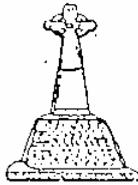


BRYMBO



CYNGOR CYMUNED COMMUNITY COUNCIL

Bethan M Hughes Clerk and Financial Officer

15 Chestnut Avenue Wrexham LL12 7HS

MINUTES OF THE MEETING OF BRYMBO COMMUNITY COUNCIL HELD ON TUESDAY 10TH JUNE 2014 AT LODGE COMMUNITY CENTRE.

Present –Cllr T Birch (Chairman)

Brymbo Ward- Councillors J Clarke, L Prince, K Monti, S Rawlinson, P Rogers and M Shone.

Tanyfron Ward- Councillors D Griffiths and D Davies

Bwlchgwyn Ward- Councillors M Jones.

Police PCSO M Simister.

Apologies Councillors M Liberatosciol, M Reston, S Tilston, B Woodfine-Jones D Kelly.

DECLARATION OF INTEREST

Cllr Birch Donations Brymbo Lodge FC

The minutes of the meeting held on Tuesday 13th May 2014 were confirmed as a true record and signed by the Chairman.

Cllr Monti thanked Cllr Restons partner Di for the work she had produced on the chain of office. The chain had been completely upgraded and was something the Community Council could be proud of. She had also made a new box which was stunning. Cllr Birch said her hard work was very much appreciated and the chain could now be worn with pride.

2. POLICING

Crime Stats – Bwlchgwyn

Crime	Incidents
ASB Nuisance	1 (adult related – civil dispute)
Common Assault	2 (1 person charged, 1 on going)

Crime Stats – Brymbo

Crime	Incidents
ASB Personal	3 (1 neighbours, 1 between friends, 1 youth related; incident not in Brymbo)
ASB Nuisance	5 (2 adult related, 3 youth related – alcohol confiscation, railway road and on farm land)

Burglary Dwelling	1 (Cash taken, 1 person arrested undetected)
BOTD	2 (Garage broken into, items taken, steelworks low value item taken)
Theft from vehicle	1 (fuel taken from digger on site)
Theft Pedal Cycle	1(Bike chained to bike rack taken, new estate)
Criminal Damage	3 (1 –stone throwing Queens Road, 1 - damage to pub door, 1 – damage to car domestic related)
Harassment	1 (related to ASB Personal above)

Crime Stats – Tanyfron

Crime	Incidents
ASB Personal	1 (adult related – words of advice given)
ASB Nuisance	2 (On going issues with adults at property)
Drugs	2 (Same event, adult caution and Penalty notice issued – not area related)
Interference with Motor Vehicle	1 (Attempt to enter vehicle)
Common Assault	1 (Altercation not related to area)

The Chairman thanked PCSO Simster for attending on his rest day.

3. COUNTY BOROUGH COUNCILLOR’S REPORTS

Cllr Rogers said that the Welsh Government had signed the necessary documentation for the completion of the spine road. Legal documents were due to be signed and a start date given. He said that the project would hopefully be completed by winter. Cllr Rogers reported that Brymbo and Tanyfron had received better service with the grass cutting than some areas in the County Borough. Cllr Birch said that this may be the case but it had been badly carried out. He said that it looked untidy and grass had been scattered along roads and verges. Relevant places had not been cut. Cllr Rogers said that grant funding for Cae Merfyn would run out in 18 months and this needed to be looked at. Cllr Birch said he would liaise with the Tanyfron councillors on a way forward.

4. CAMBRIAN HOUSE

The Clerk had received forms from the solicitor and had completed and returned them. Cllr Jones said that the sale would hopefully be completed by the end of the month.

5. ROADS

Cllr Birch said that another accident had occurred in Tanyfron the previous week which was due to bad driving. Residents had requested that a petition be set up to address the issues regarding reducing the speed limit, roundabouts and road markings. Cllr Birch said he would do this.

6. BUS SHELTER SERVICES AND STOPS

No further information.

7. PLAYING FIELDS AND PLAYGROUNDS

Cllr Rogers said that the grass needing to be cut on Brownen's Green. He said that it was getting long and needed attention. Cllr Monti said that he was in discussions with a new contractor who would be cutting the grass soon. He had agreed to cut the grass every fortnight. Cllr Birch said that previously the Green had been kept in a bad state and needed improvement. Cllr Rogers said that as it was a community pitch it needed to be kept tidy. He had received an e-mail from Brymbo Lodge about the state of the pitch. Cllr Rogers proposed that a meeting between the clubs and the sub-committee could be useful. Cllr Shone said that clubs should be signed up to use the pitch for the full season and a fee should be raised for this. Cllr Birch disagreed and said that football at grassroots level was struggling as it was.

8. FOOTPATHS/LIGHTING

Cllr Rogers said that there had been a few lighting issues that month. He had met with Jones Lighting and had a favourable meeting. Discussions had been had about on-going issues and a plan of action re numbering of lights had been ironed out. He said that the lamps on Brymbo Road had now been re-attached.

Cllr Monti said that footpath number 12 should not be classed as a bridleway as it had never been one. Cllr Shone said that it had never been one on the definitive map. Cllr Rogers said that he understood that the application had been rejected to downgrade it to a bridleway. Cllr Shone said he was concerned as there was no evidence of a public consultation. Cllr Rogers suggested that to seek clarification that the CC invite the local officer to a future meeting to clarify issues raised with regard to this.

9. WAR MEMORIAL

No further information.

10. PLANNING

No planning application had been received.

The Clerk read out a letter she had received from WCBC regarding electronic consultation. WCBC were looking to reduce costs and deliver a more efficient and effective planning service through electronic consultation with Community Councils. Cllr Jones proposed that the CC trialled this option. Cllr Clarke seconded the proposal. A vote was taken. There were 8 in favour. The motion was passed.

11. DONATIONS

St Marys Church Brymbo.

A letter requesting a grant towards grass cutting had been received.

Cllr Monti proposed and Cllr Shone seconded that a grant of £1000.00 be made from the churchyard maintenance budget. All were in favour.

Brymbo Football Club.

A request for a contribution had been made. Cllr Rogers proposed and Cllr Shone seconded that a donation of £250.00 be made. All were in favour.

Brymbo & District Autumn Show.

Cllr Shone proposed, and Cllr Davies seconded that a donation of £100.00 be made. All were in favour.

Plas Brymbo Residents.

A request for a donation had been made from the above. This was a new organisation and the requested constitution was not available as yet. Members Agreed to defer the decision until all documentation was presented to the CC as the funding application was for administrative costs rather than a specific project.

Talking Books.

Cllr Shone proposed a donation of £100.00. This was seconded by Cllr Monti. 8 were in favour and 1 against. The motion was carried.

Cllr Shone proposed that in future donation applications should be discussed on a half yearly basis. Cllr Clarke seconded the proposal. All were in favour.

12. BWLCHGWYN COMMUNITY CENTRE

The Clerk had received a letter from Dylan Hughes of WCBC. The Chairman read it out for members. A problem had emerged regarding ownership of the land which would make the agreement of a lease by WCBC very difficult as it appeared that the previous Brymbo Parish Council had originally acquired the land. WCBC had seen a copy of a charitable dedication on file dated 2nd September 1937 in which it was recited that the then Brymbo Parish Council bought land abutting Wesley Road and Stryt Maelor in Bwlchgwyn in May 1937 and went on to dedicate the land for use and benefit of the inhabitants of the district of Bwlchgwyn. This, WCBC stated was likely to have created a charitable trust and therefore the land a charitable asset. WCBC said that in the late 1960's early 1970's Wrexham Rural District Council agreed to take over the maintenance of the King George V field and build a community centre on part of the land. There however, was no evidence of a transfer of title, or lease from the Parish Council to Wrexham Rural District Council. WCBC proceeded to suggest that the most practical way forward was for BCC to apply to the Land Registry for voluntary registration to see if it could obtain registered freehold title on the basis of the fact that the predecessor authority the previous parish Council appeared to have acquired title in 1937. WCBC would therefore support and join in such an application in order to regularise the situation. If this were done, the Council could (subject to the necessary authority) agree that ownership of the building structure be transferred to the Community Council in order that the CC then owned both the land and building. The CC would then be in a position to lease or licence the building to the Association, subject to compliance with rules relating to the charitable statutes of the land, where applicable.

Cllr Shone opened by saying that the land was in trust for the benefit of the people of Bwlchgwyn and therefore nothing could be done with the land. Cllr Jones said that it was a recognised King George V field and that it belonged to the Parish Council. Cllr Shone said that the CC would need to apply to register the land in the name of the CC on the grounds that the CC was the successor to the Parish Council. Cllr Shone said that the building was a different matter as it could be transferred to the association as it was a legal entity. Cllr Jones asked who would have registered the land with the fields in trust previously, and said that the building should not be there

as it did not meet the criteria for the fields in trust as it was for outdoor recreation only. Cllr Rogers said that this would not be a priority for the fields in trust as it had been standing for approx. 40 years. Cllr Jones said that instruction could be made to demolish it. Cllr Rogers said that the CC must take due care and diligence on this matter as essentially WCBC could seek title to the land including the building. Cllr Shone said that the CC could become the registered owner on the land but as it was in charitable trust it could not be an asset. It was he said, for the benefit of the people of Bwlchgwyn. He said a portion of the land could be de-registered and still be maintained. Cllr Shone asked the question why WCBC could not lease the land directly to the association with no involvement from BCC. Cllr Rogers said that WCBC could not enter into any discussion at present as a legal agreement could not be found as there was no legal ownership and no title. No lease could be granted under these circumstances. He said that this could potentially cause problems for WCBC, however if BCC took responsibility there would be problems for the CC. Cllr Jones said that she had been told by an officer at WCBC that WCBC owned it and it was on their asset register. Cllr Rogers said that the solicitor had said it was not. Cllr Birch asked why BCC was being asked to get involved in this matter as he thought the agreement was between WCBC and the association. Cllr Rogers said that WCBC were looking for the easiest option. Cllr Rogers said that WCBC had always maintained this land and they had built on it, therefore had taken responsibility for it. He said that the association were currently taking receipts from the bookings and WCBC would be invoicing them with the running costs. Cllr Shone said that if the association had control of the building and were receiving income from it, they could take on the asset. Cllr Jones said that they only wanted to lease it. Cllr Shone said that it did not look like this was possible with the evidence provided. Cllr Rawlinson said that ownership should be passed to the association if they were willing to have control and were taking receipts for the bookings. Cllr Jones said that this was not what had been verbally agreed between WCBC and the association. Cllr Rogers asked whether the association could agree to a lease and the association be responsible for the upkeep and maintenance of the building. Cllr Griffiths said that if the group strongly wanted to keep the facility in the community they should be prepared to take ownership of the building. Cllr Birch said that this was a matter between WCBC and the association. Cllr Shone proposed that the Clerk e-mail Dylan Hughes to say that this matter should be resolved between WCBC and the association. Cllr Monti seconded this. All were in favour

13. COUNCILLORS ANNUAL REMUNERATION

Payments to members of CC's could be authorised up to the maximum amount of £100.00 each, for costs incurred in respect of telephone usage, information technology, consumables etc. Members agreed that they would not claim this and signed the appropriate documentation.

14. CORRESPONDENCE

ONE VOICE WALES THE VOICE
MAYORS CIVIC VISIT TO CHURCH
CLWYD COMMUNITY CHEST NOTICE OF AGM

15. ACCOUNTS FOR PAYMENT

2664 B M HUGHES SALARY	480.64
2665 B M HUGHES REFUND OF POSTAGES	14.28
2666 CORONA ENERGY CAMBRIAN HOUSE	74.11
2667 WCBC RATES CAMBRIAN HOUSE	182.00
2668 WCBC RATES CAMBRIAN HOUSE	710.00
2669 T CROFTS BWLCHGWYN WAR MEMORIAL	125.00
2670 JONES LIGHTING MAINTENANCE	1175.14
2671 T BIRCH CHAIRMANS ALLOWANCE	600.00
2672 D GRIFFITHS LIGHTING REP	50.00
2673 P ROGERS LIGHTING REP	50.00
2674 B WOODFINE-JONES LIGHTING REP	50.00
2675 K MONTI PLANNING REP	50.00
2676 S TILSTON PLANNING REP	50.00
2677 T BIRCH PLANNING REP	50.00
2678 SCOTTISH POWER ENERGY	1058.81
2679 BTRT HIRE OF ROOM MAY	20.00
2680 WCBC ENVIRONEMTNAL DAY	100.00
2681 M RESTON CHAIN OF OFFICE RE-IMBURSMENT	14.50

The meeting closed at 8.40 p.m.

Signed Chairman