

CYNGOR  CYMUNEDOL
COEDPOETH
COMMUNITY COUNCIL

MINUTES OF SPECIAL COUNCIL MEETING
6th SEPTEMBER 2011

PRESENT

Cllr M Dixon – Chair

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

MEETING COMMENCED – 7.00pm

AGENDA ITEM		ACTION
1.	<p><u>INTRODUCTION BY CHAIR</u></p> <p>The Chair in his introduction referred to the following:</p> <ol style="list-style-type: none"> a. A meeting had taken place with a representative from the United Churches of Wales who had been appointed Trustees for Salem Chapel by the Charity Commission. b. The fact that Salem Chapel is a listed Grade 2 building, both inside and outside, which according to the above representative, narrows any options for its future use. In addition, there are no funds available for the Chapel's upkeep and repair. c. That the structure of Salem Chapel is suffering badly from vandalism and the elements. In addition, the Chair expressed serious concern from the risk of fire and injury to passers by. d. The sole purpose of the meeting is to protect a valuable cultural asset in the Village and ensure some continuing use for it, so that it does not become an eyesore on the High Street. Members agreed that the Council could not do this as it does not have the resources available. <p>Although Members felt that the Community Council should explore all options for taking over the building it was accepted that it was a significant liability. Members expressed concern that no one from United Churches of Wales could attend the meeting. Members expressed their concern and agreed that the Community Council should do what it can to facilitate a change in the current planning restrictions so that the building can be sold and the fascia preserved as a cultural asset.</p> <p>It was agreed that the Council would seek a lifting of the internal planning restrictions with Wrexham CBC.</p> <p>Proposed: Cllr G Price, Seconded: Cllr G Williams – Cllr D Unwin abstained because of concern for the Chapel organ.</p>	

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2.	<p><u>BRIEF TOUR OF SALEM CHAPEL</u></p> <p>Mr Trefor Jones-Morris, the Chapel keyholder, gave Members a tour of Salem Chapel.</p>
3.	<p><u>MEETING WITH REPRESENTATIVES FROM WREXHAM CBC</u></p> <p>The Council met with representatives from Wrexham CBC which included:</p> <p>Sharon Holman – Planning Officer Anna Irwin – Senior Conservation Officer Peter Douthwaite – Highways Engineer</p> <p>The Chair confirmed that he was worried about the extent vandalism, the potential for arson, the continuing deterioration of the building and possible injury to individuals because of the current planning restrictions. Ultimately, the Chair felt that the Chapel would become an eyesore on the High Street unless something was done about it.</p> <p>The Planning Officer confirmed that the building was a listed grade 2 building, both inside and outside and that Cadw would have the final say on lifting any planning restrictions subject to a recommendation from Wrexham CBC. The Senior Conservation Officer stated that Wrexham CBC can, and will, instruct the current Trustees to make the building secure which will go some way to addressing the Chair’s concerns. The Planning Officer asked whether there were any constraints to selling the building such as covenants and was the grave yard de-commissioned? The Highways Officer felt that there was potential for parking spaces if the Chapel was developed for residential or commercial property depending on the status of the graveyard. The Senior Conservation Officer circulated a Cadw booklet on restoring Chapels.</p> <p>The Planning Officer’s advice to the United Churches of Wales was, in the first instance, to market the property in order to determine whether there was any potential interest with the current planning restrictions. In addition, the Planning Officer felt the United Churches of Wales should make potential buyers aware of what current constraints are placed on the Chapel. If there was no interest shown in buying the building with the current planning restrictions then Wrexham CBC would listen to any other proposals made but that the ultimate body in lifting current planning restrictions rested with Cadw.</p> <p>The Chair thanked the officers from Wrexham CBC for their attendance at the meeting and their advice.</p>

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Members discussed the advice obtained and agreed the following course of action:
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| <ol style="list-style-type: none">1. The Clerk to write to the officers from Wrexham CBC thanking them for their attendance.2. The clerk to write to the current Trustees of Salem Chapel (United Churches of Wales) advising them of the advice given by officers from Wrexham CBC. |
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Approved