

# Ruabon Community Council

## Minutes of Community Council's Meeting held on Wednesday 31 January 2018 at 7.00pm at Ruabon Village Hall

Present: Councillor Ann Davies(Chair); Councillor Callum Edwards; Councillor Bob Jackson; Councillor Ann Jones; Councillor Supriya Kapas; Councillor Lisa Kelly, Councillor Joan Lowe; Councillor Sharon Mazzarella; Councillor Cath. Roberts; Councillor Bill Smith; Mike Blackshaw (Clerk/Finance Officer);

Minute Ref No	Agenda Item No	Summary of Discussion	Decisions/ Agreed actions/ related Documents
4737	1	<b>Item 1.0</b> - Apologies received from, Councillor Dana Davies; Councillor Steve Jones; Councillor Gwen Rogers; Ffion Morris Community Agent and PCSO Steve Bellis.	
4738	2	<b>Item 2.0 - Declarations of Interest:</b> No declaration of interest at this stage.	
4739	3	<b>Item - 3.0 Confirmation of the minutes</b> – the Minutes of the meeting of the Council held on the 29 November 2017 were received and following some minor changes were agreed as a true and accurate record proposed by Councillor Cath. Roberts, seconded by Councillor Bill Smith and approved by Council	
4740	4	<b>Item 4.1 – Matters Arising</b> – Councillor Bill Smith raised the issue that the Council had been force to pay training costs for Councillors because of their none attendance. Councillor Sharon Mazzarella explained the reason for the late withdrawal was due to the sickness of one Councillor and the lack of transport for the other.	
4741	5	<b>5.1 - Police Matters</b> –The Clerk informed Council on the incident report he had received from PCSO Steve Bellis which identified the number of incidents which had taken place since the last meeting, see Appendix A. PCSO Bellis also reported that speed checks had been carried out on High Street Ruabon and near Eyton School both of which had resulted in no incidents of speeding being recorded. <b>Item 5.2 – Matters Arising</b> – There were no issues raised by Council	
4742	6	<b>Item 6.1 – Community Agent</b> – The Clerk reported on behalf of the Community Agent as follows: During the month I had a drop in session at Ruabon Surgery. A few people came for a chat and asked questions about the service. Unfortunately due to the bad weather that week the surgery was relatively quiet. I'm currently in talks with Darron Kelly from the surgery to hold another session. I have new advertising banners which will hopefully generate more interest. Lunch Club - the Christmas and January lunch clubs were well attended, I assisted with tea and coffee which gave me the opportunity of chatting with the attendees. The Games Group at St Michaels is still well attended. I had an informal meeting with the new CA in Cefn Mawr we discussed the role and how I manage the paperwork. I advised on a demographic sheet and gave her some forms which I use to help get her started. We are looking forward to working together	

<p>4743</p>	<p>7</p>	<p>with our villages being adjacent to one another.  We had our monthly CA meeting and among the items discussed was future training and the new Clinical Assessment Unit at the Maelor Hospital. The main aim of the unit is to cut demand on hospital beds by diverting patients who do not require to be admitted onto the wards to the unit where they can be supported and arrangements made for discharge back home, with support arranged for the home if required. The experience should prove to be less stressful for the patient.  I had a meeting with Rhonwen Hughes the Communities for Work advisor for DWP. We discussed how we could work together at Ruabon Surgery. A proposal has gone to the practice manager there to see if we can set up a pop up service with Rhonwen and myself attending on alternative months. We have also said we would promote each other's service where appropriate.  I attended a course on the 24<sup>th</sup> &amp; 25<sup>th</sup> of January with Welfare Rights. It was a very interesting course explaining the different types of benefits and their purpose. We also looked at Universal Credit.  I met with the new CA in Rhos, I supplied a few of the forms I use to help keep track of new and existing clients and we plan to work closely with one another to promote the scheme.  I have started visiting a lady once a week, she has told me on several occasions that she is lonely and really looks forward to my visits. I have suggested a befriending scheme but she is a very shy lady and isn't keen on the idea. She goes to a group once a week but she has disclosed to me that as she is quiet she doesn't include herself in conversation with the other group members. I support this lady by telephoning for her appointments and booking hospital transport.  I met with a new lady who wanted information on my service. I gave her my leaflet and we discussed what it is I can assist with. I am continuing to contact my other clients on a regular basis.  <b>I would be very grateful if you could pass on my details to anyone who you think may benefit for my service.</b></p> <p><b>Item 7.0 – Planning Items</b> The Council considered the following planning applications –  <b>Planning Consultation</b> – Proposed development at Willow Cottage, Park Street, Ruabon – Council considered the proposal and agreed to it in principal, however, the issue of density and the impact the development might have on the highway and adjacent school were raised. The Clerk was requested to respond accordingly.  <b>P/2017/1020 - High Street Development</b> – Demolition of existing 3 houses and erection of 3 new houses.- Application withdrawn. - Noted  <b>P/2018/0043 – 43 Pont Adam Crescent, Ruabon</b> – 2 storey rear extension, single storey side extension and new porch. <b>(New application)</b> – No objections raised  <b>P/2018/0053 – Ruabon Business Park</b> – Variation of Condition Nos. 8,25,26,30 and 31 imposed under Planning Permission Code No. P/2014/0021 - Noted  <b>P/2018/0068 – Penygarden Farm Ruabon</b> – Application for works to tree subject to tree preservation order. – No objections were raised.  The Clerk also listed details of decisions made by the planning department on recent applications –  <b>P/2017/0969 Ruabon Business Park</b> – Approved  <b>P/2017/0988 Display Sign Pont Adam Crescent</b> – Refused  <b>P/2017/1001 43 Pont Adam Crescent extension</b> – Refused  <b>P/2017/0853 Walkers Fan House Wynnstay Yard</b> - Refused</p>	
-------------	----------	--	--

4744	8	<p><b>Item 8.1 - General Correspondence</b> – The Clerk had provided a summary of general correspondence which had been received and was available for Councillors’ perusal at the meeting. Councillors then considered and dealt with the correspondence as follows;</p> <p><b>Item 8.2 - Marie Curie</b> – Letter of thanks for kind donation - Noted</p> <p><b>Item 8.3 - Ruabon W.I.</b> - Letter of thanks to the Council for their generous donation - <b>Noted</b></p> <p><b>Item 8.4 - Ruabon Craft Group</b> - Letter of thanks to the Council for their generous donation – Noted</p> <p><b>Item 8.5 - Ruabon Methodist Church</b> - Letter of thanks to the Council for their generous donation towards the maintenance of their church. - Noted</p> <p><b>Item 8.6 - Ruabon Club for the Physically Handicapped</b> - Letter of thanks to the Council for their generous donation towards their funds - Noted</p> <p><b>Item 8.7 - St Mary’s Church Ruabon</b> - Letter of thanks to the Council for their generous donation towards the maintenance of the church clock. - Noted</p> <p><b>Item 8.8 - Family &amp; Friends for 5’s to 11’s</b> – Request for financial support, letter arrived after the November meeting. – Refer to next meeting when Chair is available.</p> <p><b>Item 8.9 - On Line Watch Association Flintshire &amp; Wrexham</b> – Request for financial support towards neighbourhood watch schemes within our locality. - Noted</p> <p><b>Item 8.10 - Denbighshire County Council</b> – Local Development Plan 2006 – 2021 Review Report. - Noted</p> <p><b>Item 8.11 - W.C.B.C.</b> – December 2017 monthly report from Kingdom Security Ltd. – litter/dog fouling management.- Circulate to members.</p> <p><b>Item 8.12 - W.C.B.C.</b> – Acknowledging receipt of Council’s Notice of Community Precept. - Noted</p> <p><b>Item 8.13 - W.C.B.C.</b> – Letter advising of the increase in salary for the School Crossing Patrol officer – Accepted</p> <p><b>Item 8.14 - Cefn Community Council</b> – Invitation to members to attend a meeting regarding Rural Policing on Wednesday 14 February 2018 at 11.00am. – Nomination received.</p> <p><b>Item 8.15 - Community Health Council</b> – Feedback on patients waiting times and ambulance hand over times in A&amp;E. – circulate to members requesting copy.</p> <p><b>Item 8.16 - Community Health Council</b> – Consultation on Welsh Government Option Paper on Performance Lists i.e recruitment of GP’s. – circulate to members requesting copy.</p> <p><b>Item 8.17 - Welsh Government</b> – Consultation Document on the Statutory Guidance for Local Authorities on how they should meet the requirements of Section 8 of the Public Health Act 2017 i.e Local Toilet Strategy in their areas. - circulate</p> <p><b>Item 8.18 - Bridgend Coalition of Disabled People</b> – Petition calling for premises in Wales to be awarded Access Certificates (similar to Hygiene Certificates) with premises displaying how access and disabled friendly they are. - Noted</p> <p><b>Item 8.19 - One Voice Wales</b> – General Data Protection Regulations Council will need to comply to the regulations by 25 May 2018. – Noted, awaiting further advice form O.V.W.</p> <p><b>Item 8.20 - JDH Business Services</b> (Council’s Auditors)- Offer to assist in complying with new Data regulations - Noted</p> <p><b>Item 8.21 - Indigo Planning</b> – Proposed Poultry Rearing at Cinder’s Farm Ruabon, invitation to Councillors to meet the applicant and visit similar site in North Shropshire on 9 February 2018 - Noted</p> <p><b>Item 8.22 - W.C.B.C.</b> – Service Level Agreement 2018/2019 –</p>	
------	---	--	--

	<p>4745</p> <p>9</p>	<p>playgrounds – Council agreed, Clerk to sign.</p> <p><b>Item 8.23 - W.C.B.C.</b> – Explanation of the new bus service losses due to the failure of D. Jones and Son. - Noted</p> <p><b>Item 9.1. Project Group</b> - The Clerk reported he had received 3 quotations based on the design agreed by the Group. Only one of the contractors had quoted for the ground works but had not included the fencing. The quotations were considered item by item to compare prices by the Group, they decided that the Clerk should approach local companies to see whether it would be in the Council's interest to break the scheme down into different elements. The Clerk also informed the Group that he had made further enquiries regarding Grants and had been in contact with the Grants Officer in AVOW to discuss what Grants might be available. He was informed that the Landfill Tax funding was now being managed by the Welsh Government but no information was available at present on how it will be administered. The Grant officer also suggested that Sports Wales would be unlikely to provide a grant as they normally support projects submitted by organised sports clubs rather than for project involving community fitness. The Clerk would report back when more information is available.</p> <p><b>Bowling Club Fence</b> – The Clerk reported that he was finding it difficult to obtain alternative quotes for the replacement of the fence, Given the valuation of the quotation he was requesting the Council to accept it, following consideration the Council agreed to accept the quotation.</p> <p><b>Cemetery – fencing</b> The Clerk reported he had received 3 quotations for the removal of the old railings and the erection of agreed style fencing. The quotations did not cover for the removal of the stone base which was to be left in place, however, the Group considered the possibility of removing the base and to keep the stone for future use or sale. The Clerk was requested to obtain quotes for the additional work.</p>											
<p>4746</p>	<p>10</p>	<p><b>Item 10.1 – The Village Hall Management Group</b> – The Clerk informed the Council of the following details of the Village Hall account for the period ending 31 December 2017:</p> <table data-bbox="411 1265 1190 1444"> <tr> <td>Income received</td> <td>£10,313.00p</td> </tr> <tr> <td>Expenditure</td> <td>£4,543.51p</td> </tr> <tr> <td>Amount Invoiced to 31 December 2017</td> <td>£11,503.50p</td> </tr> <tr> <td>Balance in the account</td> <td>£12,808.90p</td> </tr> <tr> <td>Balance in Reserve Account</td> <td>£21,498.00p</td> </tr> </table> <p>Councillor Joan Lowe had suggested to the Finance Group that given the income generated by the Village Hall and possibly the Pavilion in the future consideration should be given to the running costs of both buildings be funded from the income. It was agreed this should be considered following monitoring of the accounts during the next financial year with a possible implementation date of 1 April 2019.</p> <p><b>Item 10.2 – Pavilion and Bowling Green</b> - The Clerk also reported that spending during the same period for the Sports Pavilion was £739.95p with only expenditure of £645.96p for the Bowling Green, however, he did point out that there was an account for £600 outstanding to cover the cost of the green keeper and some maintenance on a mower</p> <p><b>Item 10.3 – Pavilion Hire</b> – The Clerk reported he had received a request from Jumping Jacks to hire the Pavilion for pre-school playgroup, he informed the Council that both he and the Chairman of the Bowling Club had met with Mrs.Gill Kearsley of</p>	Income received	£10,313.00p	Expenditure	£4,543.51p	Amount Invoiced to 31 December 2017	£11,503.50p	Balance in the account	£12,808.90p	Balance in Reserve Account	£21,498.00p	
Income received	£10,313.00p												
Expenditure	£4,543.51p												
Amount Invoiced to 31 December 2017	£11,503.50p												
Balance in the account	£12,808.90p												
Balance in Reserve Account	£21,498.00p												

		<p>Jumping Jacks to discuss the possibility of them making use of the pavilion on a short term bases, this would initially be from April to July which would impact on the availability of the pavilion for the bowling club members. Mr. Paul Tincello had indicated that the club had discussed the request at their AGM on 22 January 2018 and members had agreed in principal to allowing the use of the rooms. They were obviously concerned regarding the safeguarding and liabilities of the children involved but had been re-assured that all necessary checks would be undertaken to ensure the necessary insurance etc. was in place. Ann Davies proposed and Ann Jones seconded and the group agreed to recommend to the Council the hiring of the hall subject to Paul Tincello and the Clerk arranging the necessary agreement with Jumping Jacks.</p> <p>The Group also wished to express their thanks especially to John Edwards but also to Phil Davies and Dave Humphries on the excellent work carried out in maintaining the bowling green which had received many positive comments from visiting clubs. The Council agreed to the recommendations in the Group's report.</p>	
4747	11	<p><b>Item 11.1 – Finance Report</b> – The Clerk reported on the following items</p> <p><b>Item 11.2 – 3rd Quarter Returns</b> – The Clerk circulated details of the income and expenditure incurred during the period from 1 April 2017 to 31 December 2017, with income at £106,066.72 and expenditure £106,056.55.</p> <p><b>Item 11.3 – Petty Cash – Petty Cash Spend</b> – The Clerk advised the meeting that the opening balance in the account on 1 April 2017 was £24.82p. The expenditure for the period ending 31 December 2017 was £282.51p with spending again mainly on fuel for lawn mowers and materials for village hall. Councillor Supriya Kapas had undertaken a review of the account for the 3rd quarter.</p> <p><b>Item 11.4 – Annual Internal Audit</b> – The Clerk reported he had received details of the Annual Audit from JDH Business for the 2017/2018 Internal Audit and pointed out that they carried out audits for a number of local Community Councils in the area and requested the Council's approval to extend their current contract for a further year. Council agreed.</p> <p><b>Item 11.5 – Accounts Payable</b> – A schedule of accounts to be paid was circulated to members for consideration Councillor Bill Smith proposed and Councillor Supriya Kapas seconded and the payments were approved by Council.</p>	
4748	12	<p><b>Councillor Lisa Kelly declared an interest in the following item.</b></p> <p><b>Item 12.1 - Pont Adam Crescent – Speed Restriction</b> – Councillor Joan Lowe raised the concern of a local resident regarding the speed of traffic along Pont Adam Crescent and their request to have the Council's support in introducing a 20m.p.h. speed limit.</p> <p>The Council considered the request and following a discussion made the following comments. The estate road is not classed as a through road but a service route to the properties in Pont Adam. The Council was of the opinion that it is the responsibility of all residents and visitors to travel at a safe speed on the roads of the estate and have due consideration for other users including pedestrians. Council acknowledged in order to submit a request for the introduction of a speed limit evidence has to be provided to support any application i.e. number of accidents, incidents of speeding and also the need to obtain the support of</p>	

4749	13	<p>the police. The Council agreed it was not able to support an application to the Highways Department of Wrexham County Borough Council to fund a scheme as members were aware that following an application previously submitted by the Council for a 20m.p.h. on High Street the Highways Department do not have the finances in place to fund such schemes, their priority remains the introduction of 20m.p.h speed limits in the vicinity of all schools within the Borough.</p> <p><b>Item 13.0 – High Street Development</b> – The Clerk updated the meeting on the present situation following the withdrawal of the planning application due to further ecological surveys being required. He had received assurances from the Housing Association they were continuing with the proposed development and that the funding was still being made available to them. The Housing Association was also planning to release a press notice to inform residents of the delay and their future plans. The Clerk also read out the following statement he had received from the Housing Development Officer at W.C.B.C. providing some details of how the site had been acquired by the Housing Association. <i>“Following discussions between officers from Wrexham County Borough Council and the Solicitors acting on behalf of the Crown, it was agreed that if the properties were to be sold for Affordable Housing that this would be given higher priority by the Crown than if it was being used for any other purpose. As a result of this commitment from the Crown and the Council’s priority of providing more affordable housing, the Council agreed to use funding from the Affordable Housing budget to pay for the necessary legal advice on the status of the company. Following receipt of this legal advice the Crown were able to exercise their legal right to acquire the properties and they were subsequently sold to Wales &amp; West Housing Association for developing as affordable housing”.</i> Councillor Bill Smith expressed his and Council’s concerns on the limited and sometimes inaccurate information which had been provided to the Council. He was enquiring on why a full environmental survey was not carried out as part of the original planning application which is normal when proposed developments are to take place on land which may be contaminated. It appears from an explanation which had been provided which indicated that no condition was imposed in 2000 on the original planning application by the Public Protection Department. Councillor Bill Smith proposed and Councillor Lisa Kelly seconded that the Council request for a formal investigation to be carried out by the Planning Department as to why a full environmental survey was not required at the time of the original planning application. A vote was taken with seven Councillors in favour of the proposal with three abstentions. The Clerk also informed the Council that the reason for the site not being completed was down to the owner/developer and not due to either the Planning or Building Control Departments of W.C.B.C.</p>	
4750	14	<p><b>Item 14.0 – Community Councillor Resignation</b> – The Clerk informed the Council he had received an e-mail from Councillor Sybil Bremner tendering her resignation from the Council with</p>	

		<p>effect from 10 January 2018, Council accepted Mrs. Bremner's resignation and requested the Clerk to write to Mrs. Bremner expressing their thanks for her involvement with the Community Council and in particular her significant involvement with the Village Hall Management Group.</p> <p>The Clerk advised the meeting of the process of filling the vacancy and Council agreed for the Clerk to take the necessary action.</p>							
4751	15	<p><b>Item 15.0 - DNM</b> – The next meeting of Full Council will be on Wednesday 28 February 2018 at 7pm.</p> <p><b>Meeting closed at 9.30pm</b></p> <p><b>Matters Outstanding:-</b></p> <table border="0"> <tr> <td>St. Mary's Church Walls</td> <td>Japanese Knotweed</td> </tr> <tr> <td>Williams Mews</td> <td>Bridge Wall</td> </tr> <tr> <td>Council's Assets</td> <td></td> </tr> </table>	St. Mary's Church Walls	Japanese Knotweed	Williams Mews	Bridge Wall	Council's Assets		
St. Mary's Church Walls	Japanese Knotweed								
Williams Mews	Bridge Wall								
Council's Assets									