

Bank Balances and Accounts for Payment -**February 2024**

Bank Balances	Current	£20,518.12
	Deposit	£184,369.16
	Play Area	£8,519.70

Payments Received**Bank Transfers**

11/01/2024 Deposit Acc	to Current Acc	£10,000.00
01/02/2024 Deposit Acc	to Current Acc	£10,000.00

Unpresented Cheques/Payments

Payment Method	Payee	Details	Amount
Bacs	Scottish Power	Changing rooms **	£107.25
Bacs	Flintshire County Council	Streetlighting Maintenance (park lane)	£237.00
Bacs	Mega Electrical NW Ltd	Remove & store PYF & PYM Xmas Lights	£2,485.20
Bacs	Mega Electrical NW Ltd	Remove & store - Dobshill Xmas Lights	£457.80
Bacs	Smith of Derby	Annual Service of Millenium Clock	£348.00
Bacs	Flintshire County Council	Streetlighting Maintenance (abbots lane)	£474.00
Bacs	APH Signs Ltd	Defib Signage	£336.00
Bacs	Mr C Jones	Mileage and Expenses	£37.26
Bacs	Mrs S Hughes	Mileage and Expenses	£314.08
Bacs	Staffing Cost	Jan-24	£4,174.29
Bacs	Jeff Priddin	Members Allowance	£208.00
Bacs	Roy Wakelam	Members Allowance	£208.00
Bacs	Pat Ransome	Members Allowance	£208.00
Bacs	Paul Blackman	Members Allowance	£208.00
Bacs	Susie Williams	Members Allowance	£208.00
Bacs	Oliver Thompsom	Members Allowance	£176.80
Bacs	Glenys Nethercott	Members Allowance	£17.33
Bacs	Andy Sloan	Members Allowance	£708.00
Bacs	David Walker	Members Allowance	£208.00
Bacs	Mark Rothero	Members Allowance	£156.00
Bacs	David Williams	Members Allowance	£156.00
Bacs	HMRC	Tax & Ni - Members Allowance	£31.20
Bacs	Coniston	AED Training	£68.00
Bacs	Pottles Plants	Sponsor a Tree 2024	£1,057.56
Bacs	WoodsWork CIC	Nature Area Management	£340.00
	HSBC	Monthly Charge	£5.00
			£12,934.77

PLAY AREA ACCOUNT

Payment Method	Payee	Details	Amount
	HSBC	Monthly Charge	£5.00
			£5.00

Note:

** paid mid month - approved by bank signatories

Clerks expenses includes £140.92 - Suttons Plants for village planters and £106.47 - Paper & Ink

Chairman of Council:

Vice Chairman of Council:

Clerk & RFO:

Date:

Payments Authorised by two Bank Signatories

Bank Signatory:

Bank Signatory:



Proforma for Councillors to add items to the Agenda.

Name of Councillor	David Williams
Title of Proposal	Consider various issues about highway safety around Ysgol Pen-y-ffordd (Original proposal submitted for the January meeting but deferred to be considered in February)
Purpose of Proposal	Serious concerns are consistently reported to members about highway safety on Abbots lane, Park Crescent and Watts road and the fact that the drop of facility of the school is closed off, causing congestion and danger in streets around the school.
Background to this request	Some residents and members consider the justification given for closing the drop of facility are causing more issues than they are preventing. With the drop off point closed off, serious congestion occurs in the streets that children walk through and the dangers could be reduced if the drop off facility was available for use.
Financial Implications	To be established
Environmental Implications	Potential improvements
Equality Implications	Potential improvements
Advantages of this proposal	Potential improvements to highway safety around the school
Disadvantages of this proposal	None envisaged
Date submitted	24-01-24.



Proforma for Councillors to add items to the Agenda.

Name of Councillor	David Williams
Title of Proposal	Review of responses for requests for support in improving public transport provision in the Ward. (Original proposal submitted for the January meeting but deferred to be considered in February)
Purpose of Proposal	To discuss the content and value of responses received and consider actions for no responses. Review situation regarding Pen-y-ffordd station as being a hub for the South of the County.
Background to this request	Letters have been sent by the Council to various individuals and bodies to seek support for a resumption of a direct service from the ward to Chester. Some responses have been received that need discussion about, and at least two responses are currently outstanding! At the last meeting, an explanation was given about the station not being on the list of aspirations for the County, and further information on this is required!
Financial Implications	To be established
Environmental Implications	Potential improvements
Equality Implications	Potential improvements
Advantages of this proposal	Potential to be involved in improving public transport in the ward.
Disadvantages of this proposal	None envisaged
Date submitted	24-01-24.

Julie James AS/MS
Y Weinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref JS3593
Ein cyf/Our ref LW/03034/23

Jack Sargeant MS
Member of the Senedd for Alyn & Deeside
Senedd Cymru
Cardiff Bay
Cardiff
CF99 1SN
Jack.Sargeant@senedd.wales

14 December 2023

Dear Jack,

Thank you for your letter dated 14 November regarding bus services to Penyffordd.

As you know, the privatised bus system sees companies make decisions on their routes and timetables on a commercial basis.

Fewer people are travelling by bus since the pandemic and very few bus routes are profitable. Through the Bus Emergency Scheme, and more recently the Bus Transition Fund, we've provided over £200m to help protect bus services, but a number of operators have made changes to routes and frequencies in recent months.

While it is disappointing that Arriva Buses Wales have withdrawn their service through Penyffordd, I note that M & H Coaches still operate the service 29 - linking Penyffordd five times daily on weekday and Saturdays to both Mold and Wrexham. As Flintshire County Council have the responsibility for co-ordinating local bus services in your area, they have an important role in determining if additional bus services should be provided through your community.

As you will be aware, we are developing a new model for bus services in Wales that will allow us to work with local authorities to design the bus networks our communities need and put contracts in place to deliver them. Transport for Wales is currently working with local authorities across Wales to develop new regional bus plans. We have asked them to consider your suggestion as part of this work.

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Gohebiaeth.Lee.Waters@llyw.cymru
Correspondence.Lee.Waters@gov.wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Whilst legislation takes time, and this doesn't give us an immediate answer to the challenges we're facing, the situation in Penyffordd shows that despite the industry's reliance on public funding, we have limited power to protect bus services and design a better network for the future. By reversing the damage of deregulation, the Welsh Government wants to make sure people have a bus service they can rely on, which is easy to use, and puts people before profit.

I hope this is a helpful response. Please get in touch if you have any further questions.

Yours sincerely,



Julie James AS/MS
Y Weinidog Newid Hinsawdd
Minister for Climate Change

From: Paul.Andrews@gov.wales <Paul.Andrews@gov.wales> **On Behalf Of**
DeputyMCC.GovernmentBusinessUnit@gov.wales
Sent: 30 November 2023 13:21
To: Clerk <clerk@penyfforddcouncil.org>
Cc: Correspondence.Lee.Waters@gov.wales
Subject: Welsh Government ref TO-LW-02903-23

Yr Adran Newid Hinsawdd
Department for Climate
Change



Llywodraeth Cymru
Welsh Government

Dear Sarah A Hughes

Thank you for your correspondence of 06 November to the Deputy Minister for Climate Change, Lee Waters MS, regarding bus services in Flintshire. I have been asked to respond on the Deputy Ministers behalf.

Currently in Wales, we have a privatised bus system meaning that companies make decisions on their routes and timetables based on commercial grounds. Since the pandemic, fewer people are travelling by bus and very few bus routes are profitable. As a result, we have provided over £200m in additional funding to local authorities and operators to help maintain key services for communities.

Looking ahead, we are proposing a new model for bus services in Wales which will allow us to work with local authorities to design the bus networks our communities need and put contracts in place to deliver them. Transport for Wales is currently working with local authorities across Wales to develop new regional bus plans. We have asked them to consider your suggestion as part of this work.

Whilst legislation takes time, and this doesn't give us an immediate answer to the challenges we're facing, the current situation only goes to highlight the scale of reliance on public support for a network over which we have very little control and the scale of our reliance on a deregulated service. Ours is the most far-reaching plan across the UK and a vital step to reverse the damage of deregulation. The Welsh Government wants to make sure people have a bus service they can rely on, which is easy to use, and puts people before profit.

Yours sincerely

Public Transport & Integrated Transport Division

The Office of Jack Sargeant

Aelod o'r Senedd dros Alun a Glannau Dyfrdwy
Member of the Senedd for Alyn and Deeside


Senedd Cymru

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jack.sargeant@senedd.cymru
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Mrs Sarah A Hughes
3 Old Chester Road
Ewloe
Flintshire
CH5 3RU

01244 823547 

@jacksargeantms 

@jacksargeantam 

JackSargeantMS 

14th November 2023

Dear Sarah

Support for better bus services to Penyffordd/ Casework reference JS3593

Thank you for your recent email on behalf of the Penyffordd Community Council in its efforts to bring about a resumption of a direct bus service for the residents.

Your case for a direct service is one I am keen to support. I have written to Lee Waters in his role as Deputy Minister for Climate Change asking him to support your case going forward. A copy of that letter is included in this correspondence.

I will be back in touch as soon as I hear back from the Deputy Minister.

BEST WISHES,
JACK SARGEANT.

Jack Sargeant MS/AS

Member of the Senedd for Alyn & Deeside
Aelod o'r Senedd dros Alun a Glannau Dyfrdwy

The Office of Jack Sargeant

Aelod o'r Senedd dros Alun a Glannau Dyfrdwy
Member of the Senedd for Alyn and Deeside

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Lee Waters MS
Deputy Minister for Climate Change
5th Floor
Ty Hywel
Cardiff Bay
CF99 1NA

01244 823547 

@jacksargeantms 

@jacksargeantam 

JackSargeantMS 

14th November 2023

Dear Deputy Minister

Resumption of Bus Service to Penyffordd village in Alyn & Deeside / Casework ref JS3593

I am writing to you on behalf of Penyffordd Community Council and its residents in after being recently contacted by the Clerk to the Council. The members of the Council are trying to re-establish a permanent bus route through the village to go direct to the nearby border city of Chester.

The Service was taken off by Arriva in 2019 despite compelling evidence provided by the council to Arriva to reintroduce this much missed service.

Deputy Minister can you please advise what help the Welsh Government can provide to the Community Council in Penyffordd to help its residents in their quest to get a vital and much needed service back to a village of over 5000 people.

Please see the attached information provided by the Council which outlines why the service should be reintroduced as soon as is possible.

I look forward to your reply on the matters raised above.

BEST WISHES,
JACK SARGEANT.

Jack Sargeant MS/AS

Member of the Senedd for Alyn & Deeside
Aelod o'r Senedd dros Alun a Glannau Dyfrdwy



HOUSE OF COMMONS

LONDON SW1A 0AA

Sarah Hughes
Clerk
Penyffordd Community Council
3 Old Chester Road
Ewloe
Flintshire
CH5 3RU

Our Ref: MT38243

8 November 2023

Dear Mrs Hughes

Re: Bus Service

Thank you for your letter regarding the bus service in Penyffordd.

I have long had concerns regarding the level of provision of public transport in Penyffordd, Penymynydd and Dobshell, and have written to bus companies and Flintshire County Council regarding this matter.

I am glad that following a period without any direct connection to Chester, the Community Council area now has had bus service restored thanks to the Traws Cymru route from Transport for Wales. These long distance, direct services offer competitive journey times compared with cars, and indeed the T8 service offers direct connections further into Wales than Penyffordd and Penymynydd has previously had, while also restoring a connection similar to the former X55 service to Chester. However, with more direct, long distance services, ensuring connectivity to stops from the wider area is vital and I am aware of concerns regarding this service stopping in Penymynydd and not Penyffordd.

Public transport in Wales is currently in a state of significant change, and I believe a long term view is needed to ensure the best possible outcome for Penyffordd, Penymynydd and Dobshell at the end of this process. At present, a number of commercial services are at risk of withdrawal when additional Welsh Government subsidy to support services to rebuild ridership after the pandemic ends. There is also s63(5) of the Transport Act 1985 which would mean that the T8 service would likely need to be withdrawn from Broughton and Penyffordd communities, which may result in the loss of the service altogether, if a commercial service was to be extended from Broughton to Penyffordd. I am keen that we don't lose the T8, only to then subsequently lose the commercial service which forced its cancellation soon afterwards.

Instead, I believe that calling for a diversion of the T8 service, such that it serves the centre of Penyffordd, as an interim measure, is the most sensible option. Over the medium term, the focus should be on ensuring the community council's case for strategic transport links is as strong as possible when this power is taken over by the CJC. Penyffordd's place plan is one of the most impressive in North Wales, and a similarly well presented approach to transport planning will be vital at this next stage of strategic transport planning.

However, most important of all is ensuring that the basis of any case, however well presented, is sound. I firmly support the proposals to upgrade Penyffordd railway station into a

multimodal transport hub, which would advantage not only Penyffordd but all of Southern Flintshire. At present, the area between Wrexham and Mold lacks a strategic hub and interchange. Fixing this would dramatically increase the number of bus routes through Penyffordd, as well as improving bus connections between other communities and the railway network.

Cllr Alasdair Ibbotson has pressed for this to be included in the council's integrated transport strategy, which I fully support, and I would encourage Penyffordd Community Council to add the council's weight to this request as well. I have enclosed a copy of his letter. I have consistently supported this proposal, including in multiple rounds of leveling up bids, and I believe that this is key to unlocking sustainable, long term public transport improvements.

The experience of communities like Penyffordd during the last 13 years of austerity has shown how risky relying on commercial services is, with their sudden withdrawal leaving people isolated. Instead I firmly support the development of a joined up network, operated for people, not profit, in place of sticking plaster solutions. I will continue to press for this in Penyffordd, Penymynydd and Dobshell, and I would welcome the Community Council's support in this.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mark Tami', written in a cursive style.

Mark Tami MP

Clr Alasdair Ibbotson

Penyffordd, Penymynydd & Dobshell



Katie Wilby
Chief Officer, Streetscene & Transportation
Flintshire County Council
Via email only

 07907 879764

 /ClrAlasdairIbbotson

 contact@alasdairibbotson.wales

22nd October 2023

Dear Mrs Wilby,

Re: Integrated Transport Strategy & Penyffordd Station

I am writing following the integrated transport strategy meeting, and further to the presentation. Firstly, I would like to note my appreciation of the work that has already gone in to the review of the strategy, and my firm support for an ambitious expansion of Flintshire's public transport network.

As you are aware, development of Penyffordd station as a transport hub has long been backed as a priority scheme to both enhance transport links within Penyffordd, creating a strategic bus hub, connect rural communities such as Leeswood, Higher Kinnerton and Pontblyddyn into the rail network via bus, and create a park and ride rail service for outlying communities, especially with the planned Deeside Parkway station.

I welcome the bids which have been submitted to the levelling up fund to carry out this improvement, and I know you share my disappointment that the UK Government has chosen not to invest in Flintshire. I am keen to see this project taken forwards, and so I am concerned that the project was not listed as being amongst the "Station Aspirations & Improvements" in the initial stages of the strategy.

I would be grateful if you would reaffirm Flintshire's commitment to working with partners to deliver the upgrades at Penyffordd, which, in my view, offer a potential for greater return on investment than others listed. At present the South of the county is without any integrated transport hub, which is a significant barrier to increasing ridership on public transport both in my community and further afield. Connecting the bus services presently operating in Southern Flintshire together, and with rail services, will lead to a virtuous cycle of better connectivity leading to greater usage, and greater usage allowing expansion of services, with more and better services again driving increased uptake.

I look forward to receiving your reassurance on this point.

Yours Sincerely,

Alasdair
Clr Alasdair Ibbotson

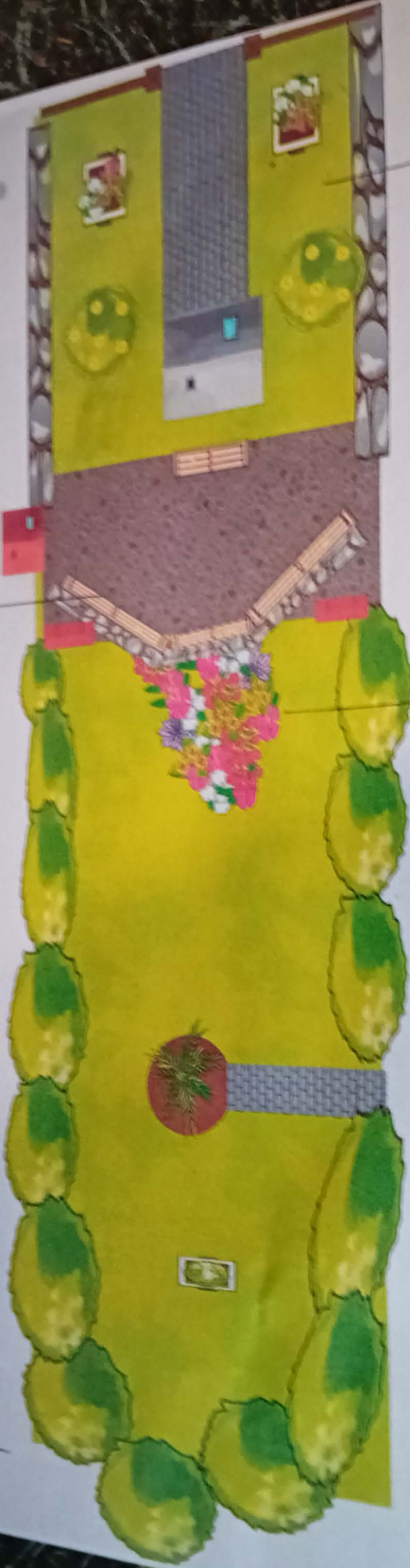
Standing up for our village on Flintshire Council



Penyffordd Labour
Llafur Penyffordd



2. Vegetative materials



All old surfaces will be used to raise flower bed.

Raised flower bed
shaping from behind bench

meadow grass



Proforma for Councillors to add items to the Agenda.

Name of Councillor	Community Engagement/ Focus Group
Title of Proposal	The Penyffordd Place Plan
Purpose and details of the Proposal	<p>To agree to the draft review of The Penyffordd Place Plan in the following formats:</p> <p>Abridged Version (see attached document) which would be distributed online and have a print run for distribution through local businesses</p> <p>Full Version (see attached document) which would be available online only, or if a request is made for a hard copy from a digitally excluded resident, printed in black and white on a case by case basis</p> <p>To be aware of any changes proposed and agreed by council and for these to be included in final copy of appropriate version(s)</p> <p>To agree to formatting of final copy of abridged version by focus group</p>
Background to this request	<p>Mindful of the changes in the area since The Penyffordd Place Plan was written in 2017, it was agreed an update highlighting these be shared with the community, whilst looking to a future full review of The Plan in 2030.</p> <p>See Foreword</p> <p>After the group discussion and consideration it is proposed to be mindful of the community audience and that to engage initial interest an easy to read/format with links be used.</p> <p>Print versions would cover initial Foreword/Executive Summary and Looking Ahead sections with on line links to the more detailed background/history and original Place Plan</p>
Financial Implications	<p>Layout costs – with photographs ????</p> <p>Print costs – for distribution in local businesses and pensioners. Need to source new printer as North Wales Print Centre has closed.?????</p>
Environmental Implications	<p>These are integral to the Place Plan as we look to making Penyffordd, Penymynydd and Dobshell a pleasant environment and a place we can all be proud of</p>
Equality Implications	<p>The Place Plan as it moves forwards is inclusive of all within the community and important that those voices are heard. In particular, the full version includes a review of Welsh Language obligations.</p>
Advantages of this proposal	<p>We show our will to FCC and Welsh Government to be involved and to be pro active as a community in sharing our hopes and wishes for the future of the area.</p>
Disadvantages of this proposal	<p>Currently The Place Plan remains unadopted and not therefore a material consideration as Supplementary Planning Guidance. For this</p>

	to happen our current Plan would need to conform with the LDP
Date submitted	5/2/24

****Please note that this proposal will be included with the Supporting Papers and will be made available to the Public****

**Place Plan Review
Abridged Version
February 2024**

This version is proposed for publication online, with a small print run allowing availability in local businesses, as well as promotion through council social media channels, in publications such as the council newsletter and annual review, and, as appropriate through press releases.

This is the text-only version; subject to approval by full council, graphic design consistent with the original place plan will be produced.

Contents:

- 1. Foreword**
- 2. Our Progress**
- 3. Our Next Steps**

Foreword

Cllr Pat Ransome, Chair, Penyffordd Community Council

Our Penyffordd Place Plan was compiled in May 2017 for the period until 2030. Since then there have been many changes to our area and this update is to highlight these with the community.

It is not a full review of the Place Plan which will be undertaken at a later stage but nevertheless an important outline of the significant changes seen in the area. As set out in the 2017 foreword, the writing of the Penyffordd Place Plan was not an end process but an ongoing one highlighting a long term commitment to ensure that the community play a central role in securing a shared vision for the village and area.

A Place Plan is about delivering local outcomes and is prepared by the community for use by the community, developers and the authority. In line with Welsh Government strategy as set out in Planning Policy Wales, community led planning lies at the heart of the planning process but must comply with key documents such as the Local Development Plan.

As we move forwards, to deliver on the existing place plan and to develop the next we must further develop input from our planning authority and Flintshire County Councillors, robust community engagement, and a strong evidence base.

In 2017, when the Penyffordd Place Plan was written, the Flintshire Local Development Plan had not been adopted so whilst our Plan was commended across many sectors and noted as “impressive”, it was not and could not be formally adopted by Flintshire County Council. The Planning Policy Framework at the time only allowed for Place Plans to be considered within the context of an adopted local authority Local Development Plan.

The Flintshire Local Development Plan was adopted on 24th January 2023. It sets out planning strategy, policies and proposals for Flintshire for the period up to 2030 and is the basis on which all planning decisions within Flintshire are made.

“This is an important plan for a number of reasons. Whilst clearly fulfilling a statutory duty to meet the requirement for a plan led system in Wales, it is also a response to the vulnerable position Flintshire’s communities were placed in by the lack of an adopted development plan, and the pressure for speculative development. The adopted Plan provides certainty both to the residents of Flintshire and to developers, as it provides the basis for investment decisions in infrastructure, housing and employment and the protection of the environment.”

Cllr Chris Bithell, Cabinet Member for Planning and Public Protection, Flintshire Local Development Plan foreword

It is important for us in that it enables further discussion to give weight to our views. Between now and 2030 we will undertake a full review of our Place Plan by developing all of these and will link closely with all partners to ensure we have a robust revision of our Place Plan compliant with Flintshire’s Local Development Plan and one in which our voice is heard. The update is an important next step as we bring our original Place Plan to the fore and work collaboratively towards our next.

Since 2017 two further questionnaires have been shared with the community and despite the many changes seen, key topics raised remain consistent and form a reliable basis for the Plan’s development. We are pleased to include below the word clouds showing the themes of responses.

[positives word cloud]

[improvements word cloud]

Key to all are that people make communities, communities know their area, its needs and wishes. If our collective voice is to be heard and heeded we can play a part as an individual and valued member of the community. Many aspects of our Place Plan do still remain relevant and are a robust basis from which we can move forward to a full review.

Thank you to all who have been involved in compiling this update – an important further step for all- and one which we urge you to read and join us as we continue our work towards our next Place Plan. Your village, one community.

Cllr Pat Ransome
Chair, Penyffordd Community Council

Our Progress

The Community Council has undertaken a wide ranging review of the 2017-2024 as we have reached the midpoint of that plan. A detailed assessment of progress in each policy area, and future actions, are available on the council’s website at [\[link\]](#), or on request to the clerk of the council if you require a printed copy. This shorter version has been produced to enable us to share the key points with the wider community without getting bogged down in detail.

We have come a long way since 2017. In that time five new housing developments have been occupied (Rhodfa Gladstone, Hawthorn Way, Hornbeam Close, Ffordd y Brwyner and Melwood Close clinic site), a brand new school has been built, the new Co-op has been built

and opened, Dobshill service station has been radically rebuilt, the War Memorial Institute has been extended, three play areas have been transformed at Melwood Close, Millstone Park and West View, the sledging field was protected from development by a community effort and a new active travel route has opened to Hope. In this period the community council has also continued to develop resources promoting the villages of Penyffordd, Penymynydd and Dobshill, their history, and local businesses, including with the circular walks, area information leaflet, annual reports and newsletters and the digital trail.

When the Place Plan was written, our village was in the middle of a mad scramble from developers for every scrap of land, which was perhaps the greatest concern at the time. There are a variety of reasons for why this was the case, but chief amongst them was the lack of a Local Development Plan adopted by Flintshire County Council. In the intervening time, a plan has been adopted and preserves the village without any further expansion until the end of the plan in 2030.

There is still a development which were given permission during the period before the plan was adopted - the Rhos Road South site, opposite Ffordd y Brwyner, where planning permission was rejected by Flintshire County Council but granted on appeal by the planning inspector. This site will likely still face development during the period before 2030, but no new sites will receive permission.

For the most part, the LDP reflects the aims set out in the Place Plan. By ending speculative development over the remainder of the plan period, other policies in the Place Plan are effectively achieved by default. However, it is important to acknowledge that the delay in the plan has caused significant effects on our community more than anywhere else in Flintshire, with pressure on local services from water supply and drainage to school places and GP appointments impacting on new and existing residents alike. New residents have in many cases also been impacted by issues relating to service charges and leaseholds, which further benefit developers at the expense of ordinary people.

Public transport provision has changed considerably since 2017, and not for the better. There has been a significant reduction in the bus services available to residents, in common with service levels across the UK, and while recently services to Chester from the ward have been restored, the first service to most destinations leaves later than previously and the last service back is much earlier in all cases. The railway service has undergone a series of logistical issues, but is now operating a more frequent service than before and is improving reliability and punctuality, which is welcome.

Looking Ahead: The 2030-45 Place Plan Process

The defining factor in considering when to begin the development of a new place plan is the timescale of the replacement LDP for Flintshire. The Community Council feels strongly that work should commence on the replacement LDP immediately, especially given the time taken to develop and adopt the present one, and will lobby Flintshire's planning department on this point. There can be no return, post-2030, to a situation where the county has no adopted plan and speculative development returns.

Until a timescale for the replacement LDP is announced, development of a new place plan would be premature. A place plan should feed into the LDP, and one carried out years before the LDP would potentially be of limited relevance, and at worst, may actively contradict new planning requirements introduced by the Welsh Government in the meantime.

Therefore the Community Council offers no firm date as to when work on the new place plan will commence. However, we expect preparatory work to begin in advance of the 2027 local government elections.

This early work is likely to involve designing a process, including setting target dates for each stage, and determining the number and form of community consultations. We anticipate that the substantive issues within the place plan may well prove to be an election issue in 2027, and we look forward to a vibrant democratic discussion on these issues.

In any event, the place plan will be completed in advance of 2030, or the initial consultation on the replacement LDP, whichever is earlier.

The Community Council is always welcoming of the views of local residents, and if you have ideas for what the future of our village should look like, or on how the next place plan should be designed, then we would love to hear from you.

Contents:

- Foreword
- Executive Summary
- The 2017 Place Plan Process
- What's changed: Housing developments
- What's changed: the LDP
- What's changed: Public transport
- What's changed: The fabric of the community
- Progress on objectives: Social, Community and History
- Progress on objectives: Development Plan & Housing
- Progress on objectives: Development: Transport
- Progress on objectives: Environment
- Progress on objectives: Economic
- Looking Ahead: The 2030-45 Place Plan Process

1. Foreword

Cllr Pat Ransome, Chair, Penyffordd Community Council

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It is not a full review of the Place Plan which will be undertaken at a later stage but nevertheless an important outline of the significant changes seen in the area. As set out in the 2017 foreword, the writing of the Penyffordd Place Plan was not an end process but an ongoing one highlighting a long term commitment to ensure that the community play a central role in securing a shared vision for the village and area.

A Place Plan is about delivering local outcomes and is prepared by the community for use by the community, developers and the authority. In line with Welsh Government strategy as set out in Planning Policy Wales, community led planning lies at the heart of the planning process but must comply with key documents such as the Local Development Plan.

As we move forwards, to deliver on the existing place plan and to develop the next we must further develop input from our planning authority and Flintshire County Councillors, robust community engagement, and a strong evidence base.

In 2017, when the Penyffordd Place Plan was written, the Flintshire Local Development Plan had not been adopted so whilst our Plan was commended across many sectors and noted as "impressive", it was not and could not be formally adopted by Flintshire County Council. The Planning Policy Framework at the time only allowed for Place Plans to be considered within the context of an adopted local authority Local Development Plan.

The Flintshire Local Development Plan was adopted on 24th January 2023. It sets out planning strategy, policies and proposals for Flintshire for the period up to 2030 and is the basis on which all planning decisions within Flintshire are made.

"This is an important plan for a number of reasons. Whilst clearly fulfilling a statutory duty to meet the requirement for a plan led system in Wales, it is also a response to the vulnerable

position Flintshire's communities were placed in by the lack of an adopted development plan, and the pressure for speculative development. The adopted Plan provides certainty both to the residents of Flintshire and to developers, as it provides the basis for investment decisions in infrastructure, housing and employment and the protection of the environment.”

Cllr Chris Bithell, Cabinet Member for Planning and Public Protection, Flintshire Local Development Plan foreword

It is important for us in that it enables further discussion to give weight to our views. Between now and 2030 we will undertake a full review of our Place Plan by developing all of these and will link closely with all partners to ensure we have a robust revision of our Place Plan compliant with Flintshire's Local Development Plan and one in which our voice is heard. The update is an important next step as we bring our original Place Plan to the fore and work collaboratively towards our next.

Since 2017 two further questionnaires have been shared with the community and despite the many changes seen, key topics raised remain consistent and form a reliable basis for the Plan's development. We are pleased to include below the word clouds showing the themes of responses.

[positives word cloud]

[improvements word cloud]

Key to all are that people make communities, communities know their area, its needs and wishes. If our collective voice is to be heard and heeded we can play a part as an individual and valued member of the community. Many aspects of our Place Plan do still remain relevant and are a robust basis from which we can move forward to a full review.

Thank you to all who have been involved in compiling this update – an important further step for all- and one which we urge you to read and join us as we continue our work towards our next Place Plan. Your village, one community.

Cllr Pat Ransome
Chair, Penyffordd Community Council

2. Executive Summary

The Community Council has undertaken a wide ranging review of the 2017-2024 as we have reached the midpoint of that plan. A shorter version is available on the council's website at [\[link\]](#), or on request to the clerk of the council if you require a printed copy. This detailed version has been produced to enable a broader, more in depth assessment of progress and remaining issues as we begin work on a replacement plan.

We have come a long way since 2017. In that time five new housing developments have been occupied (Rhodfa Gladstone, Hawthorn Way, Hornbeam Close, Ffordd y Brwyner and Melwood Close clinic site), a brand new school has been built, the new Co-op has been built and opened, Dobshell service station has been radically rebuilt, the War Memorial Institute has been extended, three play areas have been transformed at Melwood Close, Millstone

Park and West View, the sledging field was protected from development by a community effort and a new active travel route has opened to Hope. In this period the community council has also continued to develop resources promoting the villages of Penyffordd, Penymynydd and Dobshell, their history, and local businesses, including with the circular walks, area information leaflet, annual reports and newsletters and the digital trail.

When the Place Plan was written, our village was in the middle of a mad scramble from developers for every scrap of land, which was perhaps the greatest concern at the time. There are a variety of reasons for why this was the case, but chief amongst them was the lack of a Local Development Plan adopted by Flintshire County Council. In the intervening time, a plan has been adopted and preserves the village without any further expansion until the end of the plan in 2030.

There is still a development which were given permission during the period before the plan was adopted - the Rhos Road South site, opposite Ffordd y Brwyner, where planning permission was rejected by Flintshire County Council but granted on appeal by the planning inspector. This site will likely still face development during the period before 2030, but no new sites will receive permission.

For the most part, the LDP reflects the aims set out in the Place Plan. By ending speculative development over the remainder of the plan period, other policies in the Place Plan are effectively achieved by default. However, it is important to acknowledge that the delay in the plan has caused significant effects on our community more than anywhere else in Flintshire, with pressure on local services from water supply and drainage to school places and GP appointments impacting on new and existing residents alike. New residents have in many cases also been impacted by issues relating to service charges and leaseholds, which further benefit developers at the expense of ordinary people.

Public transport provision has changed considerably since 2017, and not for the better. There has been a significant reduction in the bus services available to residents, in common with service levels across the UK, and while recently services to Chester from the ward have been restored, the first service to most destinations leaves later than previously and the last service back is much earlier in all cases. The railway service has undergone a series of logistical issues, but is now operating a more frequent service than before and is improving reliability and punctuality, which is welcome.

3. The 2017 Place Plan Process

The Penyffordd Place Plan is a document produced by our community in 2017. It was prepared to be **Supplementary Planning Guidance**¹ - that means that anyone wanting to develop in our village would have to take it into account, and so should the people who make

¹ p10, *Planning Policy Wales* (2021). Edition 11. Welsh Government. Available at: <https://www.gov.wales/planning-policy-wales>.

decisions on whether planning permission should be granted. As yet, it has not been formally adopted as supplementary planning guidance by the local planning authority².

When the plan was first written in 2017, it was designed to last until 2030. This date was chosen because that's when Flintshire County Council's **Local Development Plan (LDP)** lasts until. The LDP sets out what future development across Flintshire should look like, and it is **Policy**, which means it carries more weight than the place plan and sets the rules for developments that must be followed.

Our place plan was written in part to help shape the LDP drafting process, to tell the planners at Flintshire what our community wanted for our village in the LDP. The Place Plan has also been used in objections to **speculative development** in the village, with some successes and some failures.

The Place Plan is best viewed as a **realistic wish list** from residents of Penyffordd, Penymynydd and Dobshill for the thirteen years between 2017 and 2030. As we approach the halfway point, we are reviewing the plan and publishing this update to see how far we've come, and focus on what is still to be achieved. We are also confirming that the Place Plan is a **living document**, and reaffirming that it should continue to carry due weight as a current representative view on our village's present and future.

4. What's Changed: Housing Developments

When the Place Plan was written, our village was in the middle of a mad scramble from developers for every scrap of land. A document called **Technical Advice Note 1 (TAN1)** was the immediate cause of this; TAN1 attached "considerable weight" to the lack of a 5-year housing land supply. In other words, this meant that any area without an up to date LDP was fair game for developers and any applications would be likely to be granted planning permission.

Penyffordd and Penymynydd were affected more than neighbouring communities by this for a number of reasons:

We are in the Cheshire postal county, and Chester addresses add a premium to house prices. Higher Kinnerton and Broughton are also in the Cheshire postal county, but Hope, Buckley and Hawarden are not.

We are close to Castell Alun, which is a very high achieving school in inspections. This again pushes house prices up. This also applies to Hope and Higher Kinnerton, but not to Hawarden, Buckley and Broughton.

We are conveniently located for key transport links, such as the A55 and the borderlands rail link to Liverpool. This again drives house prices. Hawarden has a station and easy access to the A55 and A494, Broughton is conveniently located for the A55 but does not have a station, Buckley has reasonable access to road links for a town of its size but a railway station that is too far away to serve much of the town, Hope has a station but is

² p211, Development Plans Manual (2020). Edition 3. Welsh Government. Available at: <https://www.gov.wales/development-plans-manual-edition-3-march-2020>

further away from the strategic road network, and Kinnerton has neither a station nor immediate access to a major road.

We are a wealthier area, together with Higher Kinnerton, we are ranked as the best off area of North Wales and the 12th best off in all of Wales (out of 410). Buckley, Hawarden, Hope and Broughton all feature further down the table. This has been contributed to by the failure to deliver the full amount of affordable and social housing on a number of developments.

We are a village, with homes in villages attracting a premium over those in small towns. While we have this in common with Hope, Hawarden and Kinnerton, this sets us apart from Broughton and Buckley.

All these factors push up the price houses will sell for, and this in turn led to developers singling out our community for development as the easiest place to make the biggest profits. Our community saw faster expansion relative to previous population of any settlement in Flintshire in the period leading up to the 2023 adoption of the LDP. It also saw a particular focus on larger, detached houses in this period, whereas much of the older village was built as council housing or smaller dwellings. This has further driven changes in the social make-up of the village. Of developments in the last 40 years, Well House is the only major one to include a broad social mix of housing types.

New developments built since the Plan was drafted include Hawthorn Way, Rhodfa Gladstone, Hornbeam Close and Ffordd y Brwyner, as well as additional properties on Melwood Close. Applications have also been lodged for other sites within the village, including the land South of Rhos Road, and land East of the Vounog Hill (the sledging field). This last application was defeated at appeal in April 2022.

The developments that have been built since the place plan was produced have generally not complied with the aims of the Place Plan:

Development	In line with maximum size per development	Contains bungalows	Respects settlement boundary	Provides affordable and social housing of at least 30%	Meets density limits
Hawthorn Way (Hawarden Rd)	No	No	No	Information not held by community council	Yes
Rhodfa Gladstone (Chester Rd)	No	No	No	Information not held by community council	Yes
Hornbeam Close (Dobshill Depot)	Yes	Yes	Yes (as brownfield site, no further land developed)	Yes	No

Ffordd y Brwyner (Rhos Rd)	No	No	No	Information not held by community council	No
Melwood Close	Yes	Yes	Yes	Not subject to rule	No

Of particular note is that in 2019, for the first time in over 1,000 years of settlement in Penyffordd, Penymynydd and Dobshell, some parts of the village were more than quarter of a kilometre from fields or open countryside, as the crow flies. This was because of the commencement of the Rhodfa Gladstone development. The place plan attached particular importance to maintaining this limit as a key feature of the village.

Despite the construction of Hornbeam Close and the provision of some social housing as part of other new developments, social housing as a percentage of the total housing stock has dropped dramatically in the village in the last 50 years.

5. What's Changed: The Local Development Plan

The adoption of the LDP by Flintshire County Council in January 2023 was a major turning point in planning policy for the village. The plan was supported by both of the village's representatives on Flintshire Council.

The adoption of the plan means several things:

- It makes speculative development (building on greenfield sites not included in the plan) very difficult until the plan expires in 2030. This gives a high level of protection to sites in and around the village without planning permission;
- It allocates the Rhodfa Gladstone, Hawthorn Way and Ffordd y Brwyner sites as part of Flintshire's housing land supply (although these sites already had permission and were largely constructed by the time of the plan's adoption);
- It makes some changes to the settlement boundary to encompass sites that have already been built on, and
- It means that the county council has until 2030 to prepare the next plan, which will run from 2030-45 and will require more land to be allocated for housing. How much of this land, if any, will be in Penyffordd ward is a discussion that needs to start sooner rather than later.

For the most part, the LDP reflects the aims set out in the Place Plan. By ending speculative development over the remainder of the plan period, other policies in the Place Plan are effectively achieved by default. However, it is important to acknowledge that the delay in the plan has caused significant effects on our community more than anywhere else in Flintshire, with pressure on local services from water supply and drainage to school places and GP appointments impacting on new and existing residents alike. New residents have in many cases also been impacted by issues relating to service charges and leaseholds, which further benefit developers at the expense of ordinary people.

6. What's Changed: Public Transport

At the time the Place Plan was written, the X55 service to Chester had just been withdrawn, leaving the village with one bus an hour to Chester, and no Sunday service. Since then, the availability of bus services has dropped significantly, and became a major political issue in local elections in 2021 and 2022.

The number 3 service (Mold-Chester) was replaced in early 2019 with a 12/13 service. One ran from Chester to Mold via Penyffordd, then from Mold onto Connah's Quay before proceeding back to Broughton and Chester, with the other service running the opposite way around the same loop. This service was cut shortly afterwards, leaving the 13 to operate the route of the old number 3 bus, but on a reduced timetable. In 2020, the 13 was scrapped entirely, leaving the village without a direct public transport connection to Chester for the first time since August 1849 and the opening of the Mold railway.

Since then, community transport options have been expanded such as the local transport buses, now replaced with the Flexi dial-a-bus service. Reviews of this have been mixed, with residents of working age finding it difficult to rely on to get to work, especially where a change is required, and elderly residents have reported difficulties in booking the services, which require either internet access or a telephone call. The development of these services has been impacted by the restrictions of the coronavirus pandemic, with reduced timetables operating at various points.

Recently an hourly Chester service has been reinstated, which leaves from St John's Church. The service originates in Ruthin, giving local residents access to new destinations beyond Mold and into Denbighshire. The village continues to be served by the Wrexham - Mold service.

The Borderlands line continues to serve Penyffordd and Buckley stations, and services are now being restored following significant disruption during the pandemic. Proposals to improve the service through moving to two trains per hour and adding new rolling stock have not been delivered as promised, primarily due to conflict with freight movements at Penyffordd. Levelling up funding to improve the sidings at Penyffordd has now been rejected twice by the UK Government, putting the future improvements of the service, including the proposed Penyffordd station improvements, in jeopardy. The station improvements would also facilitate an improved bus service through the village, with the station becoming a transport interchange and benefiting the community more widely.

Moves are still in the pipeline for the station to be a hub for the area under Flintshire's broader transport policy, and should the village succeed in achieving this hub, it will put the village in a much stronger position to improve our transport services further.

The prospect of reopening the Chester-Mold line continues to resurface every few years. Development on the old trackbed in Penyffordd and Broughton is the largest barrier to this, as well as the construction of a supermarket on the old station site in Mold. However, changes to the alignment to run East of Broughton, before rejoining the old line and running through Kinnerton, then diverging again to run South of Penyffordd, using a short section of the Borderlands line through Penyffordd station before resuming the former alignment at the old Hope Exchange, with a Mold terminus placed near Pen y Bont may be viable. This would

guarantee connectivity with Chester for the village, as well as integrate well with proposals to make Penyffordd station a public transport interchange. The Community Council should consider broader engagement on this issue within the village, to explore public support for including this a key request beyond 2030.

7. What's Changed: The Fabric of the Community

The coronavirus pandemic has had a huge and unforeseeable impact on the fabric of the community since the place plan was drafted. During the long periods of lockdown some community groups ceased functioning and folded, while new links between neighbours were formed. Penyffordd, Penymynydd and Dobshill showed themselves to be supportive, caring communities where people look out for each other, with thousands of small actions of solidarity from collecting groceries for self-isolating neighbours, checking on elderly or vulnerable people, or joining Thursday claps for health and social care staff.

Overall, booking occupancy at the Institute remains very high, with a large variety of social, craft, exercise and children's groups making use of community space, and the project to renovate the Youth Club mentioned in the original place plan continues to gain momentum, with a community asset transfer process underway. A Cadwyn Clwyd grant has recently been received for architects fees, enabling the planning of a new hall and a remodelled interior, improving facilities for groups in the village. While the national picture for pubs remains challenging, the Legion, Millstone and Red Lion remain vibrant and well supported businesses.

One of the biggest changes is in education provision, with the junior and infants schools replaced with a brand new single site school. The building has been well received as a significant improvement on what went before, and will positively impact the education of children from the village moving forwards. The new school has had a recent positive inspection.

St John the Baptist school also continues to serve residents who prefer a faith-based education, and has had no inspections since the last place plan, with the 2016 report praising it throughout as a good school.

The community continues to be served by a number of high schools in neighbouring towns and villages. The Community Council has concerns about the extent to which transport policies are playing in relation to parent choice, and the long term social impact of splitting one community between three different high schools.

St John's, Emmanuel Church and the Methodist Trinity Chapel continue to hold services and provide additional help to parishioners.

The Institute extension project has been completed and, as well as extending the life of the existing building, offers a new atrium space with wonderful floor to ceiling windows letting in natural light. Music studios have now been opened for use, providing facilities a community of our size is lucky to have.

New changing facilities have been provided at Abbotts Lane, with hard work from the football club and funding from Flintshire County Council and Penyffordd Community Council. The new Co-op has opened in the centre of the village and has taken an active role in supporting local groups and causes, and the Spar continues to support village activities and groups.

The village also has a new barbers and the hairdressers at the bottom of the Vounog has recently reopened after three years of closure. The Pet shop in Dobshill has closed due to redevelopment of the garage not including suitable premises, and one of the mobile takeaways which has operated recently has also ceased.

The pandemic accelerated an existing shift to residents communicating more using Facebook groups than traditional methods. While the village has a number of vibrant social media pages, there is concern from some residents that this has led to a loss in civility and occasionally more fractious interactions than was the case previously. Ensuring that this does not undermine our sense of community is vital moving forwards.

8. Progress On Objectives: Social, Community & History

Objective	Progress so far	Future Actions
2.01 Funding All S106 funds from new developments to pay for projects in the Community Development Plan actions (rather than being specified within the development application)	The planning environment in Wales broadly favours developers over local authorities, and where a proposed s106 agreement is imprecise, a developer is likely to challenge it and has a likelihood of success. As such, s106 agreements have remained clearly specified.	The community council will lobby the Welsh Government to introduce, through updates to Planning Policy Wales, provision for s106 money to be required for general community funds, perhaps up to a percentage of likely profits.
2.02 The decision of where to prioritise spend, based on the content of this plan, should be ultimately decided by the Community.	The community council administers funding on behalf of the community and is subject to election. Grant applications and proposals are regularly sought from local residents.	The community council will explore participatory budgeting on the Scottish model to broaden community engagement with spending decisions.
2.03 Play Provision Protection and upkeep of existing play spaces	All play spaces have been maintained and none are currently under threat.	The Community Council will continue to maintain play areas.
2.04 Children's play areas on the Millstone field, Dobshill, Melrose Close, Ffordd Derwyn, White Lion, West View and The Groves must be maintained and	The Millstone, West View, Melrose and Dobshill play areas all have seen major investment or are in the process of having major investment delivered. The	The Community Council will continue to review proposals to enhance play areas and maintains a contingency fund for play areas owned and operated by the council.

enhanced where possible	Groves and Melwood have been protected as green space in the LDP.	The Community Council has committed to providing a pump track at the Millstone Play Area.
2.05 Sport Protect existing sports facilities and spaces.	Use of facilities at Abbott's Lane was interrupted during construction of the new school however this has been restored.	The Community Council will continue to work to ensure community access to all sports facilities
2.06 Football pitches on the Groves, Abbotts Lane and at Dobshill, the bowling green and the tennis courts should be protected and enhanced where possible.	Formal protection has been extended to the Groves football pitch. The Community Council, County Council and the Football Club have worked to provide changing facilities at Abbotts Lane	A management committee will be established to ensure the upkeep of changing facilities at Abbotts Lane.
2.07 Community Events Ensure that space is always available for community events, indoor and outdoor.	The WMI extension has facilitated indoor space provision. TROs have been made for a number of outdoor events.	The Youth Club CAT and investment will further expand the space available in the village. A new MUGA on Rhodfa Gladstone will also increase outdoor space.
2.08 Welsh Language The community promotes and protects the Welsh culture, heritage and language.	A limited amount of progress has been made regarding the Welsh Language.	The Community Council will explore providing basic information, including a website, annual report, and walks leaflets, with an active offer in Welsh
2.09 History Walks Defined history walks in the area surround Pen-y-ffordd with supporting literature with historical and nature information	Walks have been produced and uptake has been encouraging. Local walking groups meet regularly.	Subject to demand, further walks will be created.
2.10 Using existing footpaths and historical map references, prepare printed leaflets / downloadable leaflets. Have the local walks included in Flintshire County Council's leaflet: Rural Walks in Flintshire; Connect footpaths with those in Hope / Hawarden / Higher Kinnerton / Buckley /	These have been produced and have been very popular. They have been reprinted a number of times. Downloadable leaflets have been made available via QR codes around the village.	The Community Council will seek to engage with neighbouring communities on expanding this network and improving take-up of walks in the village.

Pontblyddyn.		
2.11 Connecting our History The community seeks to connect with neighbouring communities and their history assets.	Due to the prioritisation of other things during the coronavirus pandemic, this has been delayed.	The Community Council will explore options with neighbouring community councils.
2.12 Links with Hawarden's library, Flintshire Record Office in Hawarden library and Hawarden Castle to maintain the long connection between Dobshell, Penymynydd and Hawarden. Links with Hope, Caegwrle and Plas Teg and their heritage groups to maintain the long connection between Pen-y-ffordd and Hope/Caegwrle. Links with Park in the Past through footpaths, access of Stryt Isa for walkers and links with village schools should be encouraged.	A number of village records have been placed in the safekeeping of the NE Wales Archive Service at Hawarden. Park in the Past continues to develop, and opportunities exist for improving access.	As the archive service moves to Mold, the Community Council will engage with the consultation on the future of the Hawarden building. The Community Council will seek discussions with the archive service around creating a digital archive for Penyffordd.
2.13 Heritage Buildings We would like our remaining heritage buildings to be recorded as such when the Welsh Government Assets of Community Value register becomes active.	The Welsh Government has not brought forward proposals to open a register.	Pending any decision to open a register, the Community Council continues to engage with Flintshire County Council and building owners to ensure suitable preservation where possible.

9. Progress on objectives: Development Plan & Housing

Objective	Progress so far	Future Actions
3.01 Until the LDP is adopted the FUDP boundary remains extant and should be honoured.	FCC has honoured this, rejecting applications outside the boundary, however some permissions have been granted on appeal.	The LDP is now adopted.
3.02 The A550 Pen-y-ffordd [sic] bypass (constructed in 1986) does not represent the settlement boundary.	The LDP acknowledged this and the boundary in the LDP meets this criteria.	The LDP is now adopted.

<p>3.03 Every home in Pen-y-ffordd is within 250m of an open field -that must be maintained.</p>	<p>This is no longer the case following planning permission granted during the place plan period.</p>	<p>An increased focus on providing publicly accessible green space within the built up area should mitigate against loss of proximate agricultural land in respect of recreation.</p>
<p>3.04 House Types All developments should encourage the immigration of residents and therefore contain a reasonable proportion of affordable homes, starter homes or bungalows. Affordable home provision of 30% is essential.</p>	<p>Developments have not universally delivered affordable or social provision due to “viability” considerations. However, some positives include the fully social development at Dobshill.</p>	<p>The community council will push for stricter adherence to the affordable requirements irrespective of viability considerations, which reflect a minimum 17% profit margin unheard of in many industries.</p>
<p>3.05 The population of the village is aging and there is a need to provide housing for the elderly to move to and remain in the village. These could be retirement apartments, a retirement home or bungalows. There is also a need for housing which is affordable for the next generation as starter homes, including affordable homes.</p>	<p>Some bungalows have been added, including at Dobshill, but this is still below what is supported by the community council. The LDP does not include any preference for bungalows within the village boundary.</p>	<p>The Community Council will continue to lobby for a mix of bungalows and general need housing to be built as part of the redevelopment of the old Junior School site.</p>
<p>3.06 Size The will of the village that there is no more growth under the LDP but if developments are permitted, the maximum acceptable size of an individual site must not exceed 25 homes.</p>	<p>A larger site was included in the LDP (Chester Road) however this site had already been given planning permission by this time.</p>	<p>The Community Council will oppose further developments outside the LDP prior to 2030.</p>
<p>3.07 Candidate sites above 1.6 hectares should be discounted as too large for the settlement. The Plan for 2030 section highlights the candidate sites the community believe should be assessed under the LDP - this does not represent part of this Plan, merely advisory and based on local</p>	<p>As above, a larger site was included in the LDP after previously having been granted permission prior to the plan’s adoption.</p>	<p>The plan has now been adopted with no further large sites provided for.</p>

knowledge. Nor does it represent an endorsement of any of the remaining sites.		
3.08 Growth in Dobshill is limited to development of the brownfield former council depot only.	This development has been completed. No further development has been undertaken.	No further development is planned or expected.
3.09 Growth - Advisory Growth in the villages of Pen-y-ffordd/Penymynydd is limited to 10% over the lifetime of the plan, phased so that not more than 50% of that growth granted permission in the first 5 years of the plan.	Due to the number of developments approved on appeal before the adoption of the LDP, this target has already been exceeded.	The LDP has now been adopted and no further growth is planned.
3.10 Condition of Permission All developments should be started within 2 years of permission being granted in order to minimise land-banking.	There have been significant issues with arguments about what constitutes a “meaningful start” especially on the Rhos Road site.	The Community Council is lobbying for a less timid approach to planning enforcement from FCC. Enforcement of conditions is vital if they are to mean anything.
3.11 Coalescence Clear separation must be maintained between all neighbouring communities.	This has been included in the LDP.	No coalescence is expected nor considered a risk in the remainder of the place plan period.
3.12 No encroachment on the green separation of Penymynydd and Dobshill.	This has been included in the LDP.	No coalescence is expected nor considered a risk in the remainder of the place plan period.
3.13 Ensure that the settlement boundary does not extend towards Broughton from Penymynydd particularly in light of the plans for the strategic development of Warren Hall.	The LDP settlement boundary maintains clear separation between the two settlements. Warren Hall’s housing element has been removed which should assist with avoiding future coalescence.	The LDP has now been adopted without infringement of separation in this area, and no further threats are anticipated during the place plan period.
3.14 Monitor planning applications in Buckley that could bring coalescence of Buckley, Drury and Dobshill.	No applications have been made that could give concerns.	The LDP adoption has reduced the risk of this, especially regarding the Bannel Lane reserve site. The Community Council will continue to monitor

		applications.
3.15 Clear separation must be maintained between neighbouring communities of Hope / Buckley / Drury / Broughton / Hawarden / Higher Kinnerton.	No infringement of separation has occurred, although the Kinnerton Meadows development does expand Kinnerton closer to Penymynydd.	The Community Council will continue to monitor applications.
3.16 Proposals for new council houses will be reviewed on a case by case basis by the Community Council where they otherwise comply with the Objectives set out in this plan.	The Dobshill development has been completed consistent with these principles.	Proposals to develop the old Junior School site for social housing are consistent with the principles in the place plan.
3.17 Sustainability by design In the 1960's and 70's the school system tried to catch up with development and that is the same today - the new school opened on Penymynydd Road in 1972 and was immediately full, Abbots Lane School was the solution - it took over the infant classes in 1978. Today both of these and St John's school are full as is Castell Alun High School in Hope. Plans are being drawn up for a new single-site school on Abbots Lane which will bring the capacity in line with today's needs - with no future provision. Improvements to water, waste and telecoms infrastructure has been limited to repairs and new connections within developments rather than managing capacity of the village as a whole. We need to ensure that new development considers the wider impact and that where possible, retrospective investment is made to right the existing problems.	<p>Due to Welsh Government funding rules regarding new schools, future provision cannot be provided at initial construction. However, expansion was accounted for in the design of Ysgol Penyffordd and is now underway.</p> <p>There continue to be issues with sewage discharge that have not been properly addressed through the planning system. There are concerns about the ability of the drains to cope with the impact of climate change without any further development.</p> <p>Water pressure concerns are being addressed by Hafren Dyfrdwy, with works having been carried out.</p> <p>Broadband speeds within the village are broadly adequate at present but require investment to keep up in future.</p> <p>Mobile phone signal coverage has been improved.</p>	The Community Council will engage with broader consultations wherever possible on these topics, to advance and support proposals for wholesale review and where necessary overhaul of infrastructure.

<p>3.18 Design Criteria</p> <ul style="list-style-type: none"> - No more than 2-storey building - Traffic calming but not speed humps - Warm LED street lighting, preferably dark sky friendly - Pavement widths of 2 metres - Not harm or impact habitat and wildlife corridors, such as established hedgerows and interlinked areas of open space / woodland - Provide community green space or woodland and restore and provide new nature conservation areas and wildlife havens, wherever possible - Some mock-tudor detailing in the development preferred - The inclusion of Bungalows preferred - Lifetime home design principles preferred 	<p>Developments have broadly complied with some points, but not others.</p> <p>Street lighting replacement work carried out by both FCC and Penyffordd Community Council has not been warm LED or dark sky friendly.</p> <p>Some wildlife corridors have been lost due to developments. Little new community green space has been created as a result of developments, although the West View nature area has increased community woodland access.</p>	<p>The Community Council will continue to press for bungalow provision.</p> <p>The Community Council commits to review streetlight options for its own upgrades, and to communicate with FCC regarding this.</p> <p>West View nature area will be maintained and expanded. The Community Council will continue to explore opportunities to expand green space.</p>
<p>3.19 Mock Tudor details are a character of the area and are found in both Dobshell and Pen-y-ffordd (and were intended to be included in the Meadowslea development), though these should be mixed with more innovate designs in keeping with the original character of the area.</p>	<p>Newer developments have not included this as it is considered less fashionable at present. More modern designs have been provided.</p>	<p>The Community Council will review its model response to planning applications to consider whether reference to mock tudor elements should be added.</p>
<p>3.20 Woodland, Trees & Hedgerows</p> <p>Developments which involve the loss of woodlands, individual trees or significant lengths of boundary hedges will be opposed unless adequate compensatory measures are put in place which result in an overall net</p>	<p>While some developments have been given permission on appeal, resulting in tree and hedgerow loss, greater success has been had with others such as the Sledging Field, where this was a significant community argument.</p>	<p>The Community Council will look to compile a register of locally significant trees, including those without TPOs.</p>

gain in the quality of the environment in the village		
3.21 Vounog Hill Land east of Vounog to be designated as green barrier or green wedge.	While this has not been achieved, proposals to develop this land have been defeated. The area is outside the LDP and so there is a presumption against granting permission to speculative applications.	The Community Council will oppose any future plans to develop this land.
3.22 Size - Advisory Developments larger than 25 homes will be opposed.	Developments larger than 25 homes have been opposed.	No future applications in excess of this are anticipated given the LDP adoption.
3.23 Density - Advisory Discourage housing density greater than 23 houses per hectare.	Reduction in the number of affordable houses due to viability considerations has also led to a density reduction on newer sites. Some smaller developments, such as Melwood and Dobshell, have not met this criteria.	Consideration will be given to the density of the Junior School site, and balanced against other factors including underprovision of affordable housing elsewhere.

10. Progress on objectives: Development: Transport

Objective	Progress so far	Future Actions
4.01 Housing Car Parking Provision All proposals for new developments will be expected to provide off street parking provision commensurate with local car ownership rates in order to avoid an increase in on-street parking in the vicinity of the site which would detract from highway safety and residential amenity. Garages should be extra to this provision	New developments have broadly met this criteria.	The Community Council will continue to consider this in respect of planning applications received.
4.02 The presumption must be made that the majority of people in the village choose to travel by car and therefore parking must be	The parking requirements set out in this section have not been met, however evidence suggests that these are excessive and	No further action is proposed on this point.

<p>provided to support that reality. Car ownership rates indicate that homes should have car parking provision (excluding garages) sufficient for 1.5 car per household minimum, then based on the number of bedrooms i.e. 2-bed house - 2 cars, 3-bed house - 3 cars, 4 or more-bed house - 4 cars.</p>	<p>failure to provide these has not caused problems.</p>	
<p>4.03 Other Car Parking Provision Public, retail and commercial buildings must have a reasonable quantity of off-road parking</p>	<p>The development of the Co-op has caused some traffic issues in the centre of the village. However, this seems to be linked more to driver behaviour than provision.</p>	<p>Any future proposals for such buildings will be subject to consideration of parking provision. Applications to reduce parking provision will be critically assessed.</p>
<p>4.04 School Access The new school must have a car drop-off zone within the grounds to avoid nuisance to neighbours during peak drop-off and pick-up times.</p>	<p>Provision was made for this, however this area has been closed due to unacceptable risk to children following poor driver behaviour.</p>	<p>The Community Council will consider options with the school and County Council to assess these issues, cognisant of the fact that poor driver behaviour is the root cause, and seeking to reduce the number of people driving to school.</p>
<p>4.05 The community facilities and bowling green must be maintained in the school redevelopment, including the provision of car parking.</p>	<p>Community facilities have been maintained, including the bowling green and the football pitch.</p>	<p>The Community Council is establishing a management committee for the new changing rooms.</p>
<p>4.06 Traffic Management When designing/upgrading/repairing/resurfacing takes place on roads consideration should be given to traffic calming measures such as build-outs and creating different surfaces to reduce speed and provide pedestrian refuges.</p>	<p>Major resurfacing work has not taken place in the village during the period, with the exception of certain ancillary roads.</p>	<p>The Community Council will seek discussion with FCC about longer term proposals for resurfacing and the scope for this to be incorporated.</p>
<p>4.07 Cycle Paths Encourage the provision of cycle paths.</p>	<p>Cycle provision has been added between Penyffordd and Hope.</p>	<p>The council will continue to support bids for active travel schemes between Mold and Broughton via the village.</p>

<p>4.08 Housing - Footpath Links Consider, in consultation, with neighbouring properties adequate links to the existing settlement. Staggered gates should be included at the entrance of walkways.</p>	<p>Due to lack of public sector land ownership in the area, and lack of funds to purchase land for new footpaths, little progress has been possible.</p>	<p>Subject to funding, the Community Council will look to increase footpath provision around the village.</p>
<p>4.09 Footpaths should form part of a coherent network, linking to other parts of the village (as a pedestrian alternative to using through roads). These footpaths within the village, should be a minimum of 2 metres wide, must be designed for use in all weathers and in darkness.</p>	<p>Footpath provision within the village is reasonably comprehensive, although many are in a poor state of repair.</p>	<p>The Community Council will continue to press for footpath repairs where appropriate.</p>
<p>4.10 Housing - Traffic Impact Any new development proposal with measurable traffic impact will require a traffic study as part of the planning application.</p>	<p>Traffic studies have been completed as required by PPW.</p>	<p>PPW requirements are part of the planning process.</p>
<p>4.11 Any works recommended by that study as necessary to bring the road network and traffic impact to an acceptable level will be funded by the proposed development. The traffic impact study is to include impact on pedestrians and cyclists in order to promote sustainable travel.</p>	<p>Traffic studies completed by developers rarely suggest additional infrastructure is necessary.</p>	<p>This will continue to form part of the planning process.</p>

11. Progress on objectives: Environment

Objective	Progress so far	Future Actions
<p>5.01 Countryside and Public Open Space The countryside and open spaces will be protected as</p>	<p>The Community Council has no power to enforce this requirement, and any attempt to by FCC planning</p>	<p>The Community Council will continue to raise proposals for reform of planning policy with Welsh Ministers.</p>

<p>a matter of priority from unnecessary or inappropriate development. Development in these areas will only be acceptable in exceptional circumstances and where the development clearly enhances these areas, for example landscaping and planting schemes.</p>	<p>committee is liable to be appealed. Protection of best and most versatile agricultural land is included in the planning process, however this is measured against other factors.</p>	
<p>5.02 There is an acknowledged lack of public open space within the village. As such, it is important that the existing countryside and green spaces in and around the village are protected in view of their importance to the community for recreation and the local environment.</p>	<p>Public green space provision has marginally increased during the plan period as a result of developments.</p>	<p>Transfer of part of the old school site to the Community Council will allow for further expansion of green space provision.</p>
<p>5.03 Biodiversity New development will be expected to: -Provide community green space or woodland and restore and provide new nature conservation areas and wildlife havens, wherever possible -Include environmentally friendly features, such as bat boxes, bird boxes and hedgehog gates into the landscape and building design -Not harm or impact habitat and wildlife corridors, such as hedgerows and interlinked areas of open space / woodland.</p>	<p>All of these goals have been met to the extent permitted by PPW. However, Community Council feedback on planning applications has often not emphasised these features.</p>	<p>The Community Council will review its model response to planning applications to consider whether reference to bird and bat box elements, as well as hedgehog gates, should be added.</p>
<p>5.04 This objective will ensure that new developments actively encourage biodiversity and wildlife corridors in the village, maintaining and, where possible enhancing, the quality and diversity of the local environment..</p>	<p>See above</p>	<p>See above</p>

<p>5.05 Water and Drainage All new developments should have a water supply and drainage strategy agreed prior to submission of planning applications. This strategy should ensure that:</p> <ul style="list-style-type: none"> -Consultation and liaison has taken place with the utility provider; -The demand for water and wastewater infrastructure on and off site can be met; -The surface water drainage requirements on and off the site can be met; and -The overall level of flood risk both on the site and elsewhere in the village and beyond will be reduced. 	<p>Changes to SUDs regulations since the introduction of the place plan have shaped the framework that supersedes this section.</p>	<p>The Community Council will continue to raise proposals for reform of planning policy with Welsh Ministers.</p>
<p>5.06 Both sewage and surface water drainage networks are at capacity, with heavy rainfall already resulting in flooding in areas of the village. A large number of respondents to the questionnaire have indicated that they experience issues with poor water pressure, drains and smells and discoloured water and have expressed concern over flooding issues in the village.</p> <p>5.07 This policy therefore looks to address the concerns of the community in relation to the existing capacity, state and sustainability of the existing drainage network in the village, as well as enforcing the management and design of this infrastructure required under Local and National planning policy.</p>	<p>There continue to be issues with sewage discharge that have not been properly addressed through the planning system. There are concerns about the ability of the drains to cope with the impact of climate change without any further development.</p> <p>Water pressure concerns are being addressed by Hafren Dyfrdwy, with works having been carried out.</p>	<p>The Community Council will engage with broader consultations wherever possible on these topics, to advance and support proposals for wholesale review and where necessary overhaul of infrastructure.</p>

12. Progress on objectives: Economic

Objective	Progress so far	Future Actions
<p>6.01 Siting of Businesses Proposals to develop small light industrial, small office and retail sites close to the A550 / railway station will be supported provided they comply with the requirements of other objectives in this plan.</p> <p>6.02 The objective is to promote the best sites for business in the ward in respect of road services, sustainable transport for employees and the impact on the surroundings.</p>	<p>The Community Council put this forward in the LDP consultations, however this was not taken forward.</p>	<p>The Community Council will continue to support proposals for expansion of the village across the bypass where this is of a commercial or industrial character</p>
<p>6.03 There should only be light industrial or starter offices appropriate to the size of the village/ward. No larger industrial developments or commercial developments will be allowed, particularly any developments which would bring increased noise and [sic]</p>	<p>No larger premises have been added. Planning permission for smaller commercial developments have been granted.</p>	<p>The Community Council will continue to consider applications on a case by case basis.</p>
<p>6.04 Change of use: Agricultural & Disused Buildings Proposals for the regeneration of derelict sites or alternative use of agricultural buildings within the ward will be supported providing they comply with the requirements of other policies in this plan and where the proposals would not have a detrimental impact on the, rural setting, residential amenity of neighbours and traffic environment.</p> <p>6.05 The objective is to encourage and promote new industry/businesses to</p>	<p>A number of these have been brought forward, and have been assessed on a case by case basis.</p>	<p>The Community Council will continue to consider applications on a case by case basis.</p>

<p>establish themselves here and provide job opportunities.</p>		
<p>6.06 Non Residential, including Retail, Development within the Settlement Boundary Proposals for non-residential development on sites within the Housing Development Boundary (HDB) will be supported only where the proposals would not have a detrimental impact on the residential amenity of neighbours and traffic environment. Amenity includes issues of noise, traffic congestion, smells and vibration.</p> <p>6.07 The objective is to ensure that non-residential development within the HDB does not have a detrimental effect on neighbouring properties and provides useful amenities to the village, for the benefit of the community.</p>	<p>Successful applications of this nature, including the Co-op and the expansion of the vets, have all complied with this policy.</p>	<p>The Community Council will continue to consider applications on a case by case basis.</p>
<p>6.08 While many villagers are keen for additional choice and capacity in food retail within the village of Pen-y-ffordd, we must be mindful of the need to protect village size and community life and for businesses to be sustainable and appropriate for the village/ward resident numbers. New retail premises must fit into the feel of the village and not cause a reduction in the quality of life of existing and future residents.</p>	<p>The development of the Co-op has been generally well received and residents consider that it has enhanced the village, rather than detracted from it.</p> <p>Planning applications for takeaway food have been assessed on a case by case basis. Many of these have been for temporary or travelling facilities.</p>	<p>Grocery retailers are likely to consider the market saturated and so no further applications are anticipated within the lifetime of the plan.</p> <p>Any applications for takeaway provision will be considered on a case by case basis.</p>
<p>6.09 Provision of Health Services</p>	<p>While provision of a healthcare facility is</p>	<p>Should proposals be brought forward, the</p>

<p>Proposals for the re-introduction of a healthcare facility in the village would be welcomed where the design is of a scale and design fitting of a village environment, provide adequate parking provision and a robust traffic plan. They must not have a detrimental impact on the residential amenity of neighbours including issues of noise, traffic congestion, smells and vibration.</p> <p>6.10 Providing good access to healthcare is a fundamental need and increased with the reduction in public transport provision and the increasing age of the village population. Having an appropriate village facility would increase the quality of life for many residents and increase the sustainability of the village.</p>	<p>universally supported, budgetary constraints have prevented any tangible progress being made towards this.</p>	<p>Community Council will engage with any consultation on location and traffic management.</p>
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13. Looking Ahead: The 2030-45 Place Plan Process

The defining factor in considering when to begin the development of a new place plan is the timescale of the replacement LDP for Flintshire. The Community Council feels strongly that work should commence on the replacement LDP immediately, especially given the time taken to develop and adopt the present one, and will lobby Flintshire’s planning department on this point. There can be no return, post-2030, to a situation where the county has no adopted plan and speculative development returns.

Until a timescale for the replacement LDP is announced, development of a new place plan would be premature. A place plan should feed into the LDP, and one carried out years before the LDP would potentially be of limited relevance, and at worst, may actively contradict new planning requirements introduced by the Welsh Government in the meantime.

Therefore the Community Council offers no firm date as to when work on the new place plan will commence. However, we expect preparatory work to begin in advance of the 2027 local government elections.

This early work is likely to involve designing a process, including setting target dates for each stage, and determining the number and form of community consultations. We

anticipate that the substantive issues within the place plan may well prove to be an election issue in 2027, and we look forward to a vibrant democratic discussion on these issues.

In any event, the place plan will be completed in advance of 2030, or the initial consultation on the replacement LDP, whichever is earlier.

The Community Council is always welcoming of the views of local residents, and if you have ideas for what the future of our village should look like, or on how the next place plan should be designed, then we would love to hear from you.

Amendments proposed by Cllr D Williams

Location	Comment / amendment	Response
Contents	"Lack of clarity for residents to understand"	The contents page refers to the titles of each section. Those titles have been chosen to align with the original plan. Changing these would make it harder to cross-reference.
Contents, and third section	Insert "where it will hopefully have some standing in future planning decisions" after original title of section 3, which was "Brief explanation of what the place plan is and isn't, and the context in which it was produced"	This comment caused reflection that led to renaming of whole section more concisely, however, to "The 2017 Place Plan Process"
Contents	Insert new section "Whats changed? Education provision."	Rejected as this was not a standalone theme in the original place plan, however as a compromise greater coverage of education issues has been included in the Fabric of the Community section
Contents	Insert new section "Whats changed? School transport provision.???"	Rejected as this was not a standalone theme in the original place plan, however reference has been added to this in the Fabric of the Community section
Contents	Insert new section "Progress on ?? Adult and youth play space"	This is already covered in Social, Community, History which is the title used in the place plan. There is no policy section in the plan with this title to assess progress against
S3, para 1, sentence 2	Insert "in response to guidance from planning policy team and consultation with the Community intended" after "It was prepared", and before "to be supplementary planning guidance"	Rejected, adds to the length without adding essential context

<p>S3, para 3, final sentence</p>	<p>Reword to “The Place Plan has also been used to in an attempt to combat speculative development in the village that was not taken into account by developers” from “The Place Plan has also been used to combat speculative development in the village.”</p>	<p>Compromise reword: “The Place Plan has also been used in objections to speculative development in the village, with some successes and some failure”.</p>
<p>S4, Reference to Castell Alun</p>	<p>Part of Redrow is outside Castell Alun qualification and changes in school transport policy application have impacted on this????</p>	<p>These points, while valid, have not reduced the effect this has on development due to developers not mentioning this in sales, and external buyers looking at proximity to schools rather than the minutiae of council school transport policy before buying. In addition, most of the development this section refers to was given permission prior to this policy change. These issues are covered in the Fabric of the Community section.</p>
<p>S4, Transport links section</p>	<p>Bus and other transport links???</p>	<p>While bus routes have been cut, this is not relevant to this section as bus routes have very little impact on house prices for demographic reasons. This is covered in the public transport section.</p>
<p>S4, wealthier area section</p>	<p>Insert “The failure of developers and local authority to provide 30% entitlement for Groves and Heritage park has contributed heavily to this fact, in that adequate accessible homes were not built and many local people were forced to buy outside their desired birth homes due to higher house prices within the ward than in neighbouring villages and towns! Future</p>	<p>Inserted “This has been contributed to by the failure to deliver the full amount of affordable and social housing on a number of developments” at the end of the section</p>

	developments need to be mindful of this!" at end of section	
S4, after "we are a village" part	Impact perceived and factual??	Unclear what is meant by this comment
S4, para starting "All these factors"	<p>Insert between sentences 3 and 4: "??Alyn drive, Tates (Penymynydd reasonable mix) Abbotsford drive (all expensive detached), Ffordd Derwyn (all expensive detached), Plas yn rhos (all expensive detached), Rivermead (all expensive detached), Belway first phase of Groves(all expensive detached)???"</p>	Reference to the older parts of the village includes Penymynydd Road, Green Park, Alyn Drive, Hawarden Road, Crossways, Vounog Hill, Wats Road, Holly Drive etc which feature large numbers of semi-detached properties and / or bungalows. Many of the estates referenced in the insert are newer (post 1985). "Older parts of the village" is not intended to refer to all pre-2017 development.
S4, para starting "All these factors"	Insert at end "Well house is the only development that has a real social mix of homes."	Accepted with minor clarifying change
S4, para starting "New developments built"	Insert "approved in December 2023" after Rhos Road South. Sentence would now read "Applications have also been lodged for other sites within the village, including the land South of Rhos Road, approved in December 2023, and land East of the Vounog Hill (the sledging field). This last application was defeated at appeal in April 2022."	Rejected as this is inaccurate.
S4, Table	Context added	Changes accepted
S5, bullet point 1	Proposed deletion of final section of last sentence, "and the fact that the LDP was so close to being passed was a major factor in the rejection of the sledging field site by the	Change accepted

	planning inspector in 2022”	
S5, bullet point 2	Add question marks after “Rhodfa” and “Gladstone”	Rejected, this will appear to be mocking the Welsh naming of streets, which conflicts with the council’s statutory obligations under the Welsh Language Act
S5, bullet point 2	Add references to Hawthorn Way and Rhos Rd North	Accepted
S5 bullet point 3	Insert “that indicates the ward has provided more than its fair share of housing allocation to the Counties requirement?” at end of bullet point	Rejected, while a good point this is not relevant to the specific issue in the bullet point. These bullet points are also entirely factual, inserting opinion muddies the waters and reduces clarity
S6 para 1	Delete last part of last sentence, “and became a major political issue in local elections in 2021 and 2022”	This is a valid point, it was included to highlight how strongly this is felt by the community. Not removed so as to give full council the opportunity to make a determination.
S6, para 2	Change date of withdrawal of the 13 service from “2020” to “October 2019”	The 12 was withdrawn in October 2019, the 13 ran as a reduced service for a few more months.
S6 para 3	Insert new sentence between sentences 2 & 3: “Many elderly residents in particular have difficulty accessing the new services and expressed desire for regular busses at specified times.”	Accepted with minor variation for clarity
S6 para 4	Redraft to “Recently an hourly Chester service has been reinstated, which leaves from St John’s Church. Pen-y-ffordd residents have great difficulty accessing this service given the distance needed to walk to the nearest bus stop. The service originates in Ruthin,	Criticism of service for not covering the full length of the ward not included, as the council has not chosen to do this in the past, eg with former Chester services which did not stop in Penymynydd or Dobshill. If we are to demand that every service includes Penyffordd as well as Penymynydd, will

	<p>giving Penymynydd local residents access to new destinations beyond Mold and into Denbighshire, Although this is a welcome addition, it falls well short of the real need of a regular service to Chester. The village continues to be served by the Wrexham - Mold service, but this is just five busses a day.”</p>	<p>we also apply the reverse? What about Dobshill or Little Mountain? The current version is consistent with previous council practice, if council wishes to change this we will need to decide whether we apply criticism across all parts of the ward, or whether we consider Penyffordd a higher priority than Penymynydd and Dobshill. Specific timetable references in latter part rejected as too variable for a durable document</p>
S6	<p>Insert new para between 5&6: “Moves are still in the pipeline for the station to be a hub for the area under Flintshires broader transport policy, and should the village succeed in achieving this hub, it will put the village in a much stronger position to improve our transport services further”</p>	<p>Accepted</p>
S6, last para	<p>A brilliant ambition that should not be overlooked, but is it really a feasible and practical aim????</p>	<p>As the wording says, this should be a topic of broader discussion moving forwards. Whether we chose to do anything or not is a decision for the future - the answer may be no.</p>
S7, para 1	<p>After “During the long periods of lockdown some community groups ceased functioning and folded”, comment “Examples??, including the folding of the last junior football section that had been in existence for over forty years, other losses were ???”</p>	<p>Considered that naming groups may be perceived as shaming those involved for folding which is not helpful.</p>
S7, para 2	<p>After sentence 1, insert “The working group have recently achieved grant aid for architects fees for modification of the buildi g</p>	<p>Included with reword</p>

	interior and new hall that the scouts and other groups can take advantage of.”	
S7 para 3	Does Emmanuel church still hold services??	The original draft said no, this was amended after the consultation last Summer to yes in the current version after representations from councillors.
S7 para 5	Add to last sentence: “and the Spar continues to support village activities and groups.”	Accepted
S7	New para after para 5: “The village also has a new barbers and the hairdressers at the bottom of the Vounog has recently reopened after three years of closure. The village has lost its Pet shop of Dobshill and its mobile takeaway due to unavailability of appropriate business premises. The fact that this sort of village amenity of business and employment space was not provided as it should have in a previous plan, needs addressing in future plans!”	Partially included. Those bits not included due to opinion rather than fact
S7	Final para, “Excellent point!”	Noted
S8-12	Proposed wholesale deletion	Rejected - no need to delete, and the comparison of progress with policies is the main point of the review



Proforma for Councillors to add items to the Agenda.

Name of Councillor	Andy Sloan (represented by Cllr D Williams in my absence)
Title of Proposal	Request of Council to support Pen-y-ffordd football clubs ambition to use the old junior football pitch.
Purpose of Proposal	Pen-y-ffordd junior football club are desperate for land to play and train on and currently have to use the likes of Mold, Buckley and Hope facilities. Prior to amalgamation of the schools in 2013, the old junior football club regularly used the Junior School pitch and would like to opportunity to use it again.
Background to this request	The Junior football section was re-formed last year, and has grown significantly, where over 200 players are now registered. This is currently for age groups from under 5 to under 10 and included girl teams. As noted, facilities in the village are in extremely short supply, and improvement in amenities has not kept pace with the growth in regards to house built, forcing the club to play outside the village. Given the problems the club are having in trying to access pitches, to use the junior would significantly help, even if as only temporary measure.
Financial Implications	To be established
Environmental Implications	Potential improvements
Equality Implications	Potential improvements
Advantages of this proposal	Providing a recreation amenity for village children
Disadvantages of this proposal	None envisaged
Date submitted	29-01-2024

Clerk

From: Tracey Cunnew <Tracey.Cunnew@flintshire.gov.uk> on behalf of Gareth Legal <Gareth.Legal@flintshire.gov.uk>
Sent: 05 February 2024 08:46
To: Alan Roberts; Alun Evans - Cilcain and Rhydymwyn; Argoed - Mared Eastwood; Bagillt - Lesley Wood; Broughton & Bretton - Sharron Jones; Brynford - Alan Roberts; Buckley - Shaun Jones; Caerwys - Phillip Parry; Cllr Dai Ellis T&G; Connah's Quay; Flint - Lesley Wood; Gwernaffield - Kay Roberts; Gwernymynydd - Colette Buckley; Halkyn - Phillip Parry; Hawarden - Sharron Jones; Higher Kinnerton - Liz Corner; Holywell - Jason Baker; Hope - Sarah Hughes; Leeswood & Pontblyddyn - Marie Reynolds; Llanasa - Stephen Harms; Llanfynydd and Treuddyn - Carolyn Thomas; Mold - Helen Belton; Mostyn - Collette Lowry; Nannerch - Jeanne Penn; Nercwys - Jessica Roberts; Northop ; Northop Hall - Sharon Swift; Clerk; Queensferry - Carla Hughes; Saltney - Tracey Brown; Sealand - Peter Richmond; Shotton - Collette Lowry; Trelawynydd & Gwaenysgor - Jason Baker; Whitford - Phillip Parry; Ysceifiog - Alan Roberts
Cc: Tracey Cunnew
Subject: Standards Committee - Town and Community Council Representative
Attachments: Pen Portrait - Cllr Bill Cooper.pdf; Pen Portrait - Cllr Russell Davies.pdf; Pen Portrait - Cllr David Ellis.pdf; Pen Portrait - Cllr Ros Griffiths.pdf; Pen Portrait - Cllr Patrick Heesom.pdf

All

These are the nominations for the Standards Committee Town and Community Council Representative -

- Hawarden/Ewloe – Councillor Bill Cooper
- Flint – Councillor Russell Davies
- Buckley– Councillor David Ellis
- Saltney/Broughton and Bretton - Councillor Ros Griffiths
- Mostyn – Cllr Patrick Heesom

We have more than one volunteer so you need to choose who will fill the place on the Committee. To help you make a decision, please see attached a short pen portrait from each nominee on why they should be elected.

Please let me have your 1st and 2nd preferences by no later than **Friday 1st March**.

If we have a clear winner, he/she will be elected. In the event of a tie, the candidate with the most 1st preference votes will be elected.

I will confirm the result once all responses are received and the votes have been counted and verified.

Gareth

Prif Swyddog Llwyodraethu | Chief Officer Governance
Llywodraethu | Governance
Cyngor Sir y Fflint | Flintshire County Council
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PEN PORTRAIT – CLLR BILL COOPER

My name is William David Cooper and I am a Community Councillor serving Hawarden & Ewloe.

I was elected as a Community Councillor in 2021 and within that time I have been asked to be Chair of Community and Environment. And Joint maintenance committee.

I'm also part of a number of steering committees and have been attending training courses with one voice Wales as well gaining a First Aider Qualification.

Currently, I am a Managing Director of 2 companies.

HMO – working alongside the County Council to home vulnerable young adults.

I have an electrical business which I have been running since 2020 and a rental business from 2001.

My background has always been running my own businesses but, alongside this, dealing with people has fuelled my passion to act on behalf of the community I have lived in for 33 years.

I feel that my knowledge and ongoing experience with running 2 successful companies and my passion for my local community are the experiences which would be ideally suited for the candidate for the Standards Committee.

I have always had a “can do” attitude and meet every challenge with a successful outcome.

My experience with interacting with customers has meant I can deal with people at all levels and environments.

Thank you for the opportunity to apply for this position and I hope my application meets with your approval.

Cllr Bill Cooper

Name- David Ellis

Age-66 years Old

I am a Buckley Town Councillor and I was elected in 2009 and have held many senior positions within the Council.

Present position on Council- Chair of Highways and Leisure.

Mayor 2018-19 raising £17,000 for Charity.

Member of the Staffing Committee that deals with all staffing issues.

Health and Safety Advisor to Hawkesbury Community Centre, where I was Chairman for 10 years.

Board member of Buckley Town Football Club.

Defibrillator Champion in Buckley successfully in installing these lifesaving pieces of equipment working with community groups and Tomos Hughes of the Welsh Ambulance Service.

Education

Nebosh Genral Certificate in Health and Safety

Degree in Health, Safety and Occupational Health.

Chartered Member of the Institution of Occupational Safety and Health

Present Employment

I work for Sarens UK, a Lifting Specialist on Essar Oil Refinery Ellesmere Port and have been based on this site since 1999. My role has over the years consisted from Driving Cranes, Appointed Person for planning Crane lifts, Crane Safety Inspector, also Auditor and Accident Investigation.

I also am the Safety Focal Point for the Company and I have been a Senior Union Shop Steward and Safety Representative.

I have dealt with many difficult situations and sensitive issues on the site. One of my Specialist skills is mediation.

I am well organised person with a clear and positive approach to problem solving.

I have high standards and a good understanding of codes of conduct and I believe that I have the experience and expertise that this role requires to ensure procedures and protocols are followed by Councillors.

Regards

Councillor David Ellis CMIOSH

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Tel 07813483306

Pen Portrait – Cllr Patrick Heesom

Cllr Heesom, with then a long residency in North Wales, vacated in the 1980s his business interests in the London area and resettled in the Flintshire area.

He then confirmed his interests in local government and representative politics and was elected as a Clwyd County Councillor for the then extensive ward areas of Gronant, Trelawnyd, and Mostyn, and then subsequently as part of the then revised Welsh authority areas, the Mostyn Ward.

His commitment was to community welfare and serving community interests across the full range of public services.

Cllr Heesom was re-elected over several years and fought assiduously for the local ward area of Mostyn and its residents. Cllr Heesom is committed to local community authority.

PEN PORTRAIT – CLLR ROS GRIFFITHS

Hello, my name is Rosalyn Griffiths , I am a Community Councillor serving Saltney Town Council and Broughton and Bretton Community Council.

Previous experience as an Alyn and Deeside District Councillor, before becoming a Flintshire County Councillor in 1997 - 2008. I have been a Community Councillor for nearly 37 years on Broughton and 2 years at Saltney.

I am married with two grown up children and have lived in Broughton since 1971.

In the past I was very involved with Pre-School playgroup, Chairman of Broughton, then moving on to become Chairman of East Clwyd Pre-School Playgroup Association, before returning to paid employment when my youngest child started school.

My employment was in the Post Office, working in Chester, Tarporley and lastly in Saughall.

During this time I was also Clerk and then Chairman of Broughton Primary School for 25/26 years. I also served as a Governor at St David's High School in Saltney. Currently I am Secretary to our Twinning Association with our twin town in the South of France, we have been twinned for 33 years, although we haven't as yet celebrated our 30th Anniversary due to COVID and other issues.

I feel that my with my previous and current experiences I would be a good candidate for the Standards Committee. I have down to earth common sense values that I feel are required , dealing with issues that may arise.

My service on Community Council includes Chairing the Finance Committee and having been Chairman of Council on 4 occasions, representing residents of our Community.

Thank you for the opportunity to apply for this position.

Cllr Ros Griffiths

Application to be elected onto the External Standards Committee

With a steadfast commitment to Flintshire spanning over three decades, I bring a wealth of experience and an unwavering dedication to the community. For the past 20 years, I have served as a teacher and Head of Department in the local Comprehensive school, witnessing firsthand the evolving needs and dynamics of our town. My role as a teacher has not only allowed me to contribute to the academic development of generations but has also deepened my understanding of the challenges and aspirations of the residents of Flint.

As a devoted family person, raising two children alongside my wife in this community, I am personally invested in its well-being and growth. Currently serving as a Town Councillor in Flint Town Council for the second consecutive year, I have actively participated in local governance, gaining insights into the intricacies of decision-making and community representation.

My multifaceted engagement in Flint positions me uniquely to contribute meaningfully to the External Standards Committee of Flintshire County Council. My experiences as a teacher, town councillor, and long-term resident have cultivated an understanding of our community's fabric. I am dedicated to upholding ethical standards, fostering transparency, and ensuring accountability within our local governance. If elected, I am committed to using my knowledge and passion to strengthen the foundations of governance in Flintshire, making a positive impact on the lives of its residents.

Cllr Russell Davies

russelljohndavies@gmail.com



Proforma for Councillors to add items to the Agenda.

Name of Councillor	Cllr Pat Ransome
Title of Proposal	Great British Spring Clean 17 March – 2 April 2024
Purpose of Proposal	<p>To highlight with the community and interested parties and stakeholders ie: Glynn Davies, Street Operative, Chris Jones, Groundsperson, McDonalds, KFC, Schools, FCC and Community groups the dates for the 2024 Great British Spring Clean 17th March - 2nd April (which includes the Easter Break, Schools finish on Friday 22nd March)</p> <p>To agree a suitable date for a community litter pick, complete risk assessment</p> <p>To subscribe to the national event and write to with relevant parties inviting them to take part</p> <p>To draft poster for noticeboards</p> <p>To arrange appropriate collection of bags collected with Streetscene and ensure Youth Club / St Johns notifies</p>
Background to this request	<p>The Great British Spring Clean is a national event and biggest mass-action environmental campaign. Last year pledges were made to collect 400.000 bags of litter and Penyffordd, Penymynydd and Dobshell all played their part.</p> <p>Part of the the ethos behind the national capmaign is the belief that everyone deserves to live in a community they can be proud of. We are fortunate to have the support of Glynn and other unsung volunteers but by taking part we share our commitment to the area in which we all live to keep it looking tidy. Highlighting and sharing this with our youngsters sends out an important environmental message to our youngsters.</p> <p>As a community we pledge to collect..... bags of litter from our community.</p> <p>In addition to a specific litter date the litter can be collected throughout the fortnight as a group ie: Schools, Scout, Youth groups or individually when out walking</p> <p>For further information see link below: https://www.keepbritainty.org</p>
Financial Implications	<p>Currently there are no financial implications. May need additional resources CC have litter pickers x 10; high viz jackets; gloves, litter bags and sanitiser Wepre Park Rangers can provide further resources by request but need to be collected and returned</p> <p>Paper resources available on line</p>

Environmental Implications	Positive as it brings to the attention of all the role that Glynn and Chris play and the part we can all play too Highlights other areas needing attention ie: by pass/Streetscene
Equality Implications	Inclusive of all to join at their own level and in their own time during that period
Advantages of this proposal	Positive impact on appearance of village and addresses concerns raised re key areas where litter accumulates Community engagement involving all ages
Disadvantages of this proposal	Ensuring collections of bags collected but has worked well with Streescene in the past
Date submitted	February 2024