

**MINUTES OF MEETING OF CILCAIN COMMUNITY COUNCIL HELD ON-LINE ON THE 17 JANUARY 2022.**

Present: Chairperson: Cllr Gareth W Hughes

Councillors: Ann Baker J Emyr Davies  
Pauline Douglas Greg Foster  
Gwen Hardman Ian Hughes  
Ian Smith W Owen Thomas  
John Worthington  
The Clerk was in attendance  
Mr Neil Hickie from Flintshire Streetscene joined the first part of the meeting.

**1. CHAIRMAN'S OPENING REMARKS**

The Chairman welcomed Members to the January Council Meeting. Croeso i bawb i Gyngor Mis Ionawr.

**2. APOLOGIES FOR ABSENCE - Cllr Janet Butlin, Cllr Jean Ramsay**

**3. DECLARATIONS OF INTEREST - None**

**4. MINUTES OF LAST MEETING - Cllr Ian Smith proposed acceptance, Cllr John Worthington seconded and all Members agreed to approve the Minutes of the 15 November 2021 Council Meeting. The Chairman signed the 15 November Council Minutes.**

**5. MATTERS ARISING - (Highway Matters)**

**Streetscene Action Plan - dated 15 November 2021** - Mr Neil Hickie was invited by the Chairman to comment on the items on the Action List.

Cllr Gwen Hardman requested that the item (in Neil's Action List) regarding weed killing of the verge at Glas Coed, Cilcain be included in the Council Minutes for record purposes. Mr Neil Hickie had spoken to the resident who had expressed the original concern. Mr Hickie had offered to re-turf the verge. However, the resident had accepted the option of leaving the verge until the spring to see if the grass will re-generate itself by then. Cllr W Owen Thomas had taken this concern up with Flintshire and had been given assurances that the weed spraying contractor would be given specific instructions to take more care in future spraying operations.

**6. MATTERS ARISING (Non - Highway Matters)**

**Foul Smell, Dolfechlas Road** - Chair reported - foul smell was still an issue. The Chairman noted that a telephone number for reporting the smells was now available. The Clerk felt that another site meeting with Mr Kelbrick was justified in due course. Cllr Ian Smith felt that the

smell tended to be more noticeable when the ambient air pressure was above average. The Clerk suggested that the Council need to enquire if Welsh Water had a smell detector, similar to the detectors used by Gas Engineers. These detectors, if such detectors exist, could be placed in the roadside gulleys. The Council noted that Welsh Water had already done some improvement work:

- (a) increased the pumping frequency
- (b) introduced a filter in one of the manholes in Dolfechlas Road
- (c) installed a dosing device in the pumping well at Hendre so that an antiseptic dose is regularly introduced into the pumping main.

The Chairman acknowledged there had been a temporary improvement, but he was doubtful regarding any long term elimination of the odour. The Clerk felt that there were other issues such as the presence of cross connections between the highway gulleys and the foul system which needed to be looked at by Welsh Water.

- p52 **Village Hall Lease** - Item can be deleted from the Minutes for the time being.
- p52 **Bowling Club, Cilcain** - Chair noted a letter had now been received from Flintshire C C ( see item 22 in the correspondence section) to confirm that Flintshire did not wish to renew the lease. The Land Registry aspect will be discussed under the correspondence item on the Agenda. .
- p53 **Mill Terrace, Hendre** - The Clerk reported having spoken to Mr A Roberts at Flintshire. Internal funding has been identified which will enable Flintshire to employ a Consulting Engineer to undertake a preliminary feasibility study for the Hendre scheme.
- p53 **Bryn Sholyn, Cefn Road** - The Clerk reported that he had still not received a reply to the three emails he had sent to Flintshire Planning. The emails in November, December and January had been to enquire if a decision had yet been made on the Planning Appeal. Clerk to pursue further.
- p53 **Trimm Rock former quarry** - Cllr Pauline Douglas reported that nine vehicles were noticed parking at the Quarry entrance on Saturday 15 Jan 2022. Cllr Mrs Douglas had spoken again to Mr Gerald Taylor regarding site security. Members felt it was appropriate for the Clerk to write to the Site Owner, so that there would be a record of the Community Council passing on the local concern regarding the absence of site security at the former quarry.
- p53 **Faded tourist sign in Cilcain** - Chair referred to the replacement of the tourist signs having been promised by Flintshire several months ago. Clerk to enquire with Mr Richard Jones or Mr Neil Hickie of Streetscene to establish the current position both for the car park adjoining the Village Hall and the signs opposite the Pedair y Groesffordd parking areas.
- p53 **Cilcain cemetery - wall repair required** - Chairman confirmed that the wall repair had been completed. Clerk reminded Members of the need to clear debris from the top end of the cemetery. This clearing work would need to be done in the April, May or June when the ground was likely to be dry enough for an excavator to gain access to the cemetery via the Waen Field.

Cllr W Owen Thomas maintained:

- (a) The cemetery was very untidy.
- (b) The central planting area needs dealing with.
- (c) The cemetery is a mess.
- (d) The water in the water butt is stinking.

(e) The mains water supply to the cemetery needs to be restored.

Regarding item (e) - Cllr Ian Hughes maintained that if a mains supply tap was introduced, it would need to have a push top on the tap so that the tap stopped running when not in use, otherwise a metered connection could run into the thousands of pounds.

Regarding item (d) - The Clerk reported that the water butt was cleaned out over twelve months ago. Regular maintenance to clean the rotten leaves from the bus shelter gutter was probably appropriate to eliminate the alleged smell.

Cllr W Owen Thomas enquired what visitors to the Rhydymwyn cemetery do regarding a water supply. The Chair indicated that everyone brings a bottle of water with them, in the same way as a number of people take a bottle of tap water to Cilcain cemetery.

Regarding issue (b) Cllr Thomas enquired why the ideas regarding the central planting area were not being pursued. The Chairman recalled that one of the options proposed by the Landscaping Contractor, involving trellis work, was considered by the Council some months ago to be too elaborate and costly. The Chair's solution would be to employ a landscape gardener for one day to sort out the central area. There were trees there growing within other trees.

Resolved: Members agreed that a site meeting was appropriate to discuss the suggestion made by the Chairman for the central planted area. Cllr Thomas to fix a date for a meeting.

Resolved: Clerk to enquire about the cost of a water mains supply.

p53 **Covid snake for Rhydymwyn Donkey Field** - Clerk to enquire with Mr Richard Roberts if he was in a position to give the Council advice on the sealing product that has been used elsewhere in Flintshire for covering Covid 19 stones.

p54 **Coed Du Holdings** - A meeting with Mr Darrell Jones had been arranged in the Football Club Building for 11.30 am on Wednesday 24 November 2021. Unfortunately, Cllr W Owen Thomas had to leave the meeting at approximately 12.10 pm, and Mr Darrell Jones did not arrive at the meeting until Cllr Thomas had left. Mr Darrell Jones maintained that the highway boundary was not from hedge to hedge, as shown on all Ordnance Sheets and Land Registry Plans. The Council agreed that the Clerk should acquire a Land Registry plan for each side of the road by the property.

p54 **Caravan and Shed, Field adjoining The Institute** - Clerk to enquire if any progress is being made with respect to planning enforcement procedures by Flintshire C. C.

p56 **Coed Du, Bath House** - The Clerk reported that no reply had been received to the email to Flintshire of the 21 October 2021. Clerk to write again to Flintshire's Conservation Section. The Community Council wanted to establish if the conservation status of the Bath House was in a sufficiently high enough category to justify forcing the owner to undertake reconstruction / restoration work. Cllr Ian Smith reported that the condition of the Bath House building is currently deteriorating quite rapidly.

p57 **Rhydymwyn Public Cemetery** - Clerk to pursue, in due course, the possibility of compensation being available for the loss of grave spaces. The Council has been informed verbally that Welsh

Water has statutory rights to locate a water main on private land. But it does not follow that the Council is not entitled to compensation.

p57 **Street Lamp in Hendre** - Cllr W Owen Thomas reported that a number of consecutive lamps between Hendre and Rhydymwyn had been repaired by Flintshire, but they were going off intermittently. Cllr Gareth Hughes to check the current position.

## 7. PLANNING MATTERS

(i) Planning Applications received from Flintshire County Council:

(a) Location: Land adjacent to Trelan Farm - Trelan Newydd, Cilcain  
Proposal: Part Retrospective - Erection of 4 No Tourist self catering units  
Ref No: 063478

In view of the time constraints imposed on submitting the Community Council's consultation response on this application, the Chair, Vice Chair and Cilcain Ward Members (excluding Cllr J Emyr Davies ) were consulted, and views received, prior to submitting the observations below. Please note that Cllr J Emyr Davies had 'declared an interest' in the application and consequently was excluded from the consultation.

- The Community Council **fully supports** the development.

(b) Location: Storage Yard adjacent to Bryn Rhodyn, Cefn Road, Cilcain  
Proposal: Proposed Holiday Accommodation and Reception Building  
Ref No: 063699  
Please Note - A copy of the objection observations made to the previous application for this site was attached to the correspondence pack being distributed to Members.

In view of the time constraints imposed on submitting the Community Council's consultation response on this application, the Chair, Vice Chair and Cilcain Ward Members were consulted, and views received, prior to submitting the following:

- The Community Council **strongly objects** to the application for the following reasons:

- (i) A new development on this site constitutes sporadic development in the countryside.
- (ii) The location of the septic tank immediately adjoins Cefn Road and a number of residential dwellings. Any lack of maintenance of the septic tank will have odour and public health implications.
- (iii) Since the location of the proposed holiday type facilities is in close proximity to a building products yard, which regularly generates dust complaints in the summer months, the site location is unsuitable for a holiday type facility.
- (iv) The road from the application site down to Rhydymwyn is unsuitable to accommodate additional traffic that would be generated by the development. The lane is very narrow, has minimum visibility and inadequate passing places. Whilst the road from Star Crossing on the A541 to this site is quite adequate, vehicles following sat nav instruction invariably take the shortest route. Vehicles

approaching the site along the A541 from the Mold direction are directed by the sat nav instructions up Nant Alyn Road. I attach two photographs:

Photo (A) - shows the narrow one track road towards Rhydymwyn showing poor visibility and inadequate passing places.

Photo (B) - shows what can happen when drivers not familiar with the local road network ignore the recommended road towards Star Crossing and follow sat nav instructions by using Nant Alyn Road instead.

If planning permission is given for the development, then a traffic information sign should be provided at the exit of the site, to request drivers to 'turn right' for Mold.

(v) The layout plan does not show any recreational area within the development.

(c) Location: Bryn Ffynnon, Cilcain, Mold, Flintshire, CH7 5PG

Proposal: Part conversion of existing garages and outbuildings to annex accommodation and demolition of existing conservatory to the rear of the dwelling replaced by a single storey extension

Ref: 063863

The Community Council **objects** to the application as it stands because:

(a) The Council is aware of a number of previous extensions to the property, but does not have the benefit of being in possession of previous application drawings to be able to assess whether or not the extent of the current extension in comparison to the original footprint of the dwelling exceeds planning guidelines on this matter.

(b) An 'annex' is not allowed to have a kitchen. There is insufficient detail on the plans of this application to show whether or not a kitchen is part of the proposal.

(ii) Planning Decisions made by Flintshire County Council - None received

## **8. CORRESPONDENCE**

Please Note\* - Where the correspondence items listed below were not copied to Members, they were read out, by the Chairman at the Council Meeting.

1) 14/ 11 Freedom of Information (FOI) request - Request from a Cilcain resident regarding the legal cost of the new Village Hall Lease. Requested information has been provided by the Clerk.

2) 14/11 Report of illegal parking in Cilcain - Response from Connor Freel (North Wales Police). Members noted that the Police are unable to take action unless a highway obstruction is caused by the parked vehicle.

3) 15/11 Reviving the Minerals (Aggregate Levy) grant - Response from Carolyn Thomas (Assembly Member) regarding the Council's request for an update on her intentions to push for the revival of the Aggregate levy funding scheme. Member noted that the Assembly Member will continue to pursue the issue within the Assembly.

- 4) 17/11 Cilcain reservoirs 1 and 2 - Information from Welsh Water regarding its proposal to return the land to its natural state pre-dam construction. Council to provide a contact person for booking the Village Hall available for a drop-in meeting. Cllr John Worthington made reference to a meeting arranged for Friday 21 Jan 2021 between Welsh Water and local residents regarding the removal of the Brithdir Mawr Reservoir.
- 5) 17/11 Community Council Precepts for 2022/2023 - Notification from Flintshire - Information required from The Community Council by 21 January 2022. Members noted the requirement to include approximately £5,000 in the precept for 2022/2023, to accommodate the possibility of an election being held in each Council Ward. Item to be considered at the end of the Council Meeting.
- 6) 18/11 Cilcain Toilets - Copy of an email received by Cllr Ann Baker (Community Council's representative on the Village Hall Management Committee) to enquire about the toilets being operated by Cilcain Clean and Lock. Acknowledgement letter sent to the Cilcain resident. The item was to be discussed at the end of the Council Meeting when the public and press have left.
- 7) 19/11 Leete Valley - Provision of a Defibrillator in Telephone Kiosk - Request for support from Ian and Sue Morris. Members noted that the Kiosk is owned by the Community Council. Members had been consulted and the Council's support letter sent to the applicant.
- 8) 21/11 Freedom of Information (FOI) request - Request for an acknowledgment from a Cilcain resident for a FOI request made on the 14 November 2021. Response sent to resident. Position noted.
- 9) 30/11 Freedom of Information request (FOI) - Request from a Cilcain resident relating to Cilcain Community Council documents deposited at North East Wales Records Archive. The Clerk reported that an appropriate response had been made to the Cilcain resident.
- 10) 30/11 Rhydymwyn Nature Reserve - Information to site stakeholders - The site will be closed until further notice due to the need to make the site trees safe following the recent wind damage. The Chairman reported - the site is now open again.
- 11) 01/12 Cadwyn Clwyd - Green Projects - Information from Flintshire Tourism Officer - regarding scheduled discussions with Cadwyn Clwyd about grants for parking / green projects. Position noted.
- 12) 01/12 Road Closure Cilcain - Road Closure Notice from Flintshire Streetscene - The Pentre Cilcain scheduled to close for 5 days starting 14 Jan 2022. Item discussed when Mr Hickie was present at the start of the meeting.
- 13) 03/12 Cilcain Village Hall - loose slate damage due to recent heavy wind reported by Cllr Ian Hughes - Report forwarded to Hall Ctee Secretary. Hall Ctee arranging for the roof repair to take place.
- 14) 03/12 Cilcain Toilets - loose slate damage due to recent heavy wind reported by Cllr Ian Hughes. Report forwarded to Mrs Sue Jones, Cilcain Clean and Lock. Clean and Lock arranging for the repair to take place.

- 15) 03/12 Cilcain Bowling Club fence - Cllr W Owen Thomas maintained that the original fence had been in place for many years now and it was time it was replaced as opposed to being repaired. Cllr Thomas felt the Council had to be careful regarding a repair only, since cars parked in the adjoining car park would be damaged if the fence gave way again
- The Clerk reported that the work of making safe was a temporary measure, and the Bowling Club was seeking a price for providing a new fence, the original fence having been constructed in 1996. The Bowling Club were applying for a grant for the provision of a new fence.
- Cllr Gwen Hardman reported having made contact with the Bowling Club to inform the Committee of the funding sources available.
- 16) 03/12 Ruby Villas drainage issues - Verbal complaint received by Cllr Jean Ramsay from a Ruby Villas resident. Mr Hickie had checked the entrance grid to the surface water culvert running down Nant Road. The culvert entrance was clear. Cllr W Owen Thomas had attended a recent Quarry Meeting. Cllr Thomas had expressed concern to Mr Neil Parry regarding work having gone on in Ruby Brick which could have detrimentally affected the area drainage regime. The two Flintshire Planning Officers who were at the meeting indicated they would look into the matter.
- 17) 06/12 Trial Hill, Cilcain - Danger from wet leaves - Cllr Ian Hughes had reported build up of wet leaves on Trial Hill becoming extremely dangerous. Item reported to Mr Neil Hickie at Flintshire Streetscene. The road had subsequently been swept with the mechanical sweeper.
- 18) 07/12 Cilcain Village Hall - Letter to the Council's Solicitor regarding the new lease exchanged on the 4 Nov 2021. Position noted.
- 19) 10/12 Cilcain Village Hall - Summary of the history of Cilcain Village Hall from Cllr Gwen Hardman. Position noted. Cllr Gwen Hardman indicated that a summary had been prepared a few years ago, and the current document was an update of the original one. The Chairman felt it was useful information.
- 20) 11/12 Freedom of Information Request - Response made by the Community Council to the FOI request made by a Cilcain resident on the 30 November 2021. Position noted.
- 21) 13/12 Leaning branch / tree near the Pistyll in Cilcain obstructing passage by large vehicles in this section of road. Item had been referred to Mr N Hickie at Flintshire Streetscene. Mr Hickie reported on the current position at the start of the meeting. The leaning tree had now been dealt with.
- 22) 13/12 Cilcain Bowling Club - Lease and Dilapidations - Response from Flintshire Housing and Assets. This information from Flintshire will enable the Community Council to move forward with completing the Land Registry process. The Chairman felt - due to the length of the Agenda, this item could be discussed in the February meeting. Cllr Gwen Hardman reported that action was necessary and the item would need to be discussed at the next meeting.

- 23) 14/12 Rhydymwyn War Memorial Institute - Request from the Chairman of the Institute for assistance regarding the proposed rebuilding of the rear part of the existing building. The request for a donation was considered in the December recess period. The Clerk undertook a telephone consultation. Cllr Gareth Hughes, Cllr Jean Ramsay and Cllr Pauline Douglas had declared an interest since all three were on the Institute Committee. The three Members who had declared an interest were not consulted. A donation had been approved. Cllr W Owen Thomas enquired if the Institute Ctee had applied for a grant from anyone. The Chair reported that the Institute was about to make an application to the Community Chest Fund.
- 24) 14/12 Dolfechlas Road, Rhydymwyn - Information from Welsh Water's North East Wales Network Manager to inform the Council of the current position with respect to the odour complaint in Dolfechlas Road. Site Meeting to be arranged with Mr R Kelbrick in due course.
- 25) 17/12 Road Closure Notice - Llanferres - One day road closure scheduled for 10 Feb 2022. Cllr Worthington had drawn attention to an apparent error in the location. Mr Hickie explained that the location was based on a longstanding Utilities Gazetteer. The location would be understood by other Utilities, and Mr Hickie was not in a position to change the mistake in the Utilities Gazetteer.
- 26) 17/12 Trial Hill, Cilcain - sweeping of leaves. Cllr Ian Hughes reported that Trial Hill had been cleared of leaves on Friday 17 Dec. Item noted earlier.
- 27) --/-- Flintshire Streetscene Action Plan - Neil's Action Plan dated 15 November 2021 was discussed earlier.
- Please Note - The following Items of correspondence were sent to the Members following the December Agenda being circulated.
- 28) 20/12\* Cilcain Bonfire, donation - Thank you note / receipt from Cilcain Young Farmers Club Secretary.
- 29) 22/12 Survey of local sewerage problems - Invitation from Llyr Gruffydd (AM) for the Community Council to supply information on river pollution issues recently encountered in the Council's area. Clerk to forward information regarding the recent incidents of river pollution reported to the Community Council.
- 30) 23/12\* Rhydymwyn War Memorial Institute, donation - Thank you note / receipt from the Chairman of the Rhydymwyn War Memorial Institute. Position noted.
- 31) 23/12 Service Impacts - Variant of Concern : Omicron **CONFIDENTIAL** - Information regarding the actions being taken by Flintshire County Council to combat the Omicron infection. Members noted the need to keep this correspondence confidential, but were puzzled by the request from Flintshire's Chief Executive to regard the correspondence as confidential. Position noted.
- 32) 06/01 Public Hearings - Boundary Commission for Wales - The latest information regarding the second consultation scheduled for 17 February 2022 can be seen on the Boundary Commission Website. Position noted.

- 33) 08/01\* Wooden bench at Is y Mynydd, Cilcain - Request from a Cilcain resident for an update on the seat replacement position. The Clerk has forwarded this request to the Street Scene Supervisor. The Chair reported that replacing the seat by Flintshire appeared to be progressing, but Flintshire had indicated that it has a 'backlog' of items of this nature. Cilcain resident informed of the current position.
- 34) 08/01 Mountain Road Cilcain - blocked gully / catch pit reported by Cllr J Emyr Davies and Cllr John Worthington in Dec 2021 / Jan 2022. Item discussed with Mr Hickie at the start of the Council Meeting.  
Email sent to Flintshire's Supervisor to express concern regarding the long-outstanding problem of surface water crossing the carriageway as a result of the catch pit not being regularly maintained. A photograph taken on 26 January 2007 was forwarded to Flintshire showing a site meeting to discuss the problem and potential danger created by ice forming across the road.
- 35) 10/01 Smart Towns Cymru - (for information only) - Welsh Assembly initiative to set up workshops to encourage the use of Smart Technologies in Wales - Please note the grant initiative appears to be aimed at urban areas as opposed to rural areas in Wales.

In Pursuant to Section 1 (2) of the Public Bodies (Admissions to Meetings) Act 1960, and having regard to the confidential nature of the business to be discussed, it was **RESOLVED** that the press and public be excluded from the meeting, for the following items:

- 6) 18/11 Cilcain Toilets - Copy of an email received by Cllr Ann Baker (Community Council's representative on the Village Hall Management Committee) to enquire about the toilets being operated by Cilcain Clean and Lock.

**Resolved:** Clerk to write to Clean and Lock to request details of the income received by Clean and Lock. This will enable the Council to respond to the Cilcain resident in due course.

- 36) 13/01 Cilcain Village Hall Lease - Response from the Council's Solicitor regarding the enquiry discussed in the 15 November 2021 Council Meeting.

**Resolved :** Clerk to write to the Chairwoman of the Shop Committee to put forward the Council's position following the advice received from the Council's Solicitor.

**RESOLVED:** that the press and public be re-admitted to the meeting.

**09. PAYMENTS OF ACCOUNTS** - The accounts scheduled in the Appendix were approved for payment.

**10. DATE OF NEXT MEETING** - The next meeting of the Council is scheduled for 7.30 pm Monday 21st February 2022.

Signed .....Chairman      Date: .....      Clerk .....