

MINUTES OF MEETING OF CILCAIN COMMUNITY COUNCIL HELD AT THE VILLAGE HALL CILCAIN ON 17 NOVEMBER 2025

Present: Chairperson: Karen Parker
Councillors: Pauline Douglas Malcolm Down
John Doyle Gwen Hardman
Gareth W Hughes Ian Hughes
Christine Vaughan J V Worthington
The Clerk was also in attendance

1A. CHAIRPERSON'S OPENING REMARKS

Croeso i bawb i Gyngor Mis Tachwedd. The Chairperson welcomed Members to the November Meeting. The Chair also extended a welcome to three Cilcain observers, Flintshire County Councillor Andrew Parkhurst and two agents representing the owner of the Gwysaney Arms.

1B. GWYSANEY ARMS DEVELOPMENT, RHYDYMWYN

The Chairperson invited Mr Rhys Davies (prospective developer) to update Council Members on the current position regarding the planning application for the former Gwysaney Arms site.

Mr Davies explained that the latest 2025 Tan 15 Guidelines were now being used by NRW.

NRW is the only consultee that has raised concerns about the planning applications for the development.

Flintshire CC has the ability to overrule the NRW's objections, and have done so in the past. Mr Davies was requesting that the Community Council would support the idea of over ruling the NRW's observations, if requested to do so by Flintshire CC.

Mr Davies was concerned about the future of the site if the application failed. The prospective developer would not proceed with purchasing of the site. The only planning alternative for the landowner would be to demolish the former Gwysaney Arms, clear and tarmac the site, so that the site could be used as some form of storage facility.

Such a storage site use would not provide an ideal appearance for the approach to the village.

The Chair thanked Mr Davies for attending the Council meeting to update Members on the current planning position.

2. APOLOGIES FOR ABSENCE - Cllr J Emrys Davies, Cllr Tim Mitchell, Cllr Michael Parr.

3. DECLARATIONS OF INTEREST -

Cllr Gareth Hughes, Cllr Malcolm Down, Cllr Pauline Douglas and Cllr Karen Parker. declared an interest in:

- (i) RWMI donation item, (Item 18 in the Correspondence Section)
- (ii) Rhydymwyn and Hendre Community Group, donation item. (Item 33 in Corr. Section)

4. **MINUTES OF LAST COUNCIL MEETING** - Cllr John Worthington proposed, Cllr John Doyle seconded and all Members present agreed to approve the 20 October 2025 Minutes.

5. **MATTERS ARISING - HIGHWAY MATTERS:**

Neil's Action Plan - dated 20 October 2025 -

Sheet One (Potholes)

Item 4 - 2 No pothole 10 m village side of recent culvert renewal.
1 No pothole 10 m from The Graig layby, on the Coed Du side.

Sheet Three (drainage issues)

Item 6 - Mountain Road, Cilcain what does 'a new system required' mean? Cllr Parkhurst to make enquiries with Mr Hickie.

Additional Items to be added to the Action List

- (a) Defra bridge - several pot holes on the bridge section.
- (b) Pot holes - Dolfechals Road by the Wi-Fi mast.
- (c) Pot holes - Section of road from Plas Wilkin up towards Garreg Boeth.
- (d) Dolfechals Road - hedge cutting on play area side of Dolfechals Rd and Cemetery boundary with Church Lane.
- (e) Leaves clearing Bath Hill, and around Dolfechals Road and Rhydymwyn village.
- (f) Leaves and mud on section of the road up past the houses above the Caravan Park in Nant Alyn.
- (g) Cilcain car park - leaves.
- (h) Trial Hill, leaves - to go on the Action List.
- (i) Potholes by Rhyd-y-Fenni, Loggerheads Rd.
- (j) Maes Alyn, Loggerheads Road - potholes.
- (k) Potholes on Hill before the Denbighshire CC boundary.
- (l) Culvert by Tre Lan Farm - needs the catch pit emptying.
- (m) Ponding of the carriageway due to a blocked soakaway by Maes Alyn, Loggerheads Rd.

6. **MATTERS ARISING (NON HIGHWAY MATTERS) -**

p52 Brithdir Mawr Reservoirs - Cllr J V Worthington noted that in the site meeting on 13 Oct 2025, the possibility of Dwr Cymru supplying two or three salt bins for the Brithdir Mawr area had been discussed. Cllr Andrew Parkhurst to pursue the issue with Gwenan Davies from Dwr Cymru.

p52 Antelope Industrial Estate, Rhydymwyn - Large shed still in place. Clerk to write to seek an update from Stacey Wynne in Flintshire CC's Planning Enforcement Section.

p53 Rhydymwyn Flood Protection: Relocating the camera on the Defra side of the five culvert system was being pursued by NRW. Clerk to obtain an update from Natural Resources Wales (Mr Peter Ellis).

p53 Vehicle speed results Hendre - Cllr Andrew Parkhurst reported that he was still pursuing the issue with Mr Lee Shone.

p53 Play Areas 50/50 Match-Funding Scheme 2025/26, Cilcain. Mr Roberts had indicated indicated that the scheme would proceed when he has a reasonable spell of good weather.

p53 Road speed outside Ysgol y Foel, Cilcain. Cllr Parkhurst gave an update on his discussions with Flintshire CC's Traffic Section.

p54 Cilcain Action Plans / pot hole repair programme. Cllr Andrew Parkhurst gave an update on the the pot hole repair programme.

p54 Link Path Rhydymwyn. Clerk to request an update from Mr Hickie.

p55 Rhydymwyn play area, Clerk had been informed by Mr Richard Roberts that Flintshire CC was still awaiting replacement parts for the item cordoned off.

p55 Ash die back trees in the Rhydymwyn Play Area. The locations of four replacement trees were agreed.

p56 Proposed Glyndwr National Park - Cllr Parkhurst reported on Flintshire CC's views on the Proposed National Park. Whilst Flintshire CC realises the potential benefits of the National Park, the benefits were outweighed by:

- (i) Possible duplication of functions.
- (ii) Lack of detail over costs to be borne by Flintshire CC.
- (iii) Detrimental effect on local communities.
- (iv) Not value for money.

Other observations made by Cllr J V Worthington, Cllr Parkhurst and other Members were:

- (a) It was not possible to identify the financial commitments made by the Welsh Government.
- (b) Any financial commitment made by the present government in Cardiff may not be supported by the next Government after the May 2026 election.
- (c) Denbighshire CC's submission is similar to Flintshire CC's.
- (d) Powys CC is currently the strongest objector, and there is a possibility of Powys CC challenging the decision, and forcing a judicial review, which would take the matter to the new Government in Cardiff.
- (e) Reduction in the democratic control over issues.
- (f) It is all very well for the Welsh Assembly to say that funding will be forthcoming, but the lack of adequate funding for road maintenance at present does not inspire the Community Council with confidence that the National Park funding issue will be adequately addressed.
- (g) Date for observations to be submitted - 8 Dec 2025.

p57 Annual Cilcain calendar, donation from the Community Council. Cllr Gwen Hardman thanked the Council for the recent donation.

p59 Flooding in Hendre, Cllr Karen Parker reported that Waterco had been requested to provide an update on the water depth gauges (type, locations and timing for installation).

7. MATERION CYNLLUNIO - PLANNING MATTERS -

(i) Ref No: Amendments to submitted application FUL/000909/25
Proposal: Side and rear single storey extensions replacement roof and internal alterations.
Location: Graystones, Mountain Road, Cilcain, Mold, CH7 5PB

Cilcain CC's observations: The Council has reservations regarding the application. The Council requests that you give full consideration to any adverse effect the proposal, and in particular the new pitched roof, would have on the adjoining property.

(ii) Ref No: FUL/000908/25
Proposal: Proposed two storey extension
Location: Bryn Barn, Cilcain, Mold, CH7 5QS

Cilcain CC's observations: No objection to the application.

(iii) Ref No: FUL/000949/25
Proposal: Application for variation of condition 1 following grant of planning permission 049756
Location: Fron farm, Gwrachen Farm Junction A541, Hendre, Mold, CH7 5QW

Cilcain CC's observations: No objection to the application.

8. GOHEBIAETH - CORRESPONDENCE

1) 13/10 Bonfire night in Waen Field, Cilcain - 5 Nov 2025 - reminder list sent to Cilcain YFC. Noted.

2) 16/10 Village Green - Email and photo from local resident concerned about condition of the grass on the Waen following grass cutting by Flintshire CC. Noted.

3) 21/10 Pedair y Groesffordd, Cilcain - Email from a local resident expressing concern about Flintshire CC's proposal to extend the existing parking area. Members noted:

- (i) If a parking need is identified at some point in the future, and funding becomes available, it is appropriate for a sketch to be drawn up, and the cost established. The sketch and cost can be ready on a shelf for when needed.
- (ii) Cilcain is becoming a popular venue for events, and parking in the village centre is extremely limited. So any additional parking proposal outside the village is worth considering for the future.

4) 22/10 Community Council Grant - Cilcain Bowling Club. Request for assistance from Cilcain Bowling Club for equipment and general maintenance materials. Donation approved.

5) 22/10 Pedair y Groesffordd parking - Email from Cllr Michael Parr suggesting a historical summary be prepared and considered at the November Council meeting prior to discussing the latest concern expressed by a local resident. Item discussed earlier.

6) 22/10 Contact with local Solicitor regarding the Village Hall Lease. Request for information from a local resident. Chair reported on the position.

7) 23/10 Light out, Rhydymwyn Road. Information from Flintshire Street Lighting Section. The lamp turned out to be in Gwernaffield.
Cllr JV Worthington reported the lamp out in Cilcain car park.

8) 23/10 Waen Field, Cilcain, dog fouling. As requested, a site meeting took place on the 14 Nov with Kevin Crumplin from FCC.
In the first few minutes of the site meeting, a dog that was off the lead came running into the field and toileted on the field. A minute later the dog owner appeared and the mess fortunately was picked up.
Mr Crumplin had explained that public spaces in the whole of Flintshire are covered by Schedule 1 rules. The notices which were regularly being defaced in the Waen Field are statutory notices that Flintshire use in all public spaces, regardless of whether or not there is a public space protection order on the area concerned.
Mr Crumplin explained that defacing the notice can be classed as vandalism. If a person is caught defacing a sign, the issue becomes a Police matter.
If a notice could be designed, possibly by the local school, that can give a friendlier request, the sign would not be vandalised as much. Cllr Gwen Harman agreed to approach Ysgol y Foel in due course.

09) 23/10 Road and pavement obstruction Hendre Chair reported on the Police involvement resulting in the car obstruction being dealt with in Hendre.

10) 23/10 Dogs running loose and uncontrolled on the Waen Cilcain. Email from Cllr Ian Hughes regarding a recent incident involving two threatening dogs loose on the Waen. Cllr Ian Hughes reported that he had recently been threatened by two fairly sizable dogs in Waen Field. The dogs were in the field and the owner was in the play area, so the owner was clearly not in control of his dogs.
The Chair maintained that under the circumstances described by Cllr Ian Hughes, if the dogs were running wild in the field and the owner was in the play area, he would not be in a position to note if his dogs were toileting in the field.

That is the sort of circumstance that led to the photographs of dog mess recently submitted by Cllr Ian Hughes to the Council Meeting.

Cllr Gareth W Hughes referred to a site meeting that had taken place in Rhydymwyn that morning. A dog and her handler were seen leaving the field. Despite there being two signs on both entrances to the field prohibiting dogs into the field, a dog mess was noted in the field. Clerk to request Flintshire to provide and erect newer signs on the pedestrian entrance gate near the Church.

Cllr Christine Vaughan referred to a dog recently passing her house with no lead on. The dog ran into a field nearby to chase after some hens. The dog killed one hen and injured another two. Dogs do like to chase, but if the dog had been on a lead, the hen would not have been chased and killed. Members considered the idea of offering the school a prize for a best sign design competition.

- 11) 26/10 Mole hills in the Waen Field, Cilcain - Report of mole hills in Waen field. Report forwarded to Mr Neil Hickie at Flintshire Streetscene.
- 12) 26/10 Notice Boards at Pedair y Groesffordd parking areas, Cilcain. Email sent to Flintshire Leisure to request an update regarding renovating / replacing the notice boards at Pedair y Groesffordd. Design work nearing completion. Mr Roberts had also been reminded of the need to replace the sign in the village car park.
- 13) 26/10 CCC minutes of dogs on the Waen, June, August and September. Concern email from a local Cilcain resident. Copy forwarded to all Council Members. Chair reported that she was in the process of compiling a response to the Cilcain resident.
- 17) 28/10 Ash die-back tree in Cilcain play area. Report received from Cllr Ian Hughes. The ash die-back tree in the play area boundary hedge had been felled and the Contractor had done a tidy job of clearing up on both sides of the boundary hedge. Item discussed previously.
- 18) 28/10 Rhydymwyn War Memorial Institute (RWMI) - Request for donation to assist with refurbishment costs. The request for a donation was discussed in the payment section of the meeting, after Cllr Gareth Hughes, Cllr Malcolm Down, Cllr Pauline Douglas and Cllr Karen Parker had left the room. A donation was agreed.
Cllr J V Worthington commented on the fantastic renovation work which had been undertaken in the Rhydymwyn Institute.
- 20) 30/10 Bench for Cilcain cemetery. Offer of a bench from a Cilcain resident. Members agreed that Cllr Ian Hughes and Cllr J V Worthington would arrange to look at the seat. Cllr Hughes had already identified a location in the cemetery for a bench.
- 21) 31/10 OpBang - Burning of Waste on Bonfire Night. Advice from Natural Resources Wales. The information had been forwarded to Cilcain YFC and the Rhydymwyn Bonfire Ctee.

23) 31/10 Standards Committee Joint Meeting with Town and Community Councils Monday 3rd November. Notice of Meeting had been received:

- (i) Cllr Parker had attended the Meeting.
- (ii) Only four Community Council representatives had attended for this once per year invitation.
- (iii) The recording of the meeting is available on Flintshire website.
- (iv) The Chair explained that in some Councils there would appear to be some agitation between Members. Working Groups had been set up in Flintshire CC to deal with the procedural issues and the concluding report will be made available to the Community Councils in due course
- (v) The Standards Ctee was advocating that Community Councils set up their own policies and procedures to deal with internal agitations.
- (vi) Cllr Parkhurst maintained that if differences can be dealt with within the Council by applying readymade policies and procedures, it avoids issues being escalated and eventually having to be referred to the Ombudsman
- (vii) Cllr Gwen Hardman reported that a lot of advice on dealing with the issues mentioned is covered in The Good Councillor's Guide - which all Members will have received a copy of.
- (viii) The Chair reported that a number of Community Councils had or were in the process of changing their names to reflect the villages they actually represent. For example, Northop would be including Sychdyn, and Gwernaffield would be including Pantymwyn. A short discussion was held about the issue, but Members agreed that it be left on the table at present for possibly a discussion at a more suitable time.

25) 03/11 Re: FOI Response - Email to a local resident from Cllr Karen Parker.
- Email from the local resident to Cllr Karen Parker to respond to her response earlier that day.
Members had received a copy of the above emails. Position noted.

26) 03/11 Water butt in Cilcain cemetery. Email from Cilcain resident.
Cllr J V Worthington reported on the annual practice of pressure washing the inside of the water butt to remove green algae scum, which tends to block the tap at the bottom of the butt. The Chair thanked Mr Facer for his continued support work in the cemetery.

28) 05/11 Footway near the War Memorial Institute, Rhydymwyn - copy of email from Cllr Andrew Parkhurst to Mr Neil Hickie regarding the condition of the footway on the village side of the War Memorial Institute. Request Mr Hickie to add this item to the Action List.

30) 05/11 Cilcain bonfire - Cones, bunting and wheelie bins delivered by Flintshire CC for the YFC bonfire at Waen Field. Cllr J V Worthington reported on the road cone arrangement that was in place for the event. The road cones had been supplied and delivered from Flintshire CC. Cones were in place between The Cross and Capel Gad, and on the entrances in Ffordd y Llan where previous obstruction issues had been raised.

Members agreed with Cllr Gwen Hardman that the Young Farmers be commended for the tremendous good work they do for young people in the community.

Members noted that a Community Police Officer attended the Rhydymwyn Bonfire Members agreed to request Cilcain YFC to invite a community Police Officer to the next Cilcain bonfire.

Cllr Christine Vaughan reported that insufficient bins has been provided by Flintshire CC for the event.

Cllr Gareth Hughes suggested that a better time to address the issues would be around September 2026.

31) 06/11 Biodiversity Plan - Cllr Karen Parker, Cllr Malcolm Down and Cllr J V Worthington met at the Rhydymwyn Institute to formulate the Council's Biodiversity Plan. Members are requested to consider / approve the plan prior to its submission. Please see item 43 below.

32) 07/11 Gwysaney Arms Hotel - Update from Mr David Hall. Copy sent to all Members. Position noted.

33) 07/11 Rhydymwyn defibrillators. Request from the R&HCG for funding support for replacement defib pads. The request for a donation was discussed in the payment section of the meeting, after Cllr Gareth Hughes, Cllr Malcolm Down, Cllr Pauline Douglas and Cllr Karen Parker had left the room. A donation was agreed.

33) 07/11 Cilcain Bonfire - Email from Cilcain resident expressing concern about the bonfire. Copy sent to all Members. Cilcain bonfire issues discussed previously. .

34) 08/11 Rhydymwyn Bonfire Display 2025 - Thank you note for the donation from the Rhydymwyn Bonfire Ctee. Position noted

35) 09/11 Cilcain Bonfire Night - Thank you note for the Council's donation from the Young Farmers Club. Position noted.

36) 11/11 Road Closure - Cilcain - Information from Mr Neil Hickie. Position noted.

38) 12/11 A541 Hendre - Traffic control lights 'stuck on red'. Report received from Cllr Karen Parker (9.40am). Complaint passed on to Mr Andrew Lightfoot at Flintshire Streetscene. Cllr Gareth Hughes reported that the traffic lights had been removed from site at some time before 10.30am. Position noted.

39) 12/11 Cilcain Bonfire 5 Nov 2025 - Cllr Gwen Hardman and Cllr John Worthington reported that the bonfire remains had been cleared and the ash area had been reseeded. Cllr Hardman maintained that a good job had been done. Position noted.

40) 12/11 November CCC meeting Agenda. Concern email from Cilcain resident. Copy of the email had been forwarded to Members. The Pedair y Groesffordd issue had been discussed earlier.

41) 12/11 Re-instatement of Flintshire County Forum Meetings - Request for support from Mold Town Council. Cllr Gareth W Hughes recalled one of the previous forum meetings which had been held in the FLVC building in Mold. Some attendees had to stand at the back of the room. Members agreed to support the Mold Town Council initiative.

42) 12/11 Eisteddfod yr Urdd Ynys Môn 2026. Request for donation for the Urdd Eisteddfod to be held in Anglesey in 2026. Cllr Gareth W Hughes felt the Council should support the Eisteddfod. All Members agreed to give a donation of £200.

43) 13/11 Draft Biodiversity Plan for Cilcain CC (prepared by the Chair, Cllr J V Worthington and Cllr Malcolm Down) for Members to comment on. Plan distributed to all the Members.

The Chair explained that the proposed submission would be a working document. The initial document details what we are currently planning to do as a Council in terms of biodiversity, and items we anticipated doing in the next twelve month period. Being a working document, items will be taken out and added to the document throughout the year.

In the AGM of the Council in May 2026, the Chair suggested that a bio diversity sub group be formed.

Cllr J V Worthington suggested:

- (i) In 2026, it would be appropriate to invite the local Biodiversity Officer to address the Council on the Biodiversity Plan.
- (ii) We add a comment to indicate that the Welsh translation will follow in due course.
- (iii) At some point we may add an item regarding the public toilet in Cilcain using water saving automatic flushing mechanisms.

Members agreed for the Chair to finalise and submit the Biodiversity Plan.

44) 17/10 Flintshire Streetscene Action Plan. Item discussed earlier.

45) 17/10 Rhydymwyn automatic trash grilles. Information from Michael Garrod (Defra). Recently damaged lifting mechanism being urgently repaired. An update to be pursued in due course.

9. PAYMENT OF ACCOUNTS - The accounts scheduled in the appendix were approved.

10. DATE OF NEXT MEETING - The next meeting of the Council will be held at the Village Hall, Cilcain on Monday 15 December 2025. However, the Chair and Vice Chair reserve the right to change the date, having regard to the three clear working days statutory notice being given for any new date.

Appendix - Payment section not for publication until approved at the Council Meeting

1. Payment of Accounts - (November 2025)

(i)	A E (sal + fixed exp) for Oct 2025	745.85
(ii)	HMRC - PAYE (L.G.A.1972 S112) confirmation of the BACS payment made	118.45
(iii)	Office equipment and stationery - (L.G.A.1972 S111)	123.25
(iv)	AE - web fee	18.00
(v)	Tree Fellers - cost of felling Ash die back tree in the Cilcain play area boundary hedge = £350 + £70 VAT = £420	420.00
(vi)	Blooming Gardens - grass cut at Cilcain cemetery, outside Rhydymwyn park, cemetery and two benches	276.00
(vii)*	RWMI - donations for refurbishment costs £1000 + £600	1,600.00
(viii)*	Cilcain Bowling Club - Donation to assist with machinery maintenance/renewal.	600.00
(ix)	Defibrillator pads for Rhydymwyn and Hendre (VAT included)	150.36
(x)	Transfer to Chairman's account - same amount as Nov 2024	550.00
(xi)	AE- SLCC - (Soc Of Local Council Clerks annual subscription	160.00
(xii)	AE - wooden pegs for plot marking in cemeteries	16.99
(xiii)	JDH - Internal audit fee (£290 + VAT)	348.00
(xiv)	Defibrillator sign for Cilcain Defib at the Village Hall entrance (£95+ VAT) invoice is scheduled to be available by the day of the Council Meeting	114.00
(xv)	Oswyn Roberts - Cilcain Village Hall gate painting in Hammerite.	80.00
(xvi)	Scottish Power - One month street lighting energy supply. Note - (previous invoices have been for 3 months - last payment being for £297.33 for 30/06/2025 to 30/09/2025). Invoice received was for the period 01/10/2025 to 31/10/2025 but was for £431.85 which was assumed to be an error in the invoicing.	99.21

* See Sheet 3 (included in correspondence pack) from the Council Budget approved in the Jan 2025 Council Meeting.

Please Note: Payment for the above items being made by BACS - authorised by the following two signatories.

Chairman Vice Chair (or 2nd Councillor)

2. Council's Xmas dinner - Venue Cherry Pie - Friday 12 Dec 2025 (7.30 pm for 8.00 pm sitting down).

The Menu was with the correspondence pack. Members were requested to provide the Clerk with their selection of starter, main course and afters by Monday 8th December 2025. The cost of the meal this year will be £30 per person.

3. **Current Council Bank Balance.** Please note that the closing balances in the Council's Bank Accounts on 12 October 2025 were:

Current Account: £202
Deposit Account: £47,834

4. **Council Accounts for the year ending 30 March 2025** The 'Annual Return' had been returned from the Internal Auditor and had been forwarded to the External Auditor on the 31 October 2025. Members discussed the recent observations made by the Internal and External Auditors. For instance, Expenditure and Income Excel spread sheets to be modified (from portrait to landscape) to allow for the inclusion of more information on the spread sheet. An example of the recommended format was included in the correspondence pack.

5. **Cilcain Village Hall Lease** Cllr Gwen Hardman left the room whilst this item was being discussed.

The Chair outlined the two options available for the lease, either to modify the existing lease or to renew the lease, that would then last for seven years from the date of signing.

Members agreed to proceed with a new lease alternative. The Chair was authorised to instruct the Solicitor accordingly.

Chair..... Clerk Date.....

