

MINUTES OF MEETING OF CILCAIN COMMUNITY COUNCIL HELD AT RHYDYMWYN FOOTBALL CLUB ON 15 NOVEMBER 2021.

Present: Chairperson: Cllr Gareth W Hughes

Councillors: Pauline Douglas Gwen Hardman
 Jean Ramsay 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 November Council Meeting. Croeso i bawb i Gyngor Mis Tachwedd.

2. APOLOGIES FOR ABSENCE - Cllr Ann Baker, Cllr Ian Hughes, Cllr Janet Butlin
Cllr J Emyr Davies, Cllr Greg Foster.

3 DECLARATIONS OF INTEREST - Cllr Gwen Hardman declared an interest in item 5 on the Agenda and correspondence item No 17 on the Agenda. Cllr Hardman left the room for the items.

4. MINUTES OF LAST MEETING Cllr John Worthington proposed acceptance, Cllr Pauline Douglas seconded and all Members agreed to approve the Minutes of the 18 October 2021 Council Meeting. The Chairman signed the 18 October Council Minutes.

5. CILCAIN SHOP - The Chairman invited representatives of the Cilcain Shop Committee to make their presentation. Mrs Riley left an information sheet for the presentation, the main points on the presentation were as follows:

The Shop Ctee were disappointed about being offered a licence from the Hall Ctee, the disadvantages of a licence being:

1. short lived occupancy
2. one year contract with only two months notice
3. no security of tenure
4. lack of employment security
6. risks purchasing stock for annual events
7. licence does not allow the Shop exclusive possession of the shop premises, so that security and safety could be compromised

Additional general points made in the presentation:

1. Shop Ctee disappointed not to be involved in the preparation of the lease between the Council and the Hall Ctee.
2. All obligations placed on the Shop Ctee and not on the Hall Ctee.

- 3 The Shop is a business registered at Company House. The shop Directors are legally obliged to ensure the shop trades sustainably.
- 4 Long term future of the shop appears at risk - The Shop Ctee has previously understood that it had the support of the Council and the Hall Ctee. Therefore, the documentation needs to reflect their continued support by offering a suitable lease.

Suggested Possible solutions:

1. Remove the shop area from the VH Hall Ctee lease and let the shop area on a lease, directly to the Shop Ctee.
2. Put the statement that the Hall Ctee may not sublet any part of the VH without the landlord's permission back into the Hall Ctee lease and give permission for the Hall Ctee to sublet via a lease to the shop.

And finally, the Shop Ctee enquired - Why was the statement allowing the Hall Ctee to sublet, with the Council's permission in the first two leases changed in the third lease, when 'cannot sublet without the landlord's permission' became 'cannot sublet'?

The Council Chairman thanked Members of the Shop Ctee for their presentation. The Council would consider the issues raised and would be in contact with Mrs Riley in due course.

6. MATTERS ARISING - (Highway Matters)

Streetscene Action Plan - dated 18 October 2021 - Mr Neil Hickie was invited by the Chairperson to comment on the items on the Action List.

7. MATTERS ARISING (Non - Highway Matters)

p43 **Foul Smell, Dolfechlas Road** - Chair reported no change. Clerk to request a position statement from Mr Kelbrick.

p43 **Village Hall Lease** - The Chairman reported that the signed lease had now been exchanged. The lease was dated 4 November 2021. Chair tabled the Village Hall Ctee's signed copy of the lease. Chair handed the paper copy to the Clerk. Council agreed for the paper copy to be scanned.

p44 **Bowling Club, Cilcain** - Chair reported a letter had not yet been received from Flintshire to confirm in writing that Flintshire did not wish to renew the lease.

Cllr Gwen Hardman reported having been able to contact the Land Registry by email. The cost of taking Flintshire County Council off the Proprietorship Register will be £40 (or £20 if done electronically). This process cannot happen until the letter from Flintshire is received.

p44 **Rhydymwyn Public Cemetery** - water main easement - Chairman referred to a copy of the updated water supply records plan having been received from Welsh Water. The Clerk confirmed that the

10.6 m distance between the main and the central path had now been marked on the cemetery records.

- p44 **Mill Terrace, Hendre** - The Clerk reported having written to Flintshire (14 Nov) to enquire if sufficient internal funding had been identified to undertake a feasibility and modelling study for Hendre this financial year.

The Clerk reported having found a reasonable quality photograph taken at the time of a person in the bedroom window in Lloyd's Terrace, with a ladder resting against the window sill. This photograph would be a useful photograph to highlight the severity of the flooding incidents in Hendre.

- p45 **River Alyn, pollution** - Item can now be deleted.

- p45 **Cilcain Play area / Rhydymwyn Play Area** - Flintshire to update the Community Council in due course regarding the refurbishment scheme for Rhydymwyn. Clerk reported that no new information had been received from Flintshire.

Cllr W Owen Thomas reported that he had not received information from Flintshire regarding the position with respect to the Cilcain play area. The Chairman confirmed that a letter had been sent to Carolyn Thomas to enquire if any progress had been made with reviving the minerals grant funding. Cllr Owen Thomas reported having discussed this issue with Mr Andrew Farrow at Flintshire C.C. Mr Farrow was scheduled to write to the Welsh Assembly regarding the possible revival of the minerals grant scheme funding.

- p45 **Bryn Sholyn, Cefn Road** - Clerk had sent an email, and tried to contact Flintshire on two occasions to enquire if a decision has yet been made on the Planning Appeal. Clerk to pursue further.

- p45 **Trimm Rock quarry** - Cllr Pauline Douglas reported that trespassers had, over the weekend, been noted using a 'sky wire' across the quarry pond again. It had been noticed that two vans had parked at the entrance overnight. Cllr Douglas had tried to report the incident to Mr Gerald Taylor. Cllr Douglas was going to keep on trying to contact Mr Taylor.

- p45 **Commemorative seats** - Authority given in the October Council Meeting for the Clerk to purchase a wooden seat for the bottom of Cilan Lodge Lane.

- p45 **Faded tourist sign in Cilcain** - Item discussed earlier when Neil was present at the Meeting.
New signs being ordered by Flintshire both for the car park adjoining the Village Hall and by the Pedair y Groesffordd parking areas.

- p45 **Cilcain cemetery - wall repair required** - Chairman indicated that the repair work was scheduled to commence in December.

- p45 **Covid snake for Rhydymwyn Donkey Field** - The Chairman reported that the Council was still waiting for Flintshire's Mr Richard Roberts to advise on the sealing product that has been used elsewhere in Flintshire for covering the stones.

p45 **Dolfechlas Road safety issues at Play Area access** - Item discussed earlier when Neil was present at the Meeting.

p46 **Coed Du Holdings** - Clerk reported having received previous Ordnance Sheets from Flintshire Mapping section. Cllr W Owen Thomas had made the point in the October meeting about the newly erected fence protruding in one section. The Ordnance Sheets confirmed that the highway boundary did not have a protruding section previously, so why should the new boundary suddenly be protruding in one section.

Meeting with Mr Darrell Jones provisionally arranged for Thursday 18 November 2021.

p46 **Cilcain Cemetery** - grass cutting in central area - Item not discussed.

p46 **Mold Roundabout** - Item can now be deleted.

p46 **Mold Toilets** - Item can now be deleted.

p47 **Cilcain toilet** - Cllr W Owen Thomas had spoken to the Head of Streetscene - The annual £500 grant is guaranteed to continue.

p47 **Cemetery Wall** - Cllr Gwen Harman enquired who was responsible for contacting the school about a starting date. Clerk reported - the Contactor would be contacting the school.

p48 **Cilcain bonfire** - Cllr W Owen Thomas, Cllr John Worthington, Cllr Ian Hughes and Cllr Gwen Hardman had assisted the young farmers in parking and traffic control. Cllr Gwen Hardman had subsequently spoken to village residents. Cllr Hardman had obtained good feedback from the residents in Ffordd y Llan regarding the traffic and parking control work by North Wales Police Officers and the Young Farmers Club Members.

Cllr J Emyr Davies and Cllr John Worthington had checked the Waen Field following bonfire night. Satisfactory cleaning up had been undertaken and the bonfire area had been re-seeded.

p48 **Caravan and Shed, Field adjoining The Institute** - Cllr W Owen Thomas reported on the background to the caravan parking issue.

8. **PLANNING MATTERS**

(i) Planning Applications received from Flintshire County Council:

(a) Proposal: Roof light on the rear slope to give natural light over the staircase
Location: Tyn Llan, Cilcain. CH7 5NN
Ref No: 063571

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 has **no objections** to the application.

- (b) Proposal: Listed Building Application to provide a roof light on the rear slope of the roof to match the next door roof light. This is to give natural light over the staircase.

Location: Tyn Llan, Cilcain. CH7 5NN

Ref No: 063572

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 has **no objections** to the application.

- (c) Proposal: Erection of Agricultural Building
Location: Ty Cerrig, Cilcain, Mold, CH7 5NX
Ref No: 063600

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:

Cilcain Community Council has no objection to the proposal, subject to the following observations being taken into account:

- (i) The building and premises not being used for commercial purposes.
- (ii) The existing screen hedge between the proposed shed and the road to be maintained.
- (iii) The materials used for the proposed building to be commensurate with its location in the AONB.

- (d) Proposal: Erection of a two storey front extension, Loft conversion and internal alterations
Location: Glencairn, Mountain Road, Cilcain, Mold, Flintshire, CH7 5PB
Ref No: 063742

Resolved: The Community Council has no objection in principle to the development, subject to a check being made on the conditions imposed on the original development of the site.

The Council understands that either a covenant or a planning condition applied to the original development to stipulate that some of the dwellings could be houses but some of the dwellings had to remain single storey.

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

9. CORRESPONDENCE

- 1) 18/10 Fence protruding on to highway verge - Coed Du Farm Rhydymwyn - Response received from Flintshire County Council regarding the Community Council's concern regarding a new highway boundary fence having been erected. Item discussed earlier.

- 2) 18/10 Hendre Drainage Scheme - Response received from Flintshire's Service Manager Strategy Officer for the Community Council's concern regarding the lack of progress in pursuing the Hendre Drainage Scheme. Item discussed earlier.
- 3) 20/10 Road markings, Dolfechlas Road, Rhydymwyn - Report from Cllr Ian Smith that the Slow / Araf road markings (both the white and the red) had now been repainted. Position noted.
- 4) 21/10 Child burial grant - Request for information regarding child burials for the six month period leading up to 1st April 2021. Appropriate response sent to Flintshire.
- 5) 21/10 Parking signs, Cilcain to Pedair y Groesffordd - Response from Flintshire Leisure to a request for a number of parking direction signs to be provided between the Village Hall car park and the two parking areas at Pedair y Groesffordd. Chair and Cllr W Owen Thomas and Cllr Gwen Hardman subsequently met Mr Neil Hickie on site to agree on the positioning of the signs.
- 6) 21/10 Coed Du Bath House - Request sent to Flintshire Conservation Section to resurrect the Community Council's concern regarding the deteriorating condition of the former Bath House, which is of significant local historical interest. Position noted.
- 7) 22/10 Cilcain Community Council - Declaration of Interest - Request for information from a Cilcain resident. Chair and Vice Chair authorised the Clerk to send the appropriate response.
- 8) 25/10 Cilcain Community Shop - Proposed structural alterations - Request for the Community Council's permission to undertake alterations. Item to be discussed later in the Council Meeting.
- 9) 26 /10 Standards Committee Scheduled for 01 November - Information from Flintshire County Council regarding a forthcoming meeting. Position noted.
- 10) 26/10 Tree and wooden bench at Is y Mynydd, Cilcain - Request for an update on the repair of the seat at Is y Mynydd from a Cilcain resident. Update sent. Position noted.
- 11) 29/10 Rhydymwyn, youth issues - Cllr Gareth W Hughes had received a concern regarding anti-social youth activities, one being youths cycling around the Service Station forecourt at 3.30 am in the morning. Items passed on to Connor Freel at North Wales Police. Position noted.
- 12) 30/10 Cilcain Bowling Green - Land Registry enquiries - Response received by Cllr Gwen Hardman. Item discussed earlier.
- 13) 01/11 Verge weed killing and signage, Glas Coed, Cilcain - Request from Cllr Gwen Hardman for the issue to be discussed. This item was considered when Mr N Hickie was present at the first part of the Council Meeting.

- 14) 01/11 Young Farmers Bonfire in Cilcain on 5 November 2021 - Concern received from a Cilcain resident regarding an incident which occurred in Ffordd y Llan on the 5 November 2019.
Flintshire Streetscene arranged to deliver over thirty road cones for use in controlling parking at residential entrances in Ffordd y Llan and The Square area. Item discussed earlier.
- 15) 01/11 Plastic bottles left behind refuse wagon in Loggerheads Road, Cilcain. Report and photo received from Cllr John Worthington. Mr Hickey was contacted. Mr Hickey arranged for the debris to be picked by a Flintshire operative within a few hours. Item discussed when Mr Hickey was present at the start of the meeting.
- 16) 02/11 Rhydymwyn Public Cemetery - easement for water main - plan of water main location received from Welsh Water. Item discussed earlier.
- 17) 02/11 Cilcain Community Shop - Request to make a presentation at the November Community Council Meeting - Legal issue with the new lease not allowing sub letting any part of the Village Hall. A copy of the Community Council's letter dated 22 March 2018 written to the Hall Ctee (copy to the Shop Ctee) is attached to the Agenda for members information.
Since this issue had legal / financial implications it was considered appropriate to discuss this item at the end of the Council Meeting after the press and public had been excluded.
- 18) 04/11 North Wales Police - Revised contact details for North Wales Police supplied by Connor Freel. Position noted.
- 19) 04/11 Cilcain Bonfire 5 Nov 2021 - Risk assessment received for the Waen Field and the Village Hall for record purposes. A copy of the Insurance Certificate had been supplied earlier. Position noted.
- 20) 04/11 Town and Community Council Elections 2022 - Information from Flintshire regarding the cost of next May's elections for the Community Council. The appropriate amount will need to be included in the preparation of the precept in the January 2022 Council Meeting. Position noted.
- 21) 04/11 Street Lamp out in Hendre - Cllr Gareth W Hughes had reported one of Flintshire's lamps out at Hendre. The lamp is the fourth lamp on the RHS coming in to Hendre from the Royal Oak. Lamp reported to Flintshire Street Lighting Section. Position noted.
- 22) 05/11 Electoral Arrangement for the County of Flintshire - Copy of the electoral order and maps for Flintshire. Position noted.
- 23) --/-- Photos of Hendre Flooding - Nov 2020. Plus photo taken outside former Ysgol y Ddol that was mentioned in the October 2021 Council Meeting. Position noted.
- 24) 09/11 Email from Cllr Ian Hughes regarding the 5 Nov 2021 bonfire event in Cilcain.

Item discussed earlier.

- 23) --/-- Flintshire Streetscene Action Plan - Neil's updated Action Plan dated 18 October 2021 was discussed earlier.

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 item of business:

Cilcain Village Hall lease and Cilcain Community Shop

Members discussed the presentation made by the Shop Ctee Members at the commencement of the Council Meeting and:

Resolved: The Council to consult its Solicitor regarding the issues raised by the Shop Committee.

With regard to the request for permission to undertake structural alteration, Members felt it was appropriate to leave any decisions regarding this issue until the question of the lease and licence had been sorted.

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

10. **PAYMENTS OF ACCOUNTS** - The accounts scheduled in the Appendix were approved for payment.
11. **DATE OF NEXT MEETING** - The next meeting of the Council is scheduled for the Rhydymwyn Football Club building, at 7.30 pm Monday 20 December 2021.

SignedChairman Date: Clerk