

CYNGOR  CYMUNEDOL
COEDPOETH
COMMUNITY COUNCIL

MINUTES OF COUNCIL MEETING

19th April 2011

PRESENT

Cllr M Dixon – Chair

Cllr C Edwards (until 9pm), Cllr M Whitby, Cllr M Davies, Cllr K Woodward, Cllr C Williams, Cllr G Williams, & Cllr G R Price

MEETING COMMENCED – 7.30pm

AGENDA ITEM		ACTION
1.	<p><u>PRESENTATION – Mr P NORMAN (LIBERTY PROPERTIES plc) re Change of Use and Alterations to Former Bakery, High Street, Coedpoeth (P/2011/0095).</u></p> <p>Mr Norman stated that Liberty Properties plc (Liberty) owns the former Bakery but has not yet secured a tenant. To date Liberty has received three expressions of interest from national convenience stores. The original planning application, in respect of adaptations to the building, was turned down because of concerns over access, parking and nuisance to locals. Liberty will appeal the Planning decision and has liaised with WCBC Highways in order to develop a Delivery Management Plan which will take into account the turning circles and offer smaller delivery vehicles visiting the store. Mr Norman also confirmed that the new convenience store would be committed to employing local people and that there could be up to 20 new jobs available. In conclusion, Mr Norman stated that he was happy to attend a future meeting of the Council, along with the new tenant when appropriate, and concluded as follows:</p> <ul style="list-style-type: none"> • The Bakery is empty and that if nothing happens it will become an eyesore. • The owners of the existing Bakery and immediate local residents are supportive of the proposals. • Members of the Community Council should look at this as an investment and an employment opportunity in the Village. <p>Members asked the following questions:</p> <ol style="list-style-type: none"> 1. Concerning the effect of competition to the existing convenience stores in the Village but it was agreed that this was not a valid ground for objection as the existing convenience stores do not have a monopoly. 2. Concern was expressed that the new tenant could be Tesco but Mr Norman confirmed that Liberty had not yet secured a tenant. 	DVB

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	<ol style="list-style-type: none"> 3. Concern was expressed at the Sunday opening hours but Mr Norman confirmed that Liberty and the new tenant would abide by any conditions imposed by Wrexham CBC. 4. The lack of proposed parking spaces and the possible illegal parking on the High Street (A525) and in the Old People's Home across the road. Mr Norman confirmed that the parking spaces are limited and that Liberty had been liaising with WCBC Highways in order to address this problem. 5. The need for better signage in the Village so that prospective shoppers are made aware of the main car park just off the High Street. Mr Norman confirmed that Liberty Properties would look into this. 	
2.	<p><u>INTRODUCTION BY CHAIR</u></p> <p>The Chair referred to:</p> <ol style="list-style-type: none"> 1. Total income from lettings had again increased year on year but that there was a need to keep an eye on income from snooker. 2. The Council's need to commence work on phase 2 of the Building refurbishment works identified by Bolton Birch. 3. The Friends of the Parish Hall had been resurrected. 4. Thanked those who had volunteered too re-decorate the Library. 5. Supported the Clerk's proposal that the Community Council aspire to satisfy the criteria (England only) laid out for a Quality Community Council as it is best practice. 	
3.	<p><u>APOLOGIES FOR ABSENCE</u></p> <p>Cllr M Nelson, Cllr S Lee, Cllr D Unwin & Cllr P Wilson (4).</p>	
4.	<p><u>DECLARATIONS OF INTEREST</u></p> <p>Cllr M Davies declared an interest, being a borough councillor on the WCBC Planning Committee, in the presentation from Mr Norman from Liberty Properties plc re Planning Application P/2011/0095 and left the room.</p>	
5.	<p><u>MINUTES</u></p> <p>The minutes of the Council meeting on 15th March 2010 were approved. Proposed: Cllr C Williams, Seconded: Cllr K Woodward – Unanimous.</p>	

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6.	<p><u>CLERK'S REPORT</u></p> <p><u>The Council accepted and noted the following:</u></p> <p>A. The Clerk's action points and progress made.</p> <p>B. The Planning application received re Single storey kitchen extension, 5 Heather View, Assembly Road, Coedpoeth (P/2011/0252).</p> <p>C. Major items of correspondence received:</p> <p style="padding-left: 20px;">a. The Clerk informed the Council that Wrexham CBC had improved the football pitches. Cllr M Davies confirmed that he was monitoring the state of the football pitches and that he would take up the issue of the changing room with officers from Wrexham CBC's Asset Management.</p> <p style="padding-left: 20px;">b. It was agreed that the Clerk would write to Inspector Jones requesting that he attends the next Council meeting.</p> <p style="padding-left: 20px;">c. The change of telephone number for out of hours doctor service should be included in the Council's web-site.</p> <p style="padding-left: 20px;">d. A number of requests for donations.</p> <p>D. Councillors' attendance figures for the last six months.</p> <p>E. The Police Statistics for February 2011 which were down on the previous month.</p> <p>F. The urgent repairs carried out in the last month totalling £160. Members also approved an urgent repair to the floor in the Ladies Toilets in the Parish Hall. Proposed: Cllr M Whitby, Seconded: Cllr C Edwards – Unanimous.</p> <p>G. The detailed analysis of Income and the year on year improvement over the last 3 years (see below):</p> <p style="padding-left: 20px;">a. 2008/09 - £20,603</p> <p style="padding-left: 20px;">b. 2009/10 - £24,535</p> <p style="padding-left: 20px;">c. 2010/11 - £27,169</p> <p>H. The options available to the Council as the Cemetery was becoming full:</p> <p style="padding-left: 20px;">a. Purchase new land but at a cost when all surplus moneys have been earmarked for building refurbishment on the Parish Hall.</p> <p style="padding-left: 20px;">b. Extend the life of the existing cemetery by using a technique called "lift and deepen" but Cllr G Price expressed some concern at this proposal in view of ancestors' graves in the Cemetery.</p> <p style="padding-left: 20px;">c. Close the Cemetery to new burials and/or interrals.</p> <p style="padding-left: 40px;">It was agreed that the Clerk would submit a report to a future meeting of the Council identifying a way forward.</p> <p>I. The need to progress phase 2 of the building refurbishment work identified by Bolton Birch. The Council accepted the need for the Clerk to identify the urgent work required for 2011/12 and the need to discuss with Bolton Birch if using the existing roof tiles is a viable option.</p> <p>J. Confirmation that Coedpoeth is an Alcohol Control Zone.</p> <p>K. The Eisteddfod and Local Businesses new page on the Council's web-site.</p> <p>L. The re-launch of the "Friends of the Parish Hall".</p>	<p>MD</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p> <p>DVB</p>
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- M. The need to embrace, as best practice, the criteria for being awarded a Quality Parish Council (applies to England only)
- N. The need for Mrs G.Davies to contact Wrexham CBC re shop signage and the installation and location of a planter.
- O. The progress being made on alternative energy suppliers and the Council is awaiting confirmation from Wrexham CBC that they can tap into a collaborative procurement contract.
- P. Budget Statement as at 31st March 2011 which was projecting a break even position for 2010/11.
- Q. The Clerk going out to tender for an industrial clean of the Kitchen and Toilets in the Parish Hall.

The Council **approved** the following:

- A. The Schedule of Payments – 16 March to 19 April 2011.
Proposed: Cllr M Davies, Seconded: Cllr G Price – Unanimous.
- B. Internal Audit Reports – Burial Income Testing and Interim Audit. Members noted the contents of both reports, the actions taken and welcomed a further report from the Clerk in June 2011.
Proposed: Cllr C Williams, Seconded: Cllr M Davies – Unanimous.
- C. The feasibility of a spring clean of the High Street prior to the Eisteddfod.
Proposed: Cllr M Davies, Seconded: Cllr G Williams – Unanimous.
- D. The purchase of a cordless phone for the Caretaker.
Proposed: Cllr K Woodward, Seconded: Cllr G Williams – Agreed - Cllr M Whitby abstained.
- E. The improvement to Lady Diana's garden in the Cemetery.
Proposed: Cllr M Whitby, Seconded: Cllr C Williams – Unanimous.

The Council **deferred** the following:

- A. The need to defer approval of the minutes of the Council Meeting of 15th February 2011 owing to a question as to whether the inclusion of a verbatim note, from Cllr M Whitby, of a presentation by officers from Wrexham CBC re Council Housing was acceptable in light of questions raised by the Clerk. In addition, it was agreed that the Clerk would look at developing an appropriate Council policy on the use of verbatim notes etc. in minutes.
- B. The marking out of the parking bays in the Parish Hall car park in light of the Liberty Properties proposal.

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7.	<p><u>COUNCIL MATTERS</u></p> <p>Cllr G Price expressed concern that Friday night concerts in the Parish Hall were no longer allowed. The Chair maintained that the Council needed to acknowledge the financial benefit of regular bookings but that there was no reason for a concert not to take place on a Friday night as long as the regular bookings could be given adequate and acceptable notice. It was agreed that the Clerk would review this further and report back to Council.</p> <p>Cllr G Williams requested that the Council support the Development Committee's signage campaign in the Village by match funding £250. It was agreed that this item would be placed on April's Council Agenda in accordance with Council procedures. Cllr M Davies confirmed that he was aware of surplus moneys that could be utilised for signage.</p> <p>Cllr G Price expressed concern that the lighting in the overspill car park off the Parish Hall car park was inadequate. It was agreed the Clerk would look into this.</p> <p>Cllr C Edwards informed Council that the next event in the Parish Hall was on the 25th June 2011 when singing duo "Calon" perform. The Clerk agreed to obtain the alcohol licence from 7.30pm to midnight.</p>	DVB DVB DVB DVB
8.	<p><u>POLICING MATTERS</u></p> <p>There was no Police representation at the Meeting.</p>	
9.	<p><u>WREXHAM COUNTY BOROUGH MATTERS</u></p> <p>This item was included under the Clerk's report.</p>	
10.	<p><u>PRESS/PUBLICITY</u></p> <p>There were no items considered appropriate.</p>	

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11.	<p><u>ANY OTHER BUSINESS</u></p> <p>The items raised included:</p> <ol style="list-style-type: none"> 1) Cllr M Whitby – The need to questioned the value of Wrexham CBC supporting the “One Wrexham Scheme” at a time when services were being cut. Cllr Whitby stated that this was discussed at a recent Corporate Governance Committee of Wrexham County Borough Council. Cllr M Davies reported that the minutes of that committee meeting would be available on Wrexham’s web-site which would answer the questions posed. 2) Cllr K Woodward – Overgrown trees in 17 Heol Glyndwr and a number of pot holes in Salem Road. The Clerk agreed to contact Wrexham CBC’s Street-scene. 	DVB
12.	<u>NEXT MEETING</u> - 17 th May 2011 – Full Council Meeting	

MEETING FINISHED – 9.55pm

Dave Bamber CPFA Clerk to the Council

Approved