



Proforma for Councillors to add items to the Agenda.

Name of Councillor	David Williams
Title of Proposal	Review of progress on plans for old school site and concerns over agenda item vote in July meeting.
Purpose of Proposal	To establish progress on proposals for land on old school site and discuss concerns on how voting was cast and recorded for agenda item 13b at full Council on 12 th July 2023.
Background to this request	<p>No communication has been received from FCC since they attended the May meeting, and concerns have been expressed that the village will have a scheme imposed that may not be in the best interest of the Community. Assurances were given that the proposals for the entire site would be a joint project with full liaison with the Community and take account of the wishes of residents as established in the recent survey.</p> <p>The meeting in July was a hybrid one where two members joined the meeting on zoom. On conclusion of the discussion/debate on item 13b, members were asked to vote for or against the proposal of David Williams. On zoom, I clearly saw two hands raised in favour! On voting against I also saw two hands raised! The chair then asked for abstentions where no hands could be seen to be raise!?</p> <p>The chair then declared 'the motion has been declined David' Several members failed to vote or abstain, and having personally seen two hands for and two against, I am concerned about the declaration made with no obvious result being evident on zoom!?</p> <p>Given the circumstances I believe this matter needs to be revisited.</p>
Financial Implications	None
Environmental Implications	Potential improvements
Equality Implications	Potential improvements
Advantages of this proposal	A scheme that is in the best interest of this community may be the final outcome.
Disadvantages of this proposal	None anticipated
Date submitted	3-9-23

PENYFFORDD COMMUNITY COUNCIL

Minutes of the Ordinary (Hybrid) Meeting held on Wednesday 12th July 2023

Present: Councillors Mrs P Ransome (Chairman), Mr J Priddin, Mr D Walker, Mr A Ibbotson, Mr M Rothero, Mr O Thompson and Mr P Blackman.

By Video: Councillors Mr A Sloan (Vice) and Mr D Williams

Also Present: Mrs Sarah A Hughes, Clerk & Responsible Financial Officer and 1 x Member of the Public

The Chair asked members to take a moment of reflection as to why they are here as Councillors and what members responsibilities are. Also due to recent events and the loss of two local residents to have thought for the families.

51. Apologies

Apologies for absence were received from Cllrs L Overington, R Wakelam, S Williams and Youth Rep Miss Boleyn.

The Chair had received a request to bring forward Items 15 & Item 19 – this was approved by council.

52. To receive any Declarations of Interest – Members Code of Conduct

There were no Declarations of Interest received.

53. Chairman's Announcements

The Chair wished to offer condolences to the families for their loss, these recent events have highlighted the importance of community defibrillators which is on the agenda for consideration.

At the beginning of July was the NHS Thank You Day and in previous years the council did recognise this by way of a banner on the clock tower, she wished to record the councils thanks to all NHS staff and carers.

Emmanuel Church will not be closing, they will be looking at repurposing the building and renting out the rooms.

Having undertaken recent training and communicated with Mr G Owens, Monitoring Officer the Chair wished to remind members of the council Standing Orders, Code of Conduct, mobile phones etc. The council are open and transparent and the public are welcome to attend at any time.

The Standing Orders refers to the time of meetings and she will be working to ensure it remains within the set time. If no proposal or updates are submitted, there will be no lengthy discussion needed.

54. To receive and approve the Ordinary Minutes of the 14th June 2023

RESOLVED: these were approved as a correct record and signed by the Chairman.

55. To review and report on any Matters Arising from previous meetings

Min 5 - Cllr S Williams advised an error in that she is not on the Environment Working Group.

Min 31 - AGM minutes are to always to be signed at the next council meeting and not at the following AGM.

Min 32/Min 216 - RN Electrical have adjusted the settings to enable a 30 day recording period.

Min32/Min 22 c - Awaiting Cllrs Ibbotson, D Williams and Wakelam to provide the draft response letter regarding Planning Enforcement.

Min32/Min 28 - Awaiting Cllr Wakelam to share details of who the Thank you Letters should be sent to for the Kings Coronation.

Min 39 – Members were provided with the amended and updated Model Standing Orders.

Min 41 - the planning application for the changing rooms has no condition to renew the application.

56. To receive any Public Questions/Correspondence

- a) The MOP present raised the issue of the state of the village with reference to overgrown tees/hedges which she has reported to FCC e.g Old School site, ginnels, bridle paths and paths (Bilberry Close, Melwood Park, Kent Close).

RESOLVED: the Clerk will speak with the resident outside of the meeting to determine the exact locations and issues to ascertain which work could be undertaken by the Groundsman and which requires reporting to FCC Streetscene and included on the councils FCC Issue Tracker.

****6.50pm** Cllr D Williams joined the meeting (via video)

- b) A letter which had been shared with members regarding comments/suggestions for the Old School Site.
RESOLVED: the letter was received and noted and comments will be included with the Old School Site Survey Results.
- c) An email was received which was read by the Clerk to express their objection to the £27,000 for the memorial garden project.
RESOLVED: the email was received and noted.

57. Bank Balances and Accounts for Payment

- a) To report balances of all bank accounts and to review and authorise monthly accounts for payment.

Bank Balances Current £12,554.67 Deposit £161,276.66 Play Area £8,914.70

Bank Transfers Deposit Acc to Current Acc £10,000.00

Accounts for Payment

<u>Payee</u>	<u>Details</u>	<u>Amount</u>
Defib Store Ltd	*Replacement battery & pads (Bowling Club defib)	£328.80
Flintshire County Council	Streetlighting Maintenance (green park)	£237.00
WoodsWork CIC	Nature Area Management	£340.00
Mr C Jones	Mileage and Expenses	£29.50
Mrs S Hughes	Mileage and Expenses	£20.25
Staffing Cost	Jun-23	£4,216.70
AVOW	Payroll Charges April-June (inc P11D)	£90.01
Hafren Dyfrdwy	Water Charges - Abbots Lane Changing Rooms	£32.67
H & R Roberts & Sons	Nature Area Gravel & Planter equip	£92.86
Flintshire County Council	VAT Backdated Street Light Repairs & Maintenance	£79.00
HSBC	Monthly Charge (may-june)	£10.00

The Chair reported that the Vice Chair had indicated the wish to Chair Finance as a separate meeting as the council had previously done. The Clerk advised this this would need to be submitted to full council as a formal proposal and should a Finance Committee be reformed, a Terms of Reference would be required.

- b) To authorise delegated powers for payments during the summer recess.

RESOLVED:

- a) The above accounts be approved and will be processed for payment. The payment schedule was signed by the Chairman/or Vice Chairman and countersigned by two bank signatories.

Cllr Sloan will submit a formal proposal for the formation of a Finance Committee.

- b) The council authorised delegated powers for payments to be made during the summer recess. The Clerk will obtain the required two bank signatories in accordance with the bank mandate for payments, these will then be reported in the September Meeting.

58. Quarterly Budget Review

- a) The Clerk provided the Council with copies of the quarterly summary, budget monitoring report and bank reconciliation (appendix A). These documents were reviewed and no concerns were raised.
- b) In order to meet the requirements of the financial regulations and internet banking, it is necessary for a programme of regular checks of standing data with suppliers to be followed.

RESOLVED:

- a) the Council approved the above which was authorised by Cllr Priddin.
- b) Cllr Sloan will make a selection of invoices and the Clerk will provide copies of invoices and payment receipts to be certified as correct.

59. To Receive the County Councillors Report

Cty Cllr Ibbotson reported the following:

- FCC are undertaking a traffic review around Ysgol Penyffordd, and other locations in the village (Abbots Lane and near the Clock Tower), possibly in relation to suggestions to move the crossing patrol. DW stated a traffic consultation was undertaken when the school first opened and a scheme for double yellow lines

was agreed with A.Stanford, which has not been implemented. He will share this with AI. Also referred to previous discussion about the possibility of a second crossing patrol. AI was aware of the double yellow line scheme and something he has raised. There isn't a budget for a second crossing patrol

- Climate Change Committee has opened two enquires; 1x – flooding and 1x Clwyd Pension Funds investment into fossil fuels. These have opened this week and is open online, he suggests the council submits a response and recommends this to be actioned during the summer under delegated powers (deadline August). DW advised there was also a scheme prepared a couple of years ago for flooding in front of the Youth Club. AI responded that the open enquiries for flooding is not Penyffordd specific but county wide. It is not proposals for any scheme but a broad way in which flood defence and reactive flood management is co-ordinated, in terms of FCC, Dŵr Cymru and NRW.
- Cycle Path – he is still discussing ongoing issues, a number of which are confidential. DW reported safety concerns of the path in front of the bungalows Wrexham Road. AI advised this does meet the legal safety requirements under the WG Active Travel Guidance, however, the buffer between the edge of the carriage way and edge of the cycle route along the main stretch does not meet the legal requirement under the WG Active Travel Guidance which is an issue he is continuing to raise. The Chair asked if the council should write to FCC in support, AI advised that there are a number of issues that remain confidential which he is not able to share, in terms of safety issues the council could write in support. Should the council wish to write under delegated powers during recess he will share the WG Active Travel Guidance.
- Castle Cement – although a recent report of dust, however, this was not related to Castle Cement.
- 20mph – this will come into force on the 17th September. FCC commenced a review for potential exemptions, none of these are in the village other than a section of the Dirty Mile.
- LDP2 – views of the Planning Officers are that work does not need to commence as yet, given that the current LDP took 12 years, he and other Cty Cllrs are pushing for a prompt start to LDP 2.
- A by-election for Brynford and Halkyn will be held in the Autumn which isn't likely to change the political make up of FCC.

60. Planning

- a) To report and consider planning applications received from Flintshire County Council. The Council will also consider any additional applications that may be received between the issue of agenda and the meeting:

RESOLVED:

- i. [FUL/000576/23](#). First floor extension above the existing garage and alteration to insert bedroom window. 10 Treetop Close, Penymynydd. **Supported**
- b) Notifications of Planning Decisions made by Flintshire County Council:
- i. [COU/000175/23](#). Conversion of agricultural building into two residential buildings. The Oaks, Platt Lane, Penyffordd. **R01-Refused**
The Planning Officer Report states that 'No Comment' has been submitted by the Community Council. The response was emailed to FCC Planning and included on the portal on the 17th April. This has been raised with FCC. This public document does not reflect the response of the council and FCC have been requested that the Officers Report is corrected immediately to reflect a true record.

61. Councillor Vacancy

RESOLVED: the Vacancy Co-option Notice will be re-advertised with a closing date of 5th September.

62. Summer Recess Delegated Powers

The Council was requested to authorise the Chairman and Vice-Chairman to deal with any urgent matters during the summer recess subject to those matters being reported back to Council at the September meeting.

RESOLVED: the above be approved and any matters arising will be reported at the September meeting.

63. Defibrillator, Training & The GoodSAM app

- a) The council considered the proposal from Cllr D Williams for new defibrillators for the village and upgrade of defibrillator located at Penyffordd Bowling Club. Concern has been expressed about a shortage of defibrillators in the village and location not covering various areas of the ward adequately.
- b) Cllr Blackman reported the Royal British Legion have had had a defib installed.

Suggested locations were St Johns School, who have offered to house the defib, cover electricity charges and look at fundraising if needed, Wellhouse Drive and the telephone kiosk on Vounog Hill. Cllr Ibbotson

proposed to purchase a defib & cabinet to be located at St Johns School, funded from the Memorial Garden budget. The Clerk reminded members that there is a remaining balance of £3,500 under the Nature Area Pathway budget which will not be utilised. Cost for a defib & cabinet estimated £1.5k-£2k.

**7.41pm Cllr Walker joined the meeting

Cllr D Williams advised he was aware of a local resident who wished to assist with fundraising for defibrillators. He also mentioned that there was online Defib Training.

Cllr Sloan highlighted the need to review signage to ensure all signage reflects nearest locations.

Current locations (registered on The Circuit) available to the public 24/4 are:

- Dobshell Garage
- War Memorial Institute
- Penyffordd Bowling Club
- Tents & Events
- Penyffordd & Buckley Train Stations
- Royal British Legion (new)

- c) A request has been received to financially assist with Kit Replacements for the defibrillator at the WMI. Cllr Blackman advised the Royal British Legion would be happy to cover the cost of these replacements.
- d) [GoodSAM](#) app – Cllr Ransome provided members with details on the GoodSAM responders and that Cllr S Williams has offered to look into this further. She asked if the council would support this proposal and to look into encouraging/establishing a community group?

Enquires will also be made with St Johns Ambulance for the provision of Defibrillator Training.

RESOLVED:

- a) A defib and cabinet will be purchased and installed at St Johns School, utilising the unused budget of the Nature Area Pathway. A defib has been approved in principle to be installed in or near the telephone kiosk on the Vounog. Exact location, electricity supply, costs need to be established and how this will be funded.

Cllr Rothero to establish whether there is defib installed at Ysgol Penyffordd.

A list of all defibrillator locations will be displayed on the noticeboard and website. A review of all the defib signs will be undertaken and updated accordingly.

- b) Cllr Blackman stated that the Royal British Legion will fund the Kit Replacements for the WMI defib.
- c) The council supports this initiative and Cllr S Williams will be asked to investigate further.

The Clerk will submit a request to St Johns Ambulance for Defibrillator Training, Cllr Walker will make enquires with an additional training provider and Cllr D Williams will obtain details of the online training. This will be included on the September agenda.

64. Public Transport (Arriva)

Cllr D Williams reported that the WG funding that was due to be withdrawn is now remaining in place. A meeting request has been made with Arriva to ascertain if they will now review this service. He asked members to support canvassing FCC and Arriva for a bus route to Chester.

He will draft letter which will be shared to all members for approval. This was supported.

Cllr Walker questioned what actions are the Cty Cllr doing? Al advised as the Ruthin to Chester service currently runs with a subsidy, it can't not run along a commercial route, he is speaking with Denbighshire CC about the possibility of extending this service. Seeking Arriva to reinstate a bus service will therefore come with risks. He continued with a more detailed response which Cllr Walker requested this to be provided to members in writing.

RESOLVED: the council supports the proposal and Cllr D Williams will draft a letter which will be shared to all members for approval. Cllr Ibbotson will provide members with a written report on the information he verbally provided and link in with Cllr D Williams regarding the correspondence to be submitted to Arriva.

65. Community Facilities

- a) i) Community Changing Rooms - to consider the proposal from Cllr D Williams for a site meeting for members to view works done to date and to consider the necessary work required to bring to a standard for future letting to general public. Also, to consider means of improving amenities in the village to support the growing junior and senior football club.

Mixed responses on how and when this meeting should take place and who should be involved/invited. It was acknowledged that there are remaining works required to enable the facility to be useable. On completion of these works the facility would require a full health and safety and/or building regs inspection.

ii) It was also requested that the council consider means of improving amenities in the village to support the growing junior and senior football club. Amenities to support the football club and general sports and recreation is extremely short in the village, and members are being asked to consider ways of improving these. Cllr Williams advised that once the Youth Club CAT is complete they could offer support such as showers etc.

Cllr Sloan added that there are over 100 youths registered for the Penyffordd Lions Juniors across various age groups and 30 volunteers (*Mini kickers – 16, Under 6s- 29, Under 7s – 21, Under 8s – 20, Under 9s- 16, Under 10s – 20*). They have also just launched a Girls Team which saw 17 attendees.

They would like some form of commitment to keep Penyffordd Lions Youth in mind on agendas, place plans, strategic planning etc. In winter months they have to travel outside of the village to access 4G & 5G pitches. They would like to attend a future council meeting with a proposal on how they feel they can be supported.

- b) Old School Site – to consider the proposal from Cllr D Williams who requested for a focussed meeting with FCC Officers and delegated members to discuss the overall site.

The Chair did state that this was discussed in June and the council resolved to write to FCC to request a site meeting as and when appropriate.

Concerns of a small focussed group meeting and that full council should be involved.

It was reported that FCC have informed the council that they now have a date for the final disconnection on the 12th July 2023 and they hope the demolition will begin shortly after then, although the first stage will be the stripping of asbestos, which will take a number of weeks.

RESOLVED:

- a) i) Cllr D Williams will co-ordinate a meeting for members to visit and view the current conditions of the facility. The Football Club to provide the council with a list of remaining works they are to complete, this will allow the council to identify what remaining work is required before requesting a form of inspection.
- ii) The council recognises the importance of youth provision and football and the work being undertaken by Penyffordd Lions Youth. The council supported the consideration of provision of facilities in future development and planning.
- Cllr Sloan will be liaising with the Penyffordd Lions Youth regarding attendance at a future council meeting.
- b) The majority voted against a small focussed group meeting.

66. Play Areas

Millstone Pump Track/Skate Ramps – Cllr D Williams reported that a planning application may not actually be required and therefore could save costs and time. He has prepared correspondence for the Clerk to submit the Chief Planning Officer to seek his guidance on the matter. Should no planning application be required, work could commence as soon as possible. It was questioned that if work was due to commence soon, due to summer holidays and summer playscheme, timing of the works would need to be considered together with all appropriate risk assessments and health and safety issues.

Cllr Williams also reported that the suggested rubber material for a trial to reduce noise on the skate ramp would be 15mm neoprene at a cost of £860+vat.

RESOLVED: the council will ascertain from FCC Planning if a planning application is a requirement for this project. Should it be required, an application would be submitted as soon as possible, should it not be required, the contractor will be contacted to formalise a commencement date taking into consideration the summer holidays.

The council approved for the rubber matting to be trialled on one of the skate ramps at a cost of £860+vat.

**8.56 Cllr D Williams left the meeting

67. Place Plan Training - Planning Aid Wales

The council were asked how they would like the bespoke Place Plan Training to be delivered.

Cllr Walker raised concern that there were limited members who voted on this training last month and should be reconsidered. The Clerk informed Cllr Walker that a resolution can't be reversed within six months except either by a special motion, requiring written notice by at least 6 councillors.

RESOLVED: in person training (capped £150), with a preference of evening on either 19th or Wed 20th Sept.

68. Working Groups

RESOLVED: The Working Group Procedure will be updated with the following: meetings will be held as and when required. Each WG will prepare a written report for information to the council in advance of council meetings. Should the WG have a proposal for the council to consider, this again should be a full detailed written proposal submitting in advance of a council meeting to enable it to be included on the agenda.

Commitment is required from members to attend these meetings and if unable to attend, courtesy should be given with apologies being submitted in advance.

**9.17pm Cllr Rothero left the meeting

69. Business Cards

Cllr Ransome submitted a proposal to provide individual councillor cards for use when working on behalf of Community Council in either the community or other organisations. This was not supported by all members and Cllr Blackman submitted an amendment to state that it should be for each councillor to decide if these will be beneficial to their role and where it is, these should be available for use.

RESOLVED: individual councillor cards will be made available to members who require them.

70. Issues Raised with Flintshire County Council

A 'FCC Issue Log' has been prepared to allow the council to regularly monitoring the progress of issues raised. Members will provide the Clerk with updates on the issues.

RESOLVED: the report was received and noted. Additional issues will be reported appropriately to FCC and included on the Log.

**9.35pm Cllr Sloan left the meeting

71. To acknowledge and note correspondence received.

- Woodwork CIC Monthly Report – West View Nature Area. The Clerk added the FCC Public Rights of Way have recently installed a stoned path from the nature area to the style.
- OVW Training and Planning Aid Wales Training & Events.
- Invitation for D-Day 80 - 6th June 2024 – email & Official Guide (emailed 26.6.23).
- The NHS '111 press option 2' for mental health available 24/7 for all ages. People can use this number if they have an urgent mental health concern themselves or about someone they know.
- West View Nature Area – solicitor letter and land registry documents in relation to the 10 yr lease.
 - It was questioned if the Trustee names require updating, the clerk is liaising with the Solicitor.
- Infrastructure (Wales) Bill 2023
- Ways to contact NW Police and a police report.
- OVW - Wrexham/Flint Area Committee Meeting – 11th July and Tackling Climate Chaos.
- Various Welsh Government and FCC Emails regarding the 20mph limit.
- FCC – Green Dog Walkers and Feedback from Visits to Town & Community Councils.
- Theatre Clwyd – fundraising request.

72. Members Items/Future Agenda Items

- The Community Engagement WG will be circulating the first draft of the update to the Place Plan.
- The road condition on Abbots Lane has still not been addressed and requires attention.
- The hedges along the Dirty Mile pathway and Corwen Road need cutting back. Cllr Ibbotson will raise with FCC Streetscene.

The meeting commenced at 6.30pm and closed at 9.45pm

Chair..... 13th September 2023

Penyffordd Community Council - Summary Accounts			
2023 - 24 Financial Year			
Income			
	Actual	Anticipated	Difference
Precept	39,840.34	119,521.00	-79,680.66
Bank Interest	512.60	200.00	312.60
Refunds/Other	0.00	0.00	0.00
Grants/Funds(Play Area)	0.00	0.00	0.00
Sponsor a Tree	355.00	0.00	355.00
VAT Refund	11,842.39	11,842.39	0.00
Total	52,550.33	131,563.39	-79,013.06

Expenditure			
	Actual	Agreed Spend	Balance
Parks & Open Spaces	7,152.04	113,719.00	106,566.96
General Admin etc	4,964.52	14,116.00	9,151.48
Office Costs	1,198.71	1,740.00	541.29
Staffing Costs (wages, hmrc, pension)	11,129.36	47,610.00	36,480.64
Street Lighting (inc Christmas Lights)	1,565.29	37,570.00	36,004.71
Highways & Footpaths	0.00	2,200.00	2,200.00
Grants & Donations	1,000.00	5,300.00	4,300.00
Investing in Youth	0.00	3,000.00	3,000.00
Community Buildings	0.00	23,000.00	23,000.00
Community Improvements	817.87	2,000.00	1,182.13
Provision of Balances	0.00	2,385.00	2,385.00
Total	27,827.79	252,640.00	224,812.21

Note: the above agreed spend includes all the reserved funds carried over (details on budget summary)

Current Summary			
Balance c/f as at 31 March 2023		158,023.49	
(+)Income Receipts for 2022/23		52,550.33	
(-)Total Expenditure for 2022/23		27,827.79	
Gross Balance as at 31 March 2023		182,746.03	
Current		£6,366.46	
Deposit		£142,727.33	
Millstone Play Area		£8,929.70	
Reserved - Millstone Play Area Improvements		8,929.70	
Reserved - Sponsor a Tree payments		242.20	
Reserved - Skate Ramps		40,000.00	
Reserved - 2022/23 Street Light Upgrades		11,170.00	
Net Balance as at 30 June 2023		122,404.13	
VAT Costs for 2023/24 Financial Year		3,065.25	



Penyffordd Council Working Groups & Procedure – July 2023

Below are the current Working Groups together with examples of responsibilities. To assist the Working Groups in being proactive a set of procedures has also been provided.

Community Engagement - This group is tasked with engaging with the residents, groups, schools and the community as a whole. To include (examples but not limited to):

- Community events
- Noticeboard updates
- Newsletters
- Website updates
- Volunteer register
- School links
- Crime and ASB
- Dog poo
- Sports and clubs
- History

Environment - This group is tasked with overseeing the spaces around us and the facilities that serve us. To include (examples but not limited to):

- West View Wildlife Garden
- Memorial Garden
- Community Litter Picks
- Planting
- Water and drainage
- Sustainability
- Public Open Spaces Play Areas - improvement and maintenance
- Footpaths and Cycle paths
- Medical / Schools / Socialcare facilities

Infrastructure - This group is about improving and protecting the infrastructure of the community. To include (examples but not limited to):

- Community Place Plan
- Housing and planning
- Economic - business links and employment development
- Public and Community Transport
- Highways and road improvements
- Community Building projects

Procedures for the Working Groups

- The three core groups should meet as and when required.
- They must have an elected chairman and an elected secretary.
- The group does not have delegated powers - they report back to full council.
- Full discussions can take place in the group, a summary shared in writing ahead of the Council meeting for information purposes only.
- Should a group require an item to be discussed by full council, an agenda proforma and written proposal should be submitted to the Clerk so this can be included as an agenda item and can be discussed by the full council.
- The preference would be for volunteer members of each group with individuals taking an area for them to take a lead on within the group. This will share the workload. There is no reason why anyone on the Council should not be able to attend any group meeting.
- There is no reason why members of the community with specialist knowledge or interest should not be invited to be involved in a group, by agreement with the group as a whole.
- Each group should start the year by reviewing the actions set out in the Place Plan and agreeing an order of priority for what will be undertaken.

These Procedures were reviewed and approved at the 12th July 2023 Meeting

Bank Balances and Accounts for Payment -

August 2023

Bank Balances	Current	£7,411.71
	Deposit	£161,306.66
	Play Area	£8,909.70

Payments Received

Bank Transfers

Unpresented Cheques/Payments

Payment Method	Payee	Details	Amount
Bacs	Defib Store Ltd	Defib & cabinet (PYM)	£1,575.84
Bacs	One Voice Wales	Training - P Ransome	£38.00
Bacs	Flintshire County Council	VAT Backdated Street Light Repairs REFUND	-£138.63
Bacs	WoodsWork CIC	Nature Area Management	£340.00
Bacs	H & R Roberts & Sons	Equipment & supplies for Groundsman	£106.36
Bacs	Mr C Jones	Mileage and Expenses	£68.24
Bacs	Mrs S Hughes	Mileage and Expenses	£63.29
Bacs	Staffing Cost	Jul-23	£4,051.33
	HSBC	Monthly Charge (june-july)	£5.00
			£6,109.43
PLAY AREA ACCOUNT			
Payment Method	Payee	Details	Amount
	HSBC	Monthly Charge (june-july)	£5.00
			£5.00

Note:

*Approved June

Chairman of Council:

Vice Chairman of Council:

Clerk & RFO:

Date:

Payments Authorised by two Bank Signatories

Bank Signatory:

Bank Signatory:

Bank Balances and Accounts for Payment -

September 2023

Bank Balances	Current	£11,302.25
	Deposit	£191,285.62
	Play Area	£8,904.70

Payments Received

14/08/2023 FCC	VAT Backdated Street Light Repairs REFUND	£138.63
31/08/2023 FCC	Precept	£39,840.33
04/09/2023 HSBC	Interest	£670.95

Bank Transfers

08/08/2023 Deposit Acc	to Current Acc	£10,000.00
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Unpresented Cheques/Payments

Defib Store Ltd	Defib & cabinet (PYM)	£1,575.84
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Payment Method	Payee	Details	Amount
Bacs	Flintshire County Council	VAT Backdated Street Light Repairs - invoice to cancel credit as FCC paid back to deposit acc	£138.63
Bacs	Flintshire County Council	Summer Playscheme 4 weeks	£2,126.80
Bacs	WoodsWork CIC	Nature Area Management	£340.00
Bacs	Mrs S Hughes	ICO Annual Data Protection fee paid by clerk	£40.00
Bacs	Mr G Davies	Expenses	£3.38
Bacs	Mr C Jones	Mileage and Expenses	£50.73
Bacs	Mrs S Hughes	Mileage and Expenses	£39.74
Bacs	Staffing Cost	Aug-23	£4,338.93
	HSBC	Monthly Charge (july-aug)	£5.00
			£7,083.21

PLAY AREA ACCOUNT

Payment Method	Payee	Details	Amount
	HSBC	Monthly Charge (july-aug)	£5.00
			£5.00

Note:

Chairman of Council:

Vice Chairman of Council:

Clerk & RFO:

Date:

Payments Authorised by two Bank Signatories

Bank Signatory:

Bank Signatory:

Matters Dealt with During Summer Recess

Planning

Ref: [FUL/000613/23](#). Construction Of New Stables And Agricultural Storage Building. Henffordd Farm, Old Hope Road, Penymynydd. **Penyffordd Community Council in agreeing to the application to be determined under delegated powers make the following observations**

- **consistent with our previous objections in this location**
- **the size and scale of the proposed agricultural dwelling would have a significant impact on appearance in this rural setting**

We note observations forwarded to Planning from our County Councillor Alasdair Ibbotson in support of the application

Should planning be minded to approve the application we ask that agricultural condition be placed on any build

Ref: [RES/000628/23](#). Application for Approval of Reserved Matters following Outline Approval 060076 (Conditions 2,7 & 9). Land South of Rhos Road, Penyffordd. **Objected – full response can be viewed on the FCC planning portal.**

West View Nature Area

Signs

Agreed together with Woodwork and the FCC Footpath Inspector & Access Officer Enforcement for the installation of the fingerpost sign the end of Alyn Drive. This was installed as a partnership with FCC. Chris assisted Adrian Hibbert FCC in the installation of the new kissing gate at the end of the public footpath (by the bypass) and Adrian collected our sign and assisted with our installation.

Pathway

There is a section of the pathway that continues to be boggy and before the remaining bark is to be laid, Woodwork proposed that additional drainage should be installed in this section, diverting the water to the Meadow area. This would not be a pond area, but a bog area enticing additional habitat. The Spar are having a volunteer day (approx. 18 employees) on 26th Sept to lay the remaining bark, and Woodwork would like the drainage work to be completed before then. The cost of the mini digger is £300+vat which they have asked to be funded by the council. The Spar will also be making a donation of £300 which would then allow for further additional works and improvements. There is still a small balance within the Nature Area Pathway budget to allow for this and in accordance with the Financial Regs was approved by the Chair & Clerk.

Exceptions to 20mph

Information on the Exceptions to 20mph legislation statutory consultation was emailed to all 31.07.23. As it closes on the 18.08.2023, members were advised that should they wish to submit a formal response, it would need to be actioned under delegated powers. No responses were received and therefore no formal response was submitted by the council.

FCC Flooding Consultation

A number of emails were sent to members for comments on the consultation. The Chair only received one response. The Chair did prepare a draft response to the flooding consultation which was shared with the Vice Chair. No response was received, so no formal response from the council was submitted.

Village Planters

Authorised a budget of approx. £100 for Chris Jones to purchase winter flowers for the village planters. (currently available budget for plants/shrubs is £545)



PENYFFORDD COMMUNITY COUNCIL

Local Government (Wales) Measure 2011, Section 116

Notice of Co-Option

NOTICE IS HEREBY GIVEN that the Penyffordd Community Council intends to Co-opt **one** member to fill the vacancy that exist in the office of Councillor due to the resignation of Julie Jones.

Expressions of interest are being sought from members of the public who meet the following qualifications and are interested in representing their community on the aforementioned Community Council. You must be a British citizen, an eligible Commonwealth citizen, a citizen of any member state of the European Union or a qualifying foreign citizen and be 18 years of age or over; and meet at least one of the following criteria:

- registered as a local government elector for the area named above; or
- during the whole of the last 12 months occupied as owner or tenant land or other premises in the community named above; or
- your principal or only place of work during the last 12 months has been in the community named above; or
- you have during the whole of the last 12 months resided in the Community or within 4.8 kilometres of it.¹

If you wish to be considered for co-option for the vacant seat or want more information regarding the role of a Community Councillor please contact the Proper Officer, Clerk to the Council on/at: clerk@penyfforddcouncil.org or 01244 537032 by (deadline) **Friday 31st October 2023**

Dated this 14th September 2023

¹ Certain people are disqualified from standing, and these include paid officers of the community council, anyone subject to bankruptcy restriction orders and those subject to recent sentences of imprisonment.



Grant Applications 2023

Local Organisations are entitled to apply for financial assistance from the Community Council once a year where applications will be considered in the November Meeting.

To be considered for a grant, you will need to complete the necessary Application Form which can accessed and completed online or downloaded from our website www.penyfforddcouncil.org or by contacting the Clerk.

Please note the application must be returned no later than Friday 3rd November and must be accompanied by the latest audited financial statement or an up to date bank statement. Applications can not be considered without this information.

Once completed please return to:
Mrs S Hughes, Clerk & Responsible Financial Officer,
3 Old Chester Road, Ewloe,
Deeside, Flintshire, CH5 3RU
Tel: 01244 537032
Email: clerk@penyfforddcouncil.org

Grant Aid Application Form - 2023



Local Organisations are entitled to apply for financial assistance from the Community Council once a year where applications will be considered in the November Meeting.

To be considered for a grant, please complete the details below together with the attached Privacy Notice in accordance with the General Data Protection Regulations.

Please note the application **must** be accompanied by the latest audited financial statement or an up to date bank statement. Applications can not be considered without the information.

Name & Address of Organisation:

.....

Brief Outline of Activities:

.....

Any Specific Purpose for Funding (continue on a separate page if necessary):

.....

Details, if any, of how this grant will contribute to supporting biodiversity:

.....

Approximate Annual Outlay:

Details and costs of the three main outgoings over the past year.

1.
2.
3.

Completed forms must be returned to the Clerk Mrs S A Hughes, 3 Old Chester Road, Ewloe, Deeside, Flintshire, CH5 3RU or via email to clerk@penyfforddcouncil.org no later than: **Friday 3rd November 2023**

Before submitting your application, please ensure you have fully completed and enclosed the following:

Application Form Privacy Notice Bank Statement or/latest Audited Financial Statement

If your application is successful, the council would like to process the grant via BACS directly into your group/organisations bank account. In order for this to be actioned, you will need to provide a copy of your latest bank statement which clearly shows the group/organisations name, bank account and sort code.



Privacy Notice for Grant Applicants

Penyffordd Community Council is the Data Controller under the new data protection law and will use the information you provide on this form in order to contact you about your grant application.

The legal basis for processing this data is your consent to do so. You can withdraw your consent at any time by notifying us. Our contact details to do so, or for any other queries, are Mrs S Hughes - Clerk, 3 Old Chester Road, Ewloe, Deeside, Flintshire, CH5 3RU Tel: 01244 537032 Email: clerk@penyfforddcouncil.org

We will keep your data for six years if your grant application is successful and for six months if your application is turned down plus the current financial year, which runs from 1st April to 31st March.

Your information will not be shared further.

Individuals have a number of rights under data protection law, including the right to request their information. You also have a right to make a complaint about our handling of your personal data to the Information Commissioner's Office. [ICO website](https://ico.org.uk/) (https://ico.org.uk/)

Information you provide will only be used for the stated purpose. Further information about the processing of your data can be found on our [website](http://www.penyfforddcouncil.org) (www.penyfforddcouncil.org)

You can contact the community council's Data Protection Officer, Paul Russell (Microshade VSM): 2 Church Road, Knighton, Powys LD7 1EB. Tel: 07772 657446. Email: paul@microshadevsm.co.uk

REQUESTED INFORMATION:

Please provide a name address, email and telephone number so that we can send information relating to your grant application.

NAME:

ADDRESS:

EMAIL:

TELEPHONE:

Your declaration:

I understand the following:

You will use the information I have provided to provide me with information regarding my grant application.

If you need any further information, please contact the Clerk, Mrs S Hughes - Clerk, 3 Old Chester Road, Ewloe, Deeside, Flintshire, CH5 3RU Tel: 01244 537032 Email: clerk@penyfforddcouncil.org

DATE:

If you agree to being contacted in the future on other matters, please tick the relevant box:

Post Email Phone SMS



Proforma for Councillors to add items to the Agenda.

Name of Councillor	David Williams
Title of Proposal	Review proposals for cycle track at Dobshill playing fields.
Purpose of Proposal	To review design and estimate issues of current proposals and consider a revised design.
Background to this request	<p>Three estimate have been considered for this proposal but having not been like for like quotes, there are concerns about accuracy of the estimates. As things have evolved since this proposals was first approved by Council, issues have come to light about the need for a scheme of the proposed scale for both practical and financial purposes.</p> <p>Alternative proposals and provisional cost will be put to members prior to the meeting.</p>
Financial Implications	To be established
Environmental Implications	Potential improvements
Equality Implications	Potential improvements
Advantages of this proposal	Provide much needed amenities for the growing community
Disadvantages of this proposal	None anticipated
Date submitted	03/09/2023

Proforma for Councillors to add items to the Agenda.

Name of Councillor	Lisa Overington
Title of Proposal	<i>Memorial garden public survey</i>
Purpose and details of the Proposal	<p><i>Following on from the post on facebook asking for residents views. Only one resident was in favour of the vast amount of money being spent on that area.</i></p> <p><i>Comments included</i></p> <p><i>We already suffer flooding so why do they want to slab the whole area.</i></p> <p><i>Lots commented the money could be better spent.</i></p> <p><i>Its not an appropriate place for a memorial garden.</i></p> <p><i>I believe we can not go ahead with this project without the residents approval .</i></p>
Background to this request	<p>This project has been ongoing for years. Originally it was a full stone wall. After alterations it is now a brick wall with stone facings at the same cost. Also does the total figure include vat.</p>
Financial Implications	<i>The money could be better spend on the land gifted to the community on the old school site.</i>
Environmental Implications	Slabbing the grassed area may increase flooding in the area.
Equality Implications	
Advantages of this proposal	None
Disadvantages of this proposal	Cost replacing a grasses area with slabs. Money can be used elsewhere.
Date submitted	30/08/2023

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



Training Record 2022/23

Type of Training	No. of Participants	Cost
Code of Conduct	14	£0.00
Councillor Induction	1	£35.00
Planning	2	£75.00
Finance	0	£0.00
Employment	0	£0.00
Nature & Biodiversity	1	£0.00
Community Engagement	0	£0.00
SLCC & OVW Joint Conference	1	£54.00
Health & Safety Manual Handling Sharps Awareness	2	£86.64
		Total: £250.64

Training Policy



Purpose

The council has a statutory duty under section 67 of the Local Government and Elections (Wales) Act 2021 to make a plan setting out what it proposes to do to address the training needs of its councillors and staff.

The purpose of the training plan is designed to ensure that collectively, councillors and staff, possess the knowledge and awareness needed for the council to operate effectively. It is not necessary for all councillors and staff to have received the same training and develop the same expertise.

A new training plan must be put in place after each ordinary election of community councillors to reflect the training needs resulting from changes to the council membership and to provide for the election of new councillors. This is the council's first training plan but hereinafter it will review the plan from time to time to keep it up to date and relevant.

A record of all training accessed will be maintained by the Clerk.

1. Staff Training

- a) The employees of the Council are fundamental in all areas of its service delivery and development. Accordingly, it is essential that they have the skills and knowledge to carry out their duties efficiently, effectively and safely.
- b) Each member of staff has an annual appraisal, during this appraisal training needs are discussed and agreed. It will also be agreed whether the line manager or the member of staff is responsible for arranging training.
- c) Line managers will discuss and agree training requirements with new employees or employees moving to a new role during their induction and continually throughout their employment whilst welcoming personal development requests from employees.
- d) To ensure the Council achieves its objective of having a motivated and skilled workforce providing a high standard of service, all employees will be required to notify their line manager of any areas of work in which they feel they require training.
- e) For certain tasks (especially those with a safety risk), certain training is mandatory. Line managers are responsible for analysing training needs and ensuring all relevant employees are fully trained.
- f) Line managers are responsible for keeping staff training records up to date.

2. Councillors Training

- a) As the policies of the Community Council are set by the Council as a corporate body, it is essential that all Councillors have the necessary skills and knowledge.

- b) All Councillors are offered the opportunity to attend relevant training courses offered by the various service providers. The Clerk is responsible for informing the Council of relevant training opportunities and arranging agreed training.
- c) There is an expectation placed on all councillors to attend relevant training such as:

All Councillors are provided with New Members Induction Pack following Local Council Elections as soon as practicable after the local elections.	Every 5 years
All Councillors must undertake training in the Code of Conduct within 6 months of the delivery of their declaration of acceptance of office. (Standing Order No 13b)	On Election to Office
All Councillors to attend Basic Local Government Finance (Advanced Local Government Finance is also available)	Every 5 years
Councillors elected as Chairman or Vice Chairman to attend Chairing Skills Training	On election
Councillors elected to a Staffing/Personnel Committee should attend training unless they are already qualified in the subject	On election to the Committee and as and when required
All Councillors are encouraged to attend conferences and training events as appropriate to members and Councils needs and responsibilities	Annually
All Councillors are encouraged to complete a skills audit to identify training needs.	On Election to Office (or as and when required)
All Councillors encouraged to read the following publications: <ul style="list-style-type: none"> • The Good Councillors Guide • Governance and Accountability – A Practitioners Guide 	On Election to Office

- d) In addition to these areas, the council will want to consider if there are new challenges and opportunities it may wish to explore for example, such as those offered by the General Power of Competence. In which case it may decide there are new skills for councillors and staff to attain going forward from the publication of this initial training plan.

3. Delivery

- a) The Council recognises that because of its size most formal training will be provided by external bodies. Therefore, close links have been established with various external training providers, including One Voice Wales.
- b) Training will be provided either in person, virtually or online.
- c) The Council will set a budget annually specifically for Councillors & Staff Training.

4. Costs

- a) For the financial year 2022/23 the council has provided a Training Budget of £2,500.

5. Review

- a) Under section 67(4) of the 2021 Act there is a duty on councils to review their training plan from time to time.
- b) As a minimum this would be at least at every ordinary election of community councillors. Under section 67(3) of the 2021 Act, once the first plan is published, subsequent plans must be prepared within three months of an ordinary election of community councillors
- c) In practice, the plan is likely to require revising more frequently, for example, following a council by-election or a new co-opted councillor joining; staff changes; or taking on new responsibilities such as new services or assets.
- d) Where a council revises or replaces its training plan, under section 67(5) of the 2021 Act, the council must publish the revised or new plan.

6. Training Record

- a) This table will show what training has been undertaken during 2022/23

Type of Training	No. of Participants	Cost

- b) Total Cost of Training for 2022/23 = £0.0000

Date of Draft 10.08.2022

Approved and adopted 28.09.2022

Training Needs Analysis (Self-Assessment)



This form is designed to help you assess your role and the skills required to carry out your work efficiently and confidentially. The information you give will assist the council to assess any training you may require including personal development training.

Name	
Role	

Write a brief description of your role and its main tasks, then use this key to assess your confidence in your ability to carry out your job.

1 – Very Confident 2 – Competent 3 – Would like more training 4 – I cant do this task

<u>Main or Core Tasks</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
1				
2				
3				
4				
5				
6				
7				
8				
<u>Other Tasks</u>				
1				
2				
3				
4				
5				
6				
7				
8				

SCHEDULE OF COMPETENCIES - COUNCILLORS

Requirement	Knowledge and Skills	Effective Behaviours
Understanding the Role of the Councillor	The extent and limits of a councillor's individual responsibilities and the powers and responsibilities of the Council as a corporate body in law.	Undertakes the role effectively in the council, the community and with partners. Understands the difference between the role of an individual member and the Council as a whole and ensures that this understanding is reflected in their work.
Understanding of the legal basis upon which the Council delivers services to the community	Understanding of the services delivered and the associated governing law, policies, procedures, plans and strategies that are in place to guide the work of the Council.	Is able to describe the work of the Council to the public and contributes to the development of the Council's work.
Understanding the planning system	Understanding of planning law, the development control process and the importance of the local development plan. It would also be helpful for councillors to understand the importance of place or community plans in this context.	Is able to assess planning applications in relation to material considerations, the relevance of technical advisory notes, the link with the local development plan and have an understanding of Section 106 and community infrastructure levy contributions from developers.
Conduct	Understanding of the ethical framework governing the work of councillors, specifically the code of conduct. Appreciation of the importance of accountability, integrity and transparency and openness.	Abides by the code of conduct at all times, always declares interests when appropriate, seeks advice from the Proper Officer when needed, treats others with respect at all times, demonstrates integrity, values others and never bullies any other councillor or employee, listens and stays calm in difficult situations.
Equality and Diversity	Personal skills in demonstrating respect for others regardless of sex, race, religion, age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity or sexual orientation. Understanding Equalities and Diversity law relating to the work of the Council and the role of the Councillor. Understanding of the need for and what constitutes respectful behaviour towards others.	Demonstrates equalities values in personal behaviour and council decisions. Applies appropriate equalities legislation and demonstrates equalities values in personal behaviour and council decisions. Treats everyone with respect at all times when acting as a councillor whether in the Council, community or political group.
Financial Governance and Accountability	An understanding of the internal and external audit process.	Engages effectively with the audit, inspection and regulatory process within the council, using this information to constructively challenge and support the financial management of the council.
Attendance at and preparation for meetings and other organised events	Understanding of the importance of regular attendance and engagement and the need to prepare effectively for meetings.	Attends meetings and events on a regular basis and gives priority to such attendance. Ensures that all papers included with council agendas are read before the meeting.
Information Management	Understanding and interpreting information and data. Ability to handle data in the format provided by the council. Understanding of the definition of confidentiality and how to handle confidential information - Understanding of the legal	Receives information and data from a variety of sources and is able to store, share and use it effectively and where possible electronically. Does not keep records about people without seeking their agreement. Responds promptly and appropriately to FOI requests. Does not distribute or share confidential or restricted information.

	requirements of Data Protection and Freedom of Information legislation.	
Using ICT and social media	Seeks to develop Skills in all 'Office' applications such as word processing, presentation and spreadsheets and conducts council business electronically. Understands the social media policy of the council.	Communicates with the Clerk and other members electronically and through social media where appropriate.
Working with the Clerk and other employees	Understanding the role of the Clerk and other employees generally and the 'rules' they need to abide by. Skills in acting as a corporate employer. Understanding of the appointments process and interviewing skills.	Maintains professional relationships with employees recognising appropriate boundaries and abiding by the Member Officer Protocol (if adopted). Acts as an effective member of an appointment panel, applying sound HR and equality and diversity principles to secure the best candidate.
Health and Safety	Understanding of Health and Safety legislation in the work of the Council. Understand how to assess risks and ensure personal safety and that of others.	Promotes and ensures the health and safety of everyone in the council. Ensures personal safety when working in the Council and when in groups or alone in the community.
Continuing professional and personal development	Ability to identify personal development needs and to participate in development activities.	Undertakes regular personal development reviews taking account of role descriptions and competency frameworks. Takes responsibility for developing personal skills and knowledge, attends learning and development activities seeking tangible outcomes.
Financial Capability	Understanding of the way councils and services are funded. Understanding and skills in budget setting. Personal financial capability.	Engages effectively in the budget setting process. Is prepared to take hard, evidence-based decisions. Demonstrates skills in numeracy when interpreting data and asking questions.
Sustainable Development	Understanding of issues that impact on future generations such as health and wellbeing, financial security and the environment.	Takes decisions based upon the needs of future generations as well as the current population.
Local Leadership	Knowledge of community groups and leaders. Understanding of community issues and concerns. Ability to seek the views of all relevant parties. Understands the role and functions of the principal council.	Understands the needs of the local community and secures action from the council on behalf of local people. Communicates with the community, individuals and the council to ensure engagement and understanding of all parties.
Chairing	Understanding of meeting protocols and the rules of debate. Ability to manage the agenda, contributions and time. Chairs clearly and authoritatively, enforcing the rules and encouraging fair participation. Manages the agenda by introducing items, summarising debate, focussing on outcomes and limiting contributions which do not contribute to the outcomes.	Ensures that the public feel welcome, understand the meeting purpose and how they can contribute. Commitment to enabling all committee members to develop skills and participate effectively in meetings. Builds relationships with the Clerk to ensure that the work of the council/committee is relevant, well informed and provides the outcomes needed. Work programme development and management Understanding of the subjects within the scope of a committee and how these interact with council policies generally and the roles of other committees. Ability to develop a balanced

		<p>work programme for the committee and clear terms of reference and outcomes for any subgroups. Works with the Clerk and committee members to develop the work plan taking account of the work of other committees.</p> <p>Ensures that the work programme takes account of national, regional and local plans, policies and the expressed needs of the community for services. Makes sure that the committee also takes account of inspections or reports from audit, inspection and regulation bodies.</p>
Civic Leadership	<p>In depth understanding of standing orders and rules of engagement. Effectively chairs meetings of the Full Council demonstrating meeting management and leadership skills. Representing the Council at civic functions Ability to manage the Council's reputation. Skills in public speaking. Skills in relationship management.</p>	<p>Demonstrates high level communication, interpersonal and social skills.</p>

Proforma for Councillors to add items to the Agenda.

Name of Councillor	Alistair Ibbotson
Title of Proposal	<i>Place Plan</i>
Purpose and details of the Proposal	<p>Noting the draft place plan produced by the Community Engagement working group;</p> <p>Recognising that a six week consultation period with members was open over the Summer;</p> <p>Believing that the current text as presented to the council summarises the changes since the original place plan and provides an update on the progress on the place plan's objectives;</p> <p>Resolves to approve the draft and proceed to commission, via the Community Engagement working group, formatting of the update based on this text;</p> <p>Agrees that when formatting is completed, the update will return to full council for final approval prior to publication.</p>
Background to this request	Further Noting the council's previously expressed ambition to complete the project of the place plan update within this municipal year;
Date submitted	04.09.2023

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

Contents:

- Brief explanation of what the place plan is and isn't, and the context in which it was produced
- 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

3. Brief explanation of what the place plan is and isn't, and the context in which it was produced

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 should take it into account, and so should the people who make 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 to combat **speculative development** in the village.

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

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

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

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 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.

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.

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:

Developmen	In line with	Contains	Respects	Provides	Meets
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t	maximum size per development	bungalows	settlement boundary	affordable and social housing of at least 30%	density limits
Hawthorn Way (Hawarden Rd)	No	No	No		Yes
Rhodfa Gladstone (Chester Rd)	No	No	No		Yes
Hornbeam Close (Dobshill Depot)	Yes	Yes	Yes	Yes	No
Ffordd y Brwyner (Rhos Rd)	No	No	No		
Melwood Close	Yes	Yes	Yes		No

Of particular note is that in 2019, for the first time in over 1,000 years of settlement in Penyffordd, Penymynydd and Dobshill, 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, 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 planning inspector in 2022;
- It allocates the Rhodfa Gladstone site as part of Flintshire's housing land supply (although this site already had permission and was 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. 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.

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 Dobshell 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. While the national picture for pubs remains challenging, the Legion, Millstone and Red Lion remain vibrant and well supported businesses.

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.

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 enhanced where possible	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 Groves and Melwood have been protected as green space in the LDP.	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. 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	Formal protection has been extended to the Groves	A management committee will be established to ensure

at Dobshell, the bowling green and the tennis courts should be protected and enhanced where possible.	football pitch. The Community Council, County Council and the Football Club have worked to provide changing facilities at Abbots Lane	the upkeep of changing facilities at Abbots 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 / Pontblyddyn.	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.
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	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	As the archive service moves to Mold, the Community Council will engage with the consultation on the future of the Hawarden building. The

<p>Dobshill, 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.</p>	<p>opportunities exist for improving access.</p>	<p>Community Council will seek discussions with the archive service around creating a digital archive for Penyffordd.</p>
<p>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.</p>	<p>The Welsh Government has not brought forward proposals to open a register.</p>	<p>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.</p>

9. Progress on objectives: Development Plan & Housing

Objective	Progress so far	Future Actions
<p>3.01 Until the LDP is adopted the FUDP boundary remains extant and should be honoured.</p>	<p>FCC has honoured this, rejecting applications outside the boundary, however some permissions have been granted on appeal.</p>	<p>The LDP is now adopted.</p>
<p>3.02 The A550 Pen-y-fford [sic] bypass (constructed in 1986) does not represent the settlement boundary.</p>	<p>The LDP acknowledged this and the boundary in the LDP meets this criteria.</p>	<p>The LDP is now adopted.</p>
<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</p>	<p>Developments have not universally delivered affordable or social provision due to “viability” considerations. However,</p>	<p>The community council will push for stricter adherence to the affordable requirements irrespective of viability considerations,</p>

<p>proportion of affordable homes, starter homes or bungalows. Affordable home provision of 30% is essential.</p>	<p>some positives include the fully social development at Dobshill.</p>	<p>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 knowledge. Nor does it represent an endorsement of any of the remaining sites.</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>
<p>3.08 Growth in Dobshill is limited to development of the brownfield former council depot only.</p>	<p>This development has been completed. No further development has been undertaken.</p>	<p>No further development is planned or expected.</p>
<p>3.09 Growth - Advisory Growth in the villages of</p>	<p>Due to the number of developments approved on</p>	<p>The LDP has now been adopted and no further</p>

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.	appeal before the adoption of the LDP, this target has already been exceeded.	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	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

<p>Council where they otherwise comply with the Objectives set out in this plan.</p>		<p>plan.</p>
<p>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>	<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>	<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>
<p>3.18 Design Criteria - 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</p>	<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</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</p>

<p>interlinked areas of open space / woodland</p> <ul style="list-style-type: none"> - 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. 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>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 Dobshill 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 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 gain in the quality of the environment in the village</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>
<p>3.21 Vounog Hill Land east of Vounog to be designated as green barrier or green wedge.</p>	<p>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.</p>	<p>The Community Council will oppose any future plans to develop this land.</p>
<p>3.22 Size - Advisory</p>	<p>Developments larger than</p>	<p>No future applications in</p>

Developments larger than 25 homes will be opposed.	25 homes have been opposed.	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 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.	The parking requirements set out in this section have not been met, however evidence suggests that these are excessive and failure to provide these has not caused problems.	No further action is proposed on this point.

<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,</p>	<p>Footpath provision within the village is reasonably</p>	<p>The Community Council will continue to press for</p>

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.	comprehensive, although many are in a poor state of repair.	footpath repairs where appropriate.
4.10 Housing - Traffic Impact Any new development proposal with measurable traffic impact will require a traffic study as part of the planning application.	Traffic studies have been completed as required by PPW.	PPW requirements are part of the planning process.
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.	Traffic studies completed by developers rarely suggest additional infrastructure is necessary.	This will continue to form part of the planning process.

11. Progress on objectives: Environment

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

<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:</p> <ul style="list-style-type: none"> -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>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; 	<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>-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>		
<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</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>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>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 establish themselves here and provide job opportunities.</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>6.06 Non Residential, including Retail, Development within the Settlement Boundary Proposals for</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>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>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 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 detri-</p>	<p>While provision of a healthcare facility is universally supported, budgetary constraints have prevented any tangible progress being made towards this.</p>	<p>Should proposals be brought forward, the Community Council will engage with any consultation on location and traffic management.</p>

<p>mental 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>		
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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.