

Minutes of the Finance Meeting held in the War Memorial Institute on Wednesday 13th December 2017

Present: Councillors Mr J Priddin (Chairman), Mr D Williams, Ms C Hinds, Mr D Walker, Mrs M Jones, Mrs L Vidamour, Mr A Wight, Mr R Wakelam, Mr R Bestwick and Mrs S Kenworthy

Absent:

In attendance: Mrs S Hughes, Clerk & RFO to the Council
1 x Member of the Public

224. Apologies

Apologies were received from Cllrs Mr M Rothero and Mrs E Davies.

225. Declarations of Interest

There were no Declarations of Interest received.

226. Minutes of the meeting held 8th November 2017

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

227. Matters Arising

Min 191 – The Council wished to express their thanks to Mr & Mrs Weeks for the donation of the christmas tree for Penyffordd. Cllr Williams proposed that a letter of thanks be sent together with a token gesture of £20 plants/shrubs. This proposal was unanimously agreed.

RESOLVED: a letter of thanks will be sent to Mr & Mrs Weeks and up to £20 plants/shrubs.

228. Section 106 Agreement

Following the Council's formal submission to Flintshire County Council of their request to alter the S106 agreement, correspondence has been received from Neal Cockerton (which has been circulated to all members). Cllr Wight provided the below background summary report to the issue of the S106 money from the Wood Lane (Groves).

- An agreement was reached between Flintshire County Council and the landowners for S106 funds to be paid as part of the conditions of planning permission for the Groves site. Those funds included:
“Off Site Recreation Commuted Sum” means the sum of £200,000 towards the enhancement of the existing community facility adjacent to the Land in conjunction with the requirements of the Council and the local community and £35,000 to be used towards Recreation Provision (a total of £235,000).”
The wording is ambiguous but it is widely agreed that the existing community facility referred to is the Youth Club building.
- At the time, a meeting was called at the Youth Club building with attendance including community councillors and representatives from the Scout Group, football team and Youth Club.
- No agreement was reached about what to do with the money.
- Issues at that time were:
 - The Youth Club building was (and is) owned by Flintshire County Council, not the community
 - There is some dispute about whether there is a need for changing rooms for the football teams visiting the site (it has asserted that at that meeting it was said there is no need, but more recently it has been stated that there is a need).
 - The Scout leaders at that time did not want the money if it meant sharing their facility with other community organisations.

- The Scout leaders preferred their own dedicated building to moving into the Youth Club building as a shared facility.
- The Scout building was on a 5-year lease from Flintshire County Council
- In light of the open disagreements, the suggestion was made (by the late Sir Tom Jones) to use the funds on the renovation of the Memorial Institute, which is wholly owned by the Community. That was agreed at the time and was voted on again by the Community Council in 2016 and again in 2017.
- Not everyone on the Community Council agrees that all of the money should be spent on the Institute project and Cllr Williams has specifically voted and argued against it each time.
- At this time, following the November 2017 Community Council meeting:
 - £190,000 including VAT has been committed to the Penyffordd War Memorial Institute improvements.
 - £10,000 including VAT has been committed to a survey to identify the structural and maintenance requirements of the Youth Club building.
 - The Youth Club building has been allocated by Flintshire County Council as a potential Community Asset Transfer. The extent to which repairs and renovation are needed is not clear. If the Youth Club is brought into the village, it will bring a 27 year lease and a repair fund of £50,000.
 - A further planning permission has also been granted for 40 houses on Rhos Road and that is expected to generate an additional S106 fund of around £50,000.
 - There is new leadership at the Scouts and they are keen to access the funds for their building. The Council would like to open a dialogue with Scout leaders about their long term needs and whether they can be accommodated in the Youth Club or Institute buildings or whether they intend to maintain their own independent building.
 - The Council believe that the best long-term interests of the village will be served by preserving both the Youth Club and Memorial Institute buildings. In part because of their historic and heritage value and in part because of the facilities they provide for community activities.
- Both buildings need substantial funds to bring them to a standard for modern uses. The Council believe that in the interests of time:
 - the agreed project to renovate the Memorial Institute should be continued and supported.
 - the Youth Club building should be surveyed as a matter of urgency
 - a sub-committee of the Community Council has been established to liaise with groups which are active in the community to understand their individual needs, particularly with regard to space and storage
 - the Council will draft an investment strategy addendum to the Place Plan to help with the prioritisation of future investments, based on the Questionnaire feedback from the village, the contents of the Place Plan 2.2 and the findings of the sub-committee
 - The addendum will be consulted on with the community prior to being voted on for adoption by the Community Council – the aim is for March 2018 committee.

These are proposals and decisions of the elected Penyffordd Community Council. As elected members we are representing what we consider to be the best interests of the community as a whole and not just a 'single group'.

Despite Taylor Wimpey having stated that *'as you are looking to enhance a community facility and this is being done in conjunction with the council and local community, this is covered by the S106 Agreement and I do not believe there is a requirement for a variation to the document'* FCC have now stated that there will be a requirement to modify the current S106 condition.

The Clerk expressed her disappointment that having asked FCC due to the scale of the project which will require experience and expertise would they be; arranging for the necessary tenders and appointment of contractors and be managing the project, which they have replied by saying 'that it will not be FCC

undertaking these functions, this will be the responsibility of the groups who are wishing to carry out the work on these facilities’.

RESOLVED:

- i. the Clerk will reply to Mr Cockerton including the above summary report and that the council consider the matter to now be closed, therefore, requesting them to initiate the required amendment to the S106 with the following 'The chosen use of the developers contribution will be the decision of the elected members of the ward. It will be put towards helping what is considered to be the most appropriate use as considered by these elected members'.
- ii. The Council will draft an investment strategy addendum to the Place Plan to help with the prioritisation of future investments, based on the Questionnaire feedback from the village, the contents of the Place Plan 2.2 and the findings of the sub-committee.
- iii. A survey to be undertaken on the Youth Club building as a matter of urgency.

229. Welsh Border Community Transport

Welsh Border Community Transport have written to the Council requesting financial support for 2018/19. They advise that the cost per journey has increased from £1.00 to £1.50 and have estimated the usage by Penyffordd residents for the year to be in the region of 1464, therefore asking for support of £2,196.

The Council reviewed the request together and consider the available funds. Although the Council are unable to assist with the full amount requested, it was agreed upon a donation of £1,500.

RESOLVED: the Council recognise and appreciate the work WBCT offer residents, however, due to the available budget will only be able to offer support of £1,500.

230. Annual Grant Applications

Although the Grant Application closing date was extended to the 11th December the Clerk only received one further application. A report was prepared detailing all applications received which was reviewed and consider by the Council

RESOLVED: the following amounts will be awarded and the Clerk will prepare the cheques for signing at the January meeting.

Organisation	Amount Granted 2017
Penyffordd Tennis Club	£200.00
Penyffordd Beaver Scout Colony	£150.00
War Memorial Institute	£4,000.00
Bonfire Committee	£450.00
Penyffordd Bowling Club	£250.00
St John's Church	£300.00
Penyffordd Brownies	£200.00
Penyffordd Scout Troop	£250.00
Penyffordd Cub Scout Pack	£200.00
Penyffordd Flower Club	£100.00
Friends of Penyffordd School	£100.00
Penyffordd Area Community Association	£200.00
Pontblyddyn Cricket Club	£200.00
Penyffordd Run Club	£100.00
Welsh Border Community Transport (WBCT)	£1,500.00

231. Noticeboards

Cllr Williams reported that unfortunately a meeting had not been held to ascertain the best location for the board. Cllrs Williams and Walker will endeavour to inform the clerk as soon as reasonably possible in order that the required planning application can be submitted. The Clerk advised that one the application has been submitted the board will be ordered.

RESOLVED: Cllr Williams and Walker will ascertain the location and report to the Clerk, the Clerk will then submit the required planning application.

232. Electrical Costs for the CCTV Camera

Cllr Hinds advised she has yet been able to obtain costings.

RESOLVED: this will be included on the January agenda.

233. Bank Balances

Bank Balances as at 13th December 2017	Current	£14,858.83
	Deposit	£62,110.84
	Play Area	£17,754.33

Payments Received	04/12/2017	HSBC - Interest	£50.44
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Bank Transfers	13/12/2017	Deposit to Current Account	£10,000.00
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RESOLVED: the above be received and noted.

234. Accounts for Payment

CURRENT ACCOUNT

Payment Method	Payee	Details	Amount
Int	Flintshire County Council	Street Light Electricity & Repairs Oct 17	£115.81
Int	Staffing Costs	Nov-17	£1,811.09
Int	Flintshire County Council	Contribution for lamp post poppies	£33.75
Int	Connected Security	CCTV Camera - Penyffordd	£3,576.00
Int - Internet Banking			£5,536.65

PLAY AREA ACCOUNT

Payment Method	Payee	Details	Amount
Int = Internet Banking			£0.00

RESOLVED:

The above accounts be processed for payment and was signed by the Chairman of Council and/or the Chairman of Finance. Payments were also countersigned by two bank signatories.

235. Members Items (AOB)

The Clerk informed members that due to the recent adverse weather conditions (snow) the Streetscene Operative has been unable to complete his full 16 hours per week. She reminded members of the resolution passed in December 2016 where it was approved that in the event of it being unsafe to work or heavy snow that his wage would not be deducted and payments would be approved.

RESOLVED: the above be received and noted.

Chair..... 10th January 2018