domestic related
26000077197	27/01/2026	Plas Madoc: Attempt Burglary: Informant reporting an unknown person has tried the handle to his side kitchen door -
26000079142	29/01/2026	Plas Madoc: Criminal Damage: Caller reporting that someone threw an object at his living room window around the 8/12/25 causing damage.
26000082884	30/01/2026	Plas Madoc: Sexual Assault of a female

Additional Information
<p>3 PRIORITIES</p> <ol style="list-style-type: none"> 1. Increased Police Patrols and Monitoring at Plas Kynaston MUGA, particularly during football matches and peak times of antisocial behaviour. 2. Continued Speed Enforcement Checks on Queen Street. 3. Ongoing Monitoring and Engagement at Ty Mawr, to address continuing concerns and reported incidents.

Ward	Completed Activity/Engagement
Cefn Mawr	Tesco pop up shop 12/01/26 13:00-14:00
Cefn Mawr	Community Wellness, 08/01/26, George Edwards Hall

Ward	Future Planned Activity

Feedback or Questions for Next Meeting

If there are any issues or queries with this report, please write them here and send the report back to us.

Neighbourhood Sergeant Contact Details

PS Kitty CARTWRIGHT

Mobile 07989159057

Email KITTY.CARTWRIGHT2@northwales.police.uk

PS Alexander JENNINGS

Mobile 07989171802

Email Alexander.Jennings@northwales.police.uk

Any concerns or issues in relation to this report to be sent to the above sergeants as first point of contact.

PCSO Contact Details

RANK	NO	NAME	AREA	AIRWAVE	MOBILE	E-MAIL
PCSO	C3464	Lisa MARIE DAVIES	OVERTON/ERBISTOCK	10125	07557847798	lisa-marie.davies@northwales.police.uk
PCSO	C3679	Lana KELLEHER-LIGHTWOOD	GWERSYLLT (Off)	08211	07989169093	lana.kelleher-lightwood@northwales.police.uk
PCSO	C4479	Emma MADDOCS	GRESFORD/HOLT	08084	07890968111	emma.maddocks1@northwales.police.uk
PCSO	C2912	Catherine GRIFFITHS-HUGHES	LLAY	10243	07854329534	catherine.griffiths-hughes2@northwales.police.uk
PCSO	C4453	Lowri JONES	BRYNTEG/ BRYMBO/COEDPOETH	08211	07814 075615	lowri.jones5@northwales.police.uk
PCSO	C2929	Lydia EDWARDS	MINERA/BWLCHGWYN/COEDPOETH	10249	07989165715	lydia.edwards@northwales.police.uk
PCSO	C3612	Purdy JONES	PENYCAE	10046	07989165527	purdy.jones@northwales.police.uk
PCSO	C3613	Rebecca ROBERTS	RHOS/PONCIAU	10011	07989165526	rebecca.roberts2@northwales.police.uk
PCSO	C3624	Alison HERON	JOHNSTOWN	09185	07989168403	alison.heron@northwales.police.uk
PCSO	C3978	Enya BELLIS-JONES	RHOS/PONCIAU	09050	07811713056	enya.bellis-jones@northwales.police.uk
PCSO	C2876	Emily BLAKE	DEMAND REDUCTION (off)	09195	07854400812	emily.blake@northwales.police.uk
PCSO	C4460	Sarah CLARK-LEWIS	RUABON, PLAS MADOC, CEFN MAWR	10140	07929864006	sarah.clark-lewis@northwales.police.uk
PCSO	C4521	Naomi TUDOR	CHIRK/GLYN/LLANGOLLEN	08181	07813636547	naomi.tudor@northwales.police.uk
PCSO	C4502	Nathan ROGERS	BRYNTEG/ BRYMBO/COEDPOETH	08099	07989157516	nathan.rogers@northwales.police.uk
PC	2926	Rebecca SUBACCHI	CHIRK/GLYN/LLANGOLLEN	02929	07818033381	rebecca.subacchi@northwales.police.uk
PC	3590	Jamie ORGAN	CEFN MAWR, PLAS MADOC, RUABON	03590	07929864034	jamie.organ@northwales.police.uk
PC	2756	Gill DAVIES	LLAY STATION (off)	02756	07989165259	Gill.Davies@northwales.police.uk
PC	3134	Dan LEWIS	HOLT, LLAY, GRESFORD	03134	07989165069	daniel.lewis@northwales.police.uk
PC	3722	Gwen JONES	RHOS, PENYCAE, JOHNSTOWN	03722	07976767192	gwen.jones2@northwales.police.uk
PC	3431	Joel DARLINGTON	COEDPOETH, BRYMBO, MINERA	03431	07989161878	Joel.Darlington@northwales.police.uk
PC	3830	Rhys ROBERTS	GWERSYLLT, SOUTHSEA, BROUGHTON	03830	07890968166	RHYS.ROBERTS1@northwales.police.uk
PC	3573	Ollie THOMPSON	GRESFORD/HOLT	03573	07971825031	ollie.thompson@northwales.police.uk
SGT	3437	Alexander JENNINGS	LLAY STATION	03437	07989171802	Alexander.Jennings@northwales.police.uk
SGT	3557	Kitty CARTWRIGHT	RHOS STATION	03557	07989159057	KITTY.CARTWRIGHT2@northwales.police.uk

Resolved: The Council acknowledged the report.

Councillor Sonia Benbow-Jones re-entered the room for Item 6.

129. TO RECEIVE COMMUNITY AGENT REPORT FOR FEBRUARY 2026

- Cefn - 3
- Rhosymedre – 3
- Acrefair – 3
- Newbridge –
- Plas Madoc –

Good evening, everyone! Hope you're all doing well—this rainy weather isn't much fun, is it? 🌧️ 😊

I've been busy recently with referrals for Blue Badges and benefit checks, which is good and keeps me busy. Our Warm Space is also getting very busy, and it's lovely to see all the ladies and gentlemen enjoying their breakfasts and lunches together. It will be such a shame when it comes to an end.

I'm currently looking into a few trips for the summer and asking people for ideas and places they would like to go, so more information on those will be coming soon. I'm also pleased to say we have a party booked with the lovely singer **Adam** on **25th April**. Tickets are **£10**, and the party will run from **2pm until 6pm**.

I really hope some of you will be able to attend—it would be great to see you there! 🎵 🎸

This is a short report sorry, but I would like to thank you all for all the support I have from you all.

✉️ **agent@cefncommunitycouncil.gov.uk**
☎️ **07925048711**

Warm regards,
Donna Thornley
Community Agent

Resolved: The Council acknowledged the report, and the Community Agent was commended for her Community Engagement.

130. CLERKS REPORT

130.1 The Clerk reported to members that litter picks were due to resume in March (possibly Wednesday 11th March) and asked what location members wished to cover.

Resolved: The Council unanimously agreed to the Community Litter Picks to re-start 11th March 2026, where the 1st one will take place at Plas Madoc, to meet at Splash car park.

130.2 The Clerk reported to members that Waterloo Place had been patched up and that she had written to Tesco to enquire whether that was the finished result.

Resolved: The Council acknowledged the clerk.

130.3 The Clerk reported to members that she had asked the Chair if he could kindly erect the flags on St David's Day.

Resolved: The chair to complete this task.

130.4 The Clerk advised Members that a quotation for Gwynant (solar lights) had been discussed. It was further noted that the Clerk wished to allow the Electrical Contractor time to identify a suitable supplier for combined wind/solar light columns.

Resolved: Members unanimously agreed to put on the agenda for the next meeting, which allows time for the contractor to source a supplier for wind/solar columns, so that a quotation can be obtained and considered before any decision is made.

130.5 The clerk reported that she will be off on annual leave the week commencing 02.03.26

131. CONFIRMATION AND SIGNING OF PREVIOUS MEETING MINUTES

- (a) To confirm the minutes of the Full Council Meeting held on 27th January 2026
RESOLVED: That the minutes of the Full Council Meeting held on 27th January 2026 be confirmed and signed by the Chairman at the earliest opportunity.
- (b) To confirm the minutes of the Finance Meeting held on 27th January 2026
RESOLVED: That the minutes of the Full Council Meeting held on 27th January 2026 be confirmed and signed by the Chair of the finance committee at the earliest opportunity.
- (c) To confirm the minutes of the Development Meeting held on 17th February 2026
RESOLVED: That the minutes of the Development Meeting held on 17th February 2026 be confirmed and signed by the Chairman at the earliest opportunity.

132. TO APPROVE RECOMMENDATIONS AS LISTED IN MINUTES FROM COMMUNITY DEVELOPMENT MEETING HELD ON 17TH FEBRUARY 2026

Resolved: To approve the recommendations as listed in the minutes of the Development Meeting held on 17th February 2026. All members were in favour that the recommendations of the Development Meeting held on 17th February 2026 be approved.

133. TO REVIEW HALL HIRE CHARGES 2026-27

The Clerk had provided members with a list of current fees and proposed fees for 2026-27, following a discussion: **Resolved: Full council unanimously agreed to increase Hall hire prices by 50p per hour on all classes and Birthday parties flat fee for 2.5 hours to increase by £1 from 1st April 2026.**

134. TO REVIEW AND APPROVE SLA FOR PLAS KYNASTON MUGA FOR 2026-27 SEASON

Councillor Dave Metcalfe left the room for Agenda Item 12

Members had been furnished with the revised SLA prior to the meeting.

Resolved: Full Council Unanimously agreed to the new updated SLA amendments for the 2026/27 season and agreed to a further update that Goal Nets should be removed after every game, and not left up, to stop the general public from wear and tear of the Goal mouth areas, in support of the Groundsman's advice. Clubs to receive updated SLA on 25.02.25.

Councillor Dave Metcalfe re-entered the room for Item 13.

135. MONTHLY ACCOUNTS

ACCOUNTS TO BE PASSED FOR PAYMENT 24th FEBRUARY 2026

EXPENDITURE

Wages/Sal from (month 10) – Staff

7751.98

Invoices Received During Jan/Feb 26

Invoice No

INV NO	CHQ NO	RETRO	FROM	£
25/208	BACS	Y	Slick Stickers - Invoice for A4 Signs	168.00
25/209	BACS	Y	Splash - Invoice for School Girls Futsal Event	280.00
25/210	BACS	Y	Comm Agent - Invoice for expenses	82.59
25/211	BACS	Y	Comm Agent - Invoice for expenses	95.07
25/212	BACS	Y	TMNS - Expenses for Jan/Feb (LGA 1972 sect 112) -	143.91
25/213	BACS	Y	Steve Pugh - Invoice for gravedigging	425.00
25/214	BACS	Y	Peter Green Groundcare - Invoice for play areas	762.00
25/215	BACS	Y	ACS Technology - Invoice for Community Development Officer IT	19.70
25/216	BACS	Y	ACS Technology - Invoice for Office IT	166.50
25/217	BACS	Y	MEGA Electrical - Invoice for Christmas Decoration Removal	1098.00
25/218	BACS	Y	JRB Enterprise - Invoice for dog waste bags	744.90
25/219	BACS	Y	Macron (WREDS) - Invoice for litter picker uniform (LCC Grant)	594.58
25/220	BACS	Y	Flintshire CC - Invoice for added years	293.10
25/221	BACS	Y	EDF Energy - Invoice for unmetered supply	4118.03
25/222	DD		British Gas - Invoice for GE hall	1004.47
25/223	DD		British Gas - Invoice for GE hall	500.35
25/224	106809		Viking Direct - Invoice for GE Hall & Office	182.39
25/225	106810		SLCC - Invoice for membership Renewal	316.00
25/226	106811		Snowdonia Fire & Security - Invoice for GE Hall	60.00

Invoices Received During Jan/Feb 26

HMRC Tax & NI	2096.45
Clwyd Pension Fund	1390.72
CSA Payment	357.72
HSBC	7.66
WCBC Refuse Monthly DD	64.80
WCBC Refuse Monthly DD (Trefynant)	159.90
	<u>£22883.82</u>

Income

WCBC (Warm Spaces Grant)	2500.00
HMRC	10553.95

Burial

E Clarke & Son (Rec632)	1210.00
Roberts Bros (Rec635)	605.00
Mossford Memorials (Rec645)	110.00
Marcher Stone	120.00
Francis Roberts (Rec646)	590.00
WJ & R Thomas (Rec648)	1240.00

GE Hall

H Brimfield (Rec633)	36.00
Phantasmagoria Film (Rec634)	43.50

WCBC Chatterbox (Rec636)	92.50
Dance Zone (Rec637)	319.72
WCBC Lab Grp (Rec638)	108.00
Canal & River Trust (Rec644)	112.75
Donna Davies (Rec 642)	74.91
Slimming World (Rec643)	339.28
Young Carers (Rec641)	20.25
Geoff Langford (Rec640)	60.80
Cefn Historical Soc (Rec639)	29.00
WCBC (Rec 649)	99.00
N Jones (Rec650)	57.75

Interest

Business Money Manager 13.01.26	115.53
	<u>£18437.94</u>

Resolved: That the listed payments be approved.

136. CORRESPONDENCE

Correspondence Received During Jan/Feb 26:

Bolded items are recommended to be noted by the Chairman:

1		Mega Electrical - CC Maintenance Contract Rates 2026-27 (Clerk to Report) – The Clerk reported on the price increases Resolved: Full Council unanimously acknowledged the price increases and resolved to remain with MEGA Electrical for 2026-27.
2		WCBC - Letter re: Community Agent Project (Clerk to Report) – The Clerk read the contents of the letter to members and reported both the Chair and Clerk had had a teams meeting with WCBC officers regarding the project, following a discussion members Resolved: Unanimously agreed to write to Wrexham Council to opt for option B to extend the service until March 2027, with a view to discuss further when the precepts are devised for 2027/28
3		Clwyd Pension Fund - Email re: Employee Contribution Rates 2026-27
4		Cefn Library - Community Group Minutes
5		WCBC - Email re: Community Youth Newsletter
6		CAB - Email Re: Outreach Report (Copy attached) Resolved: Council acknowledged of the report,
7		Cllr P Blackwell - Email re: Gwynant MUGA (Clerk to Report) – The Clerk read a letter of complaint which had been received regarding ASB at Gwynant Muga, following a discussion it was Resolved: That planning permission requirements for potential netting at Gwynant MUGA be explored, with a view to preventing balls from being kicked into neighbouring residents' gardens and avoiding the loss of the MUGA; and that the matter be on the next agenda to allow time to investigate costs and any permissions required.
8		A Williams - Request for financial assistance- The Clerk read the contents of the letter Resolved: The Chair will make a donation to support the sponsored swim.
9		Resident - Email re: Crane Street (Clerk to Report) – The Clerk read the contents of the email to members Resolved: That the Council acknowledges the resident complaint, agrees with the issues raised and the response from North Wales Police, notes its concern regarding dangerous driving within the community, and that the

			Clerk will pass these concerns to the PCSOs and request the use of the speed monitoring gun purchased by the Council for the Police to use.
10			Cllr D Wright - Email re: Voting Centre in 2026/27 (Clerk to Report) – Resolved to be noted
11			Home Start - Email re: Request for financial assistance Resolved: To defer until grants meeting in December 2026.
12			Cllr D Metcalfe - Email re: Hollybush Inn Pathway (Copy attached) – Members had been furnished with the proposed plans prior to the meeting, a lengthy discussion followed, Councillor P Vaughan proposed to reject the proposal 2 nd by Cllr I Twigg Resolved: Full Council unanimously rejected the plans set by Mr Metcalfe and agreed to continue with their own plans of having Palisade fencing with gaps that will enable the Hedgehogs to pass through. Councillor Dave Metcalfe left the room for Agenda Item 14, section 12, due to a conflict of interest as the proposer.
13			WCBC – Emails from Monitoring Officer, Leader & Deputy Leader re: Regarding motion submitted by Cefn CC to WCBC. – The Clerk read the contents of the emails to members – Resolved that Full Council acknowledges the replies from Wrexham Council, noting that there is no commitment to purchase any buildings in the Cefn area, but feels this does not align with the comments made at the public meeting at the Hafod Club, Rhos. It was further resolved that a letter be sent regarding the ongoing lack of pothole repairs and roads being fixed, together with the perception that roadworks and pothole repairs appear to be carried out to a higher standard in other wards within the borough. Cllr Paul Blackwell is also to forward the analysis of works undertaken so that the matrix used to score pothole priorities across the borough can be better understood, and the Clerk is to request, through Cllr Blackwell, further clarification from Wrexham Council on how the scoring system and matrix operate.

Councillor Dave Metcalfe re-entered the room for Item 15.

137. PLANNING APPLICATIONS RECEIVED DURING JANUARY/FEBRUARY 2026

P/2026/0057

Erection of Garage

Ty Chwarel, Tan Y Craig, Cefn Mawr

Resolved: Decision – To approve the application with no observations or objections.

138.REPORTS FROM MEMBERS

Reports were raised regarding roadworks in Acrefair. Concern was also expressed regarding the wall next to Maelor Boxing Club in Acrefair, which is leaning into the road and is considered at risk of collapse. Although the wall is on private land, it presents a potential danger to the highway on Bethania Road.

A further risk issue was reported from Penrallt to High Street, where pedestrians could lose their footing; however, barriers have now been put in place. It was suggested that Public Protection be informed.

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