

TREFNANT COMMUNITY COUNCIL
MINUTES OF MEETING HELD ON 18th SEPTEMBER 2019 IN
TREFNANT BOWLING CLUB (Min. Ref. 09/19)

Present

Mr W Kirkby (Chairman), Mrs S Jones, Mr A Griffiths, Mr P Hughes, Mr S Wetton, Mr R Collins, Mr A Griffith, Mr S Evans,

1. Apologies for Absence

09/19/01 Mr M Davies, Mr R Salvador, Mrs A Maguire,

2. Declarations of Interest

None

3. Discussion - Mr Ben Wilcox-Jones, DCC Road Safety & Transportation

09/19/02 Absent

4. Presentation -Mr I Gillespie, Cartrefli Cymunedol Gwynedd (CCG)

09/19/03 **Standing orders were suspended** - to enable Mr Gillespie to give his presentation on the progress update of the affordable housing at the rear of Trefnant Inn. Mr Kirkby welcome Mr Gillespie to the meeting.

09/19/04 Mr Gillespie gave a brief on the tender process CCG had used to award the contract to the building contractors, Brenig Construction Limited (BCL), Mochdre. The length of contract awarded is 60 weeks. The site has officially been handed over to BCL on 2nd September 2019. All relevant surety bonds are in place. All technical securities for drainage, site access, street lighting has been passed by Denbighshire Council. The properties will be of timber frame methodology with prefab walls which are constructed offsite, to allow for major construction work to be carried out quickly.

Mr Kirkby asked if the drainage access issue had been resolved. CCG have been refused access by a private landowner to run drainage access through his land. CCG have now applied to gain access through the village hall land and are waiting for the final approval. CCG are confident that this will be resolved soon; construction will then begin.

Mr Kirkby and Mr Collins expressed their concerns around the development's access onto Henllan Road. Mr Kirkby also, stated that with more houses being built than originally indicated this will have a further impact on traffic here too.

Plans are in place for BCL management of site traffic e.g. use of a banksman, site deliveries times, etc. BCL will be

heavily fined if they do not adhere to the plan. CCG will also deal with yellow lines, etc after the project is completed.

Mr Collins asked why length of contract was for 60 weeks CCG prefer to give contractors extra time to allow for some leeway to meet deadlines

Mr P Hughes and other Members expressed their concern on whether the housing will be awarded to local people first. CCG operate a letting system where applicants are awarded extra points for being a resident in Trefnant. CCG have received up to 50 expressions of interest with the indication they are all local applicants.

The Members stated that they were initially informed the properties will be a mixture of rental properties and low cost ownership. Mr Gillespie confirmed the houses will all be rental properties. CCG operate a rent to buy scheme to allow the tenant to buy partial ownership shares to build up to full ownership. If the property is then put up for sale CCG have first refusal to buy and CCG have a policy to always buy back to keep the property as affordable housing.

If the Members wish to discuss the housing allocation etc further Mr Gillespie can arrange for a CCG Housing Officer to attend a subsequent meeting. Mr Gillespie is willing to attend a meeting again when construction commences.

The Members agreed with Mr Collins that they accept Mr Gillespie offer to attend a meeting when construction begins and to invite the CCG Housing Officer to attend too.

Mr Gillespie also stated as from 8th October CCG will be rebranded as ADRA.

Mr Gillespie was thanked for his presentation and he then left the meeting.

09/19/05 **Standing Orders were restored** - to enable the general meeting to continue.

5. Minutes of last meeting held on 17th July 2019

09/19/06 It was proposed by Mrs S Jones and seconded by Mr W Kirkby that the minutes of the last meeting held on 17th July 2019 be accepted as a correct record.

09/19/07 It was proposed by Mr A Griffith and seconded by Mr P Hughes that the minutes of the extraordinary meeting held on 21st August 2019 be accepted as a correct record.

6. Matters Arising

09/19/08 **Missing Post Box at Maes Gryffydd (02/19/09)**

The Royal Mail had confirmed that they only have a duty to provide a suitable posting box within 0.5 miles by a straight

line. As Maes Gryffydd is in within this distance to the Trefnant Post Office, they will not replace the box. Members agreed the matter would not be pursued further.

09/19/09 Water Issue Trefnant Garage (06/19/14)

Mr P Hughes reported that there was no issue here. He had spoken to the owner of the garage and the owner had confirmed there was no issue and that the council inspect the drains, etc on a regular basis.

09/19/10 Detached Downpipe, Trefnant Inn (06/19/15)

The Clerk has received no further contact regarding this from Denbighshire County Council. Action: The Clerk to follow up progress on this issue.

09/19/11 Local Development Plan (LDP) Consultation (06/19/17)

As agreed, in, the extraordinary meeting held on the 21st August 2019, Mr Kirkby had collated the Members comments discussed at the meeting to formulate the Council's response to the DCC Draft Preferred Strategy Consultation and Candidate Sites Register. Copies of the draft response were distributed to the Members. It was agreed that the response drawn up by Mr Kirkby be submitted on behalf the Community Council. Mr Kirby was thanked for all the work he had done in relation to this.

Action: The Clerk will submit the response before the 28th September 2019 submission deadline.

09/19/12 Denbighshire Chairman Civic Service (07/19/09)

Mr Kirkby confirmed he had attended the service and given a reading.

09/19/13 Nomination of the Copper Beech Tree (06/19/20)

The Clerk has nominated the tree on behalf of the council using history, as found on the internet. The ownership of the land where the tree was located was declared as uncertain.

09/19/14 Dog Fouling (07/19/22)

The Clerk has received confirmation that this issue has been dealt with by Denbighshire Council.

09/19/15 Plants Growth in Drains (07/19/23)

Mrs S Jones confirmed that the drains have been cleared.

09/19/16 Speed of Traffic (07/19 /24)

This matter was to be discussed with Mr Wilcox-Jones. The Clerk has not received any apologies for his absence.

Action: The Clerk to write to Mr Wilcox-Jones and express The members disapproval at his discourteous lack of explanation for his absence

7. Correspondence

- 09/19/17 An invitation has been received from the Chairman of Denbighshire County Council to the Community Council's Chair and Clerk to attend a special evening at the County Hall. As the Chair and Clerk will not be able to attend the event, the invitation will be declined by the Clerk.
- 09/19/18 Denbighshire County Council's Principal Surveyor has received a request from an owner at Maes Gryffydd to purchase a piece of land adjoining their property. The Clerk distributed copies of the plan with the land outlined on it. Denbighshire CC will retain ownership of the frontage land. It was agreed there were no comments to be made.
- 09/19/19 An email received from Cadwyn Clwyd was distributed to the Members before the meeting. Cadwyn Clwyd want to provide information regarding the Brenig WND Ltd – Community Benefit Grant Fund.

The 2 elements of information provided were:

- Expression of interest to become a member of the Brenig Grants Panel – Deadline 16/09/19
- Area of Benefits, grant guidelines and application forms to be available 16th September 2019.

This is a separate fund from the Cloecaennog Wind Farm fund. Trefnant is within the area of benefits for the Brenig WND fund. Mr S Wetton stated that he had submitted an expression of interest to become a member of the Brenig Grants Panel. After discussion it was agreed that the Village Hall may wish to apply for a grant from the fund.

Action: Clerk will forward a copy of the grant guidelines and application forms e-mail to Mr Hughes

8. Planning Matters

None

9. Finance

- 09/09/20 Balances
- | | |
|-------------|------------|
| Current a/c | £ 6,169.22 |
| Deposit a/c | £ 6.27 |
- 09/19/21 Income
- Precept second quarter instalment £2,101.00
- 09/19/22 Clerk's Salary
- There has been a national NJC pay award. The Clerk is employed on point SC19 and the new rate per hour from 1st April 2019 is £10.37 per hour. The monthly pay will increase to £224.68. Back pay of £28.45 will be due.

Action: The pay award increase to £10.37 per hour was agreed by all present.

09/19/23

Payments due

Clerk's salary (Sep 19) 100881 £253.13 S.112 LGA1972

Trefnant Hall (Grass) 100882 £300.00 S.19(1)(b) LGA1976

Eisteddfod (Donation) 100883 £250.00 S.145.LGA1972

Admin (Apr/Sept) 100884 £26.82 S.111.LGA1972

Action: Payments approved. Mr S Evans will hand deliver the Eisteddfod cheque.

09/19/24

Budget /Cash Flow Statements

£2,455.96 of the budget has been spent so far. There have been no unexpected costs this month.

09/19/25

External Audit

The external audit of the 2019 Annual Return has been completed with one small issue to bring to the notice of the Members. A date was not completed by a signatory on the Annual Return. The Clerk has advertised the completion of the audit in compliance with Regulations.

10. Any Other Business

09/19/26

Mr P Hughes stated that a dispute has arisen around the village clock ownership. It was assumed the clock was part of the property's fixtures and fittings where the clock is located at present. Proof of ownership is required before the clock will be handed back to the council.

Action: Clerk to send a copy of the Community Council's Asset Register. Mr Hughes will supply the Clerk with the address details.

09/19/27

Mr Hughes also reported to the Members that the WI and Woodland Trust have trees that they wish to donate.

After discussion, it was decided that Mr Hughes would confirm the Community Council require the Cherry trees.

09/19/28

Mr Hughes expressed his concern that the bollard on the Henllan side of the crossroads has been knocked over and has not been replaced. It is causing problems for motorists hitting the kerb causing damage to their vehicles, etc

Action: The Clerk to report it to Denbighshire Highways.

09/19/29

Mr Kirkby stated that there is a crack on the Llanerch Bridge at the bottom of the wall. Mr Kirkby suggested that a traffic light system that only lets one lane of traffic at one time could be introduced.

Action: The Clerk to research previous minutes to see if this matter has arisen previously.

11. Date of next meeting

09/19/30 Wednesday 16th October 2019 in Trefnant Bowling Club -
at 7.30 pm

Meeting closed at 8.50 p.m.