

# MINUTES OF THE MEETING OF GRESFORD COMMUNITY COUNCIL (HELD REMOTELY)

6<sup>th</sup> August 2020

## Members Present:

Councillors A. Bailey, M. J. Edwards, M. Harriman, J. Hobbley, K. Hobbley, J. Holmes, A. Merry, J. Jones, B. Blackmore,

**Chair:** Councillor A. Bailey.

**Clerk:** Serena Baxter.

**Apologies given and accepted:** Councillor J. Dutton

**Absent at meeting:** Councillors M. Wilde, A. Atkinson, J. Blackmore

---

*i) This meeting took place remotely, using 'Go To' Meetings software, under The Local Authorities (Coronavirus) (Meetings) (Wales) Regulations 2020. which make provision for meetings to take place remotely.*

**706. APOLOGIES FOR ABSENCE : Apologies were given and accepted.**

**707. DECLARATIONS OF INTEREST:** Members were reminded that they should declare the existence and nature of any personal and or prejudicial interest on the form provided for this purpose for any item under discussion.

**708. PUBLIC PARTICIPATION:** There were no members of the public present.

**709. CRIME FIGURE REPORT AND POLICING MATTERS:** Councillor K. Hobbley noted that the crime figures on the Police website were from May and this was affirmed, as the Police website is two months behind in its data capture.

## **710. ITEMS REQUIRING APPROVAL FOR EXPENDITURE:**

### i. General Amenities Committee:

- a. Footpath levelling Allington Park footpath from Chester Road at a cost of £350: This was **APPROVED** pending the necessary Public Liability Insurance being made available.
- b. Raising of bench and path levelling at Marford Noticeboard at a cost of no more than £450. This was **APPROVED**.
- c. Tree Work at cost of £860 Allington Park and Canopy reduction High Street £280: This was **APPROVED**. An explanation of the process to assess the three quotations obtained was given.
- d. Cut back of brambles and tidy shrubs Allington Park £240 plus VAT: This was **APPROVED**. The Clerk explained this was to be done as part of the Grass cutting contract additional work.
- e. Cut back and tidy the opposite corner at Allington Park including reducing the height of the ivy £175 plus VAT: This was **APPROVED**. The Clerk explained this was to be done as part of the Grass cutting contract additional work.

### ii. Cemetery Committee;

- a. Additional General Vegetation works at cost of £120: This was **APPROVED**. The Clerk explained this was to be done as part of the Grass cutting contract additional work.
- b. Safety Inspection of Headstones at cost of £408: It was explained that three quotations had been obtained. This was the cheapest and the Mason was fully certificated to carry out such work. This was **APPROVED**.
- c. Tree work at a cost of £1320: This was **APPROVED**. It was explained that this is in conjunction with the quotations obtained for the tree work for Allington Park and that a meeting will take place with the Contractor prior to works going ahead.

## **711. FINANCE:**

- i. The following items of expenditure for August 2020 were **APPROVED** for payment. Councillor Edwards advised the meeting of his checks made in accordance with the procedure for Electronic Banking for July payments and that these were satisfactory.

- ii. The Clerk raised a request from a member of Staff, if salary could be paid to accord with the beginning of the month, which might be prior to a Council meeting. This was **APPROVED**.

Date	Payment To	Reason	Amount
<b>EXPENDITURE</b>			
6.8.20	HMRC	Monthly amount employee tax and NI	320.32
6.8.20	Clwyd Pension Fund	Monthly Employer and Employee contributions	
6.8.20	S. Baxter	NJC Salary and reimbursements	
6.8.20	M. Jones	NJC Salary and reimbursements	
6.8.20	R. Thompson	NJC Salary and reimbursements	
6.8.20	J. Holmes	Reimbursement for purchase hazard tape	6.60
6.8.20	Skyguard	Set up and first instalment of staff monitoring service	48.60
6.8.20	Wrexham County Borough Council	Invoice Leaflets for Community Agent	86.68
6.8.20	L.P.Williams	Invoice repainting of play equipment	120.00
6.8.20	Information Commissioner's Office	Invoice renewal of Registration	40.00
6.8.20	MEGA Electrical	Invoice Lighting Maintenance quarter	779.04
6.8.20	Steve Pugh Ltd	Invoice grave digging service	635.00
.8.20	BT	Monthly contract CCTV	55.20
.8.20	Vodafone	Monthly contract three phones Employees	35.03
<b>INCOME</b>			
	Cemetery Income July		£3765
	Precept WCBC		£30333.33
	WCBC Community Agent Payment	Extension of contract of Community Agent to 20 hours ( temporarily)	£4166.67

## 712. APPLICATIONS RECEIVED UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED):

- i. *P/2020/0320*: Approval of Reserved Matters pursuant to outline Planning permission P/2014/0905- respect of phases A2A,A3A and A7A for the erection of 11 market dwellings and 8 affordable dwellings ( Amendment plans) Land at Home Farm Gresford Road , Llay, Wrexham.- No comments or objections made.
- ii. *P/2020/0268*: Side Extension, conversion of outbuilding to annexe and detached garage( Amendment to P/2020/0078- 69 Wynnstay Lane, Marford, Wrexham: The Councillors felt this would be too close to the road, and asked if it could be moved closer to the house , so it was not so near the road. Wynnstay Lane is a narrow lane and this will be too much of an intrusion and not in keeping with the appearance of the area.
- iii. *P/2020/0218*: Change of use of agricultural land to dog exercise area (in retrospect) - Caia Farm, Old Wrexham Road, Gresford, Wrexham - Council noted that this had previously been refused due to noise. Council did not feel there would be a substantial issue with noise , but wished for their previous comments to be reiterated, and taken into account.
- iv. *P/2020/0280*: Rear Extension with balcony enlargement- Kentmere, Quarry Brow, Gresford, Wrexham – Councillors Bailey and Edwards declared an interest and left the meeting temporarily while discussion took place. No comments or objections made. Councillors Bailey and Edwards rejoined the meeting.
- v. *P/2020/0254*: New roof and extension to garage- 1 Pikey Cottages, Pikey Lane, Gresford, Wrexham - No comments or objections made
- vi. *P/2020/0246*: First-floor extension to bungalow- Chantry Meade, Pistyll Hill, Marford, Wrexham - Council felt that it is misleading to call this a bungalow. It is already for a greater part of the property a two-storey property, and to add a further first floor extension as is shown in the plans

would effectively make it in substantial part a three-storey property. This it is felt would be too big, out of context with the rest of the area, and because of its substantial increase in size, would be of detriment to neighbouring properties.

- vii. *P/2020/0231*: Variation of condition 2 of planning permission *P/2019/0146*- amend elevations and floor layout- The Pikey, Pikey Lane, Gresford, Wrexham- No comments or objections made
- viii. *P/2020/0237*: Front, side and rear extensions- 20 Woodridge Avenue, Marford, Wrexham- No comments or objections made
- ix. *P/2020/0241*: Raising height of roof and rear extension- 25 Stancliffe Avenue, Marford, Wrexham.- Council wished it to be noted that the proposal will mean the property will go back a long way , almost to the edge of the former quarry edge. Council are satisfied with the proposal overall, as long as it is not too close to the quarry edge and could this be inspected, as it might cause problems in future.
- x. *P/2020/0326*: Roof, windows and doors alterations- Hillside, Hoseley Lane , Marford, Wrexham- No comments or objections made
- xi. *P/2020/0359*: Front and rear extensions: 35 Wynnstay Lane, Marford, Wrexham- No comments or objections made.
- xii. *P/2020/0354*: Outline application for up to 109 dwellings with associated access and highway improvements- Land off hillock Lane Gresford, Wrexham, LL12 8YN:- In considering this outline proposal, the Councillors noted the briefing note that had been provided by the Hillock Lane Action Group. The Council first of all heard views and opinions of Councillors. Councillor K. Hobbley proposed that the Council should object strongly and follow the guidance put forward by the Action group . This was **AGREED** unanimously. Mr Filce was thanked for the documents he had submitted, and it was **AGREED** to use some of those comments in support of the Council's response. In particular, the following comments were made:
  - i. The proposed area of land is outside the settlement limit. The proposed area of land has not been put forward in the Local Development Plan, and along with neighbouring sites, was twice rejected for inclusion, on the grounds of highways, access, ecology and trees. This applies even more strongly to this proposed site.
  - ii. The proposal therefore represents a loss of best and most versatile agricultural land . In addition the requirements for testing against brownfield land has not been applied
  - iii. The Council is concerned that the proposal would lead to loss of habitat since it would represent removal of Green barrier land.
  - iv. The local infrastructure in terms of Health Provision, Schools and roadway will be unable to cope with any further expansion. This proposal will create additional pressures for existing Health services and School provision
  - v. The Council are concerned about the effect such a development will have on the irrigation and farming practices of surrounding land, and further, that the area as a whole is subject to areas of substantial roadway flooding.
  - vi. The proposed development would have an adverse effect on the amount of traffic in what is effectively a semi-rural location. The roads of Hillock Lane and leading to Wynnstay Lane and to Vicarage lane, are narrow country lanes. The initial construction traffic, and the later addition of at least two cars per household would add substantially to traffic in both directions, in an area where roadway visibility is restricted. To make sufficient roadway alterations would substantially alter the existing semi-rural nature of the area.
  - vii. Councillors expressed the view that Gresford has been subject to successive additional development over the years, most recently at the Pavillions, Chester Road and Old Wrexham Road, resulting in existing additional pressures on local infrastructure, traffic congestion, road use etc at a time when additional resources to address such issues are severely limited. This proposal represents a very large increase in additional dwellings and the need and rationale for these to be built on valuable agricultural land is questionable.

Councillor Edwards urged Councillors to independently put in their own comments. Councillor Harriman suggested canvassing the opinion of the MP. **Action: Clerk to write to Planning Officer voicing the Council's objections. To circulate letter to all and include Councillor Gilmartin.**

- 713. MEMBER'S URGENT ANNOUNCEMENTS:** A discussion took place about when the Council might be able to meet again at a face to face meeting. It was noted that precautions need to be taken , and ventilation was mentioned as being very important. Clerk advised at the moment SLCC were advising against meetings taking place, but she is looking out for further guidance. It was agreed that the September meeting will take place via video conferencing.

**714. DATE, VENUE AND TIME OF NEXT MEETING:** The meeting will take place on 3<sup>rd</sup> September , at 6.30pm and will be held by video conferencing.

**COUNCILLOR A. BAILEY.**

**CHAIR .....**      **DATE.....**

\_\_\_\_\_