

PEN-Y-FFORDD COMMUNITY COUNCIL

Minutes of the Meeting held in the War Memorial Institute on Wednesday 8th November 2017

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

Absent:

In attendance: Mrs S Hughes, Clerk & RFO to the Council
6 x member of the public

The Chairman asked members as a mark of respect to hold a minutes silence for Carl Sargeant AM, regardless of political views Carl Sargeant was a genuine, hardworking and sincere gentleman.

169. Apologies

Councillor Louisa Hallas sent her apologies together with her letter of resignation with immediate effect. The Clerk advised that in accordance with the Local Government Act, 1972 (Section 87(2)) she will display the Vacancy for a period of 14 days.

Apologies were received from Cllr R Bestwick.

RESOLVED: the Notice of Vacancy will be displayed and Flintshire County Council informed. This will be included on the December agenda.

170. Declaration of Interest – Members Code of Conduct

There were no Declarations of Interest received.

171. Minutes of the Council Meeting held on 11th October and 31st October 2017

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

172. Matters arising

Min 133 The question asked by Mr Paddock regarding the process for when the land becomes available – my letter has been acknowledge by FCC and am awaiting a response. With regard to the S.106 questions they will be answered under the Finance Agenda Item 5.

Min 141 As the FCC Engagement Event for the area of Penyffordd clashed with the November meeting, FCC have advised members can attend one of the alternative events. Cllr Walker has confirmed his attendance on the 21st November. Places need to be booked online. The follow events are still available:

- Sandycroft School Leaches Lane, Mancot, Flintshire, CH5 2EH.
Monday 13 November 2017 6.30pm - 8.30pm
- Ysgol Cae'r Nant, Mold Road, Connah's Quay, Flintshire, CH5 4QL
Tuesday 14 November 2017 6.30pm - 8.30pm
- Broughton Primary School, Broughton Hall Road, Broughton, Flintshire, CH4 0QQ
Tuesday 21 November 2017 6.30pm - 8.30pm

RESOLVED: Cllrs Walker and Wight will attend the event on the 21st November.

Min 142 Cllr Wight reported that work has commenced on the new design of the councils website and that he should be able to share the draft design imminently.

Min 143 An amendment to the Clerks Contract of Employment in regard to the increase of hours of work was signed by the Chairman and the Clerk.

Min 168 Ref: 057343. Demolition of the existing cement storage and loading facilities and the erection of a new Vertical Roller Mill (VRM), rail loading facility and modification to and extension to the existing railway line, together with ancillary development. This application has been approved by FCC Planning Committee, Cllr Williams will be requesting a new detailed Health Study.

173. Public Questions

Mr Memmory - Chair Penyffordd Scout Group Executive Committee. He referred to the letter which had been sent to the Council with regard to the S.106 money. He asked the Council the following:

- Why have the Council specified timescales/deadlines for the S106 as this in fact is incorrect and there is no legal timescale?
- Why has the Council not consulted the village regarding where the S106 money should be spent?
- As there is a legal requirement to consult the village and the decision to be made on the 'will of the village', he doesn't believe this has been done and if possible he would like to see evidence of this.

Cllr Hinds responded by advising that approximately 3 years ago there was a meeting held at the Youth Club which was ran by FCC Chief Officer where this was discussed. The outcome of the meeting was that nobody wished to take on the youth club as a community asset transfer, the football club did not want/need the provision of changing rooms and the Scouts wished to have their own building. The Chief Officer had advised that the S106 should be for all ages of the community and not one age group. As a result from the meeting the late Cllr Tom Jones had proposed the investment be transferred to the Penyffordd War Memorial Institute. Cllr Wakelam reiterated the comments made by Cllr Hinds as he at the time was Chairman of the Scouts and was present at the aforementioned meeting. It was the will of the Scouts that they wished to remain separate from the Youth Club building and have their own independent building and stores.

The Clerk advised that the Council have been informed and led by FCC with regard to the deadline of the S106 money. From the date in which Taylor Wimpey transferred the money to FCC (which was October 2014), the Community Council had a timescale of 5 years for the money to be spent otherwise Taylor Wimpey are within their rights to reclaim the money back. However, with the comment made by Mr Memmory she will make further enquiries with FCC.

Mr Dixon stated that the Scouts are fully self-funded and do not own their own building and the current 5 year lease has prevented obtaining grants. It appears unfair and an insult to the groups that that the S106 was originally intended for. He feels that there has been a lack of community engagement from the Council. The Chairman on reflection said that maybe previous communication could have been better and that the Council are looking at ways to improve this going forward. Mr Dixon made a suggestion of exploring installing a noticeboard at the Spar where they will be a higher footfall.

Mr Memmory said that since the decision was made 3 years ago the village has changed and grown and if the question was asked to residents again the response would be different especially if there were aware of the risk to the youth club and scout buildings. The Scout building is undergoing an independent survey this week as FCC have advised that the building should be condemned.

Mrs Johnstone recognised the need for the improvements to the Institute as this is the one central location that can be used by all residents of the village and she questioned why the Scouts do not utilise this facility along with Brownies, Guides etc. She also thanked members of the Council for their work and dedication.

Members of the Institute Committee also wished to thank the Council for their support and that with the proposed improvements, the building will be able to continue to serve the whole community.

The Chairman thanked the members of the public for attending and for their comments.

RESOLVED: the Clerk will make enquires with regard to the legal position of the 5 year time restraint on the S106.

174. Visitors

There were no visitors to the meeting.

175. Community Transport

The Clerk reported the Community Transport is now operational. This has had to happen before an official launch due to the delays by the Traffic Commissioner and/or FCC. The Traffic Commissioner would impose fines to the operator if they did not start immediately. FCC have displayed the timetables in all the shelters and timetables have also been distributed in the local shops and noticeboards.

The Community Council will be holding a Drop In Event to promote the service which is due to be held on Thursday 9th November 2pm – 4pm in the Institute.

RESOLVED: Cllrs Hinds, Walker, Wakelam, Williams and Priddin will attend along with the Clerk.

176. Millstone Playing Fields

- i. Now the signage has been approved by the Council, Will Print have asked for assistance with the welsh translation in order to provide bilingual signage. FCC would be able to assist with this service at a cost of approx. £68.50 per 1000 words. Cllrs Jones and Vidamour advised they were aware of a number of people who may be able to assist with service free of charge. The Clerk expressed concerns that the translation to welsh can be conflicting and should obtain at least two translations to compare.
- ii. Cllr Williams to report on costs for chain link fencing and soundproofing
- iii. Richard Roberts has advised he received a report from one of the Playground Inspectors with regards to a number of weld cracks and weld breaks on the mesh of the metal frame work on the Muga. FCC are able to provide a quote for the repair works, however, in the first instance the Clerk is awaiting clarification from Ludus as to whether this is still under warranty.
- iv. To report as appropriate

RESOLVED:

- i. A copy of the signage will be provided to Cllrs Jones and Vidamour to enable them to obtain the welsh translation.
- ii. Cllr Williams advised he is yet to meet with the contractor and will endeavour to meet in advance of the December meeting.
- iii. Once clarification is received from Ludus, the Clerk will either arrange for the repairs to be undertaken if the item is covered under the warranty or will request a quote for the repairs from FCC.

177. CCTV Cameras

Cllrs Williams and Priddin reported that the groundworks to lay the electrical cable have now been complete. This work, as expected, has affected the allotments and work will be taking place to rectify as much as reasonably possible.

RESOLVED: the above received and noted.

178. Heritage Park (Redrow) Development – Recreation Ground

Cllr Williams and Hinds reported that it is the responsibility of the Management Company to display signage that the play area is for public use and not private, the sign should also include a contact telephone number to enable reports of any damage.

RESOLVED: a letter will be sent to the Management Company requesting the above signage is installed.

179. Youth Club Building and Surrounding Site

Cllr Williams advised that he has been contacted by the interested party currently in the process of the CAT. He has been asked to meet, together with other member of the Community Council on Sunday 12th November at 10.00am.

He also reported that there have been talks of a Community Open Evening which would be held within the next few weeks to discuss the future of the building.

RESOLVED: Cllr Williams along with other members if available will meet with the interested party on Sunday 12th November.

180. Defibrillators

Cllr Hinds reported that she is now in the possession of 8x defibrillator signs and is awaiting confirmation from Mark Harris, Planning Officer to advise whether planning approval will be required.

RESOLVED: Cllr Hinds to report at the December meeting.

181. Community Development Plan

Cllr Wight wished to clarify to members details of the Community Development Plan (The Place Plan). It derived from all issues of the village, things residents would like to see change, questionnaires, village responses, results, date and evidence. The Plan belongs to and is owned by the Community Council.

The Aims in the Plan will be used and quoted where possible and the Actions are what we want to make happen and the Council should now be working together to make these things happen.

He is awaiting a meeting with Andy Roberts – FCC where it will then be requested for the Plan to be adopted.

RESOLVED: the above was received and noted.

182. Consultation – Guidance for Principal Council’s on the Review of Communities

The Local Democracy and Boundary Commission for Wales (the Commission) has been asked by the Cabinet Secretary for Finance and Local Government to provide updated guidance on the conduct of community reviews by principal councils to support greater consistency in the manner in which community reviews are conducted.

Before publishing the guidance in its final form the Commission is providing a draft of the document for consultation. The consultation will commence on 29 September 2017 and end on 21 December 2017. The Commission would welcome your views on the draft guidance.

The Chairman proposed that due to the time restraints of this meeting that all members review the document and provide the Clerk with their comments prior to the December meeting. The Clerk will then provide a draft response.

RESOLVED: members to fully review the consultation and provide the Clerk with their comments prior to the December Meeting. The Clerk will then prepare a draft response.

183. Welsh Government – Review of the Community and Town Councils

An Independent Review Panel has been set up to consider the future role of Community and Town Councils and have circulated a short survey of four questions.

The Clerk advised that responses can be made from Council’s and or individual members.

RESOLVED: members will consider their response and this will be considered at the December meeting.

184. Broughton Park Shopping Centre – Parking

Cllr Jones reported that residents have contacted her regarding the fines of £80 which are now being imposed at Broughton Park for people leaving their cars whilst travelling onwards to Chester by bus. They have asked whether the Council could write to Broughton Park to establish if they would consider a Park and Ride Service.

It was felt that this would not be the responsibility of the Community Council and questioned by Broughton Park would provide a service taking potential customers away from their park.

Cllr Wakelam advised Cllr Jones that he may be able to assist the current affected residents and will liaise with Cllr Jones.

RESOLVED: Cllr Wakelam will liaise with Cllr Jones. No further action will be taken by the Community Council.

185. Planning Applications

a) The following Planning Applications were received:

- i. Ref: 057599. Erection new build primary school, associated external works, additional vehicular access point and formation of temporary site access to existing Penyffordd Infants School site. Ysgol Penyffordd, Abbots Lane, Penyffordd. ***The Council are in support of Phase 1, however, will be objection to the inclusion of Phase 2. A separate detailed letter will be sent.***
- ii. Notification that this application will be included on the agenda for the meeting of the Planning and Development Committee – FCC. Ref: 057343. Demolition of the existing cement storage and loading facilities and the erection of a new Vertical Roller Mill (VRM), rail loading facility and modification to and extension to the existing railway line, together with ancillary development.
- iii. Ref: 057691. Erection of a single storey extension. 16 Corwen Road, Penyffordd. ***Support subject to the agreement of neighbouring residents & reserve the right for additional comments.***

Cllr Wight informed members of speculative reports of proposed planning for 40 dwellings off the Vounog Hill and Meadowslea.

RESOLVED: the above comments will be reported to Flintshire County Council Planning.

b) The following Notifications of Planning Decisions made by Flintshire County Council were received:

- i. Ref: 057446. Erection of extension to animal shelter. Barracks Lane, Penyffordd. **Approved**
- ii. Ref: 057089. Fell 1no.Oak and prune 2 no. Oaks. Oakdene Cottage, Abbots Lane, Penyffordd. **Approved**
- iii. Ref: 057284. Erection of detached dwelling and garage. Land side of Talossamme, Abbots Lane, Penyffordd. **Approved**

RESOLVED: the above be received and noted.

c) To review ongoing Planning Applications.

- i. Ref: 057599. Erection new build primary school, associated external works, additional vehicular access point and formation of temporary site access to existing Penyffordd Infants School site. Ysgol Penyffordd, Abbots Lane, Penyffordd

Cllr Rothero reported on a meeting which he attended as School Governor with the Design Commissioner for Wales where they had been informed of an anonymous letter detailing objection to the design which apparently had been supported by the School, School of Governors and Community Council. The full details of the letter have not been disclosed. He was given cause for concern with regard to the security of the funding. He now has to attend a further meeting in Cardiff at the end of the month where he will be providing official letters from the School and School Governors detailing their support of the new design.

The Chairman was confused about the security of the funding as Colin Everett has previously reassured the community that the funding is safe and secure.

The draft response to this planning application was prepared and circulated to member for approval.

A draft response was also prepared and circulated to members for approval following the reply received from Claire Homard in relation to the Traffic Impact Assessment.

- ii. Ref: 055590. Erection of 190 dwellings and ancillary development. Land at Chester Road, Penymynydd. The Chairman advised members again of the Public Appeal which will be held over 3 day, 15th, 16th and 17th November in the Royal British Legion, Penyffordd. Cllrs Williams, Hinds, Wight and Kenworthy expressed their intention to speak at this meeting and will liaise with each other prior to the appeal.
- iii. Ref: 057388. Outline application for the erection of up to 36 units of over-55 retirement housing, open space and associated infrastructure with details of site access. Land south of Rhos Road, Penyffordd. No further information to report at this time.
- iv. Ref: 056694. Construction of 32no. dwellings including new vehicle access point, public open space, car parking and landscaping. Land at Hawarden Road, Penyffordd.

The Clerk reported that the Councils letter to the Planning Inspectorate (Ref number: APP/A6835/A/17/3182034) was returned advising that this would not be accepted due to be received after the closing date.

Concerns were raised that the Planning Officer appointed to this planning application could be seen to have a conflict of interest. As the Officer is a resident of the village both County Councillors Hinds and Williams have previously requested that he not be appointed to deal with applications in his own area. It was felt by members that this is unethical and that FCC should protect their Officer and not put them in a possibly volatile situation.

RESOLVED:

- i. The Community Council will write to the Design Commissioner of Wales detailing their support of Phase 1 and the design in principle and request details of the objection letter received. A copy of the letter will also be provided to Cllr Rothero.

The draft response for the planning application and letter to Claire Homard were approved and will now be submitted.

- ii. Cllrs Williams, Hinds, Wight and Kenworthy expressed their intention to speak at this appeal and will liaise with each other prior to the appeal.
- iii. No Further information to report at this time.
- iv. The Council will write to Andrew Farrow, Chief Officer (Planning) and Gareth Owen, Chief Officer (Governance) with regard to the appointment of Planning Officers dealing with controversial applications who reside in the same community.

186. Correspondence

The following correspondence was received and noted.

- PCSO Andrea Ellis provided members with a current police update of reports received from 11/10/2017 to date. It was questioned why there had been no official report of the damage to the bench at the millstone and also of the incidents at Princes Hill Woods which are happening more frequently. Cllr Williams stated that the police can only respond to reports via 101 and advised members to encourage residents to report any issues. He also asked the Clerk to raise the above two issues with PCSO Ellis.
RESOLVED: the Clerk will report to the police the damaged bench and incidents at Princes Hill Woods.
- Boundary Commission for Wales have announced that it has published its Revised Proposals for changed to the Parliamentary constituencies in Wales. Any representation should be made before 11 December 2017.
RESOLVED: this information will be circulated to members.
- FCC has written advising that they will be consulting on the Pre-Deposit Proposals Public Consultation (Preferred Strategy) Flintshire Local Development Plan 2015 – 2030. The documents will be available for public inspection from Thursday 9th November – Thursday 21 December.
RESOLVED: the consultation will be circulated to members and will be included on the December agenda.
- The Clerk brought to the Council attention that advice has been received from FCC that the Council should consider adopting a Local Resolution Procedure, however, until the council can review such a procedure the appropriate training will be provided to the Clerk.
RESOLVED: the Clerk will awaiting confirmation of the training and will ensure that the Council are kept up to date.
- Dates for the Flintshire County Forum Meetings for 2018 are as follows:

Wednesday 28th February 2018	6.30pm – 8.30pm
Tuesday 19th June 2018	6.30pm – 8.30pm
Thursday 4th October 2018	6.30pm – 8.30pm

187. Members Items (AOB)

- Cllr Wight advised that he was aware of other local Community Councils that undertook a 15 minute Public Q&A session prior to the meeting and asked whether the Council would consider this as an option for the future.
RESOLVED: this will be included on the December agenda.
- Cllr Walker reported that repairs were need to the roof of the bus shelter on Chester Road. The Clerk advised that FCC had previously agreed to undertake this work.
RESOLVED: the Clerk will liaise with Flintshire County Council.
- Cllr Hinds reported of the changes to the recycle collections such as plastic and tins can now be bagged together and that a new collection of batteries has been implemented. There will also be future changes due in 2018.
- Cllr Williams suggested considering a Community Council Newsletter. Cllr Walker advised this was previously suggested and no action was taken due to costs of printing and delivering.
RESOLVED: this will be included on the December agenda.

The meeting was closed at 9.35pm