

MINUTES OF THE MEETING OF ABENBURY COMMUNITY COUNCIL' HELD ON THE 12th OF JANUARY 2026

Members Present: Councillors: P. Done, K. Evans, M Williams, J. Jones

Chair: Councillor J. Jones

Clerk: Serena Baxter.

Apologies: Councillors A. Reeves, G. Williams, P. Graham-Palmer, M. Morris (Wrexham CBC)

516.	APOLOGIES FOR ABSENCE: Apologies were noted and accepted.	
517.	DECLARATIONS OF INTEREST: Members were reminded that they should declare the existence and nature of any personal and/ or prejudicial interest for any item under discussion.	
518.	PUBLIC PARTICIPATION: There were no members of the public present.	
519.	CRIME REPORT AND POLICING MATTERS: PCSO Maddocks attended and highlighted crime statistics during December. This was discussed. Also discussed was a piece of work done by the Clerk to look at statistics on the national website. There seemed to be disparity in statistics produced locally and those published nationally. PCSO Maddocks will look into this.	
520.	TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON 10th of November 2025: The Minutes of the meeting held on the 10th of November 2025 were APPROVED as a true record.	
521.	MATTERS ARISING: The Clerk will follow up site meeting on Erlas Lane with Mr Kirkham of WCBC. Councillor Done reported that the hedges around the lanes have now been cut back satisfactorily. The Clerk advised that the Santa Sleigh on the 12 th of December had gone well and that the required donation of £100 needed to be made. This was approved.	
522.	UPDATE REGARDING VACANCIES ON THE COMMUNITY COUNCIL AND EXPRESSIONS OF INTEREST RECEIVED, REQUIRING APPROVAL OF CO-OPTION: The Clerk advised that the three vacancies continue to be advertised on Noticeboards and the website, all for co-option. It was agreed that a flyer could be printed for distribution around Pentre Maelor particularly at the present time.	
523.	FINANCIAL MATTERS, BUDGET, AUDIT AND ACCOUNTS: i) <i>The Payments set out for payment in January 2026 were APPROVED.</i>	
	Payment To	Reason
	Amount	£
	Expenditure	
	Clerk- 1st December 2025 and 1st January 2026	Clerk's salary NJC rates 20 contracted hours
	Vodafone	Telephone account January 2026
	HMRC	Amount due
	WCBC	Half yearly instalment for Inspection of Play Area Maes Brenin
	Vision ICT	Website hosting and support for 2026-2027
	INCOME	

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	WCBC	10/12/2025 – Precept	4,005.00
	<p>ii) The Clerk presented the Income and Expenditure report for Quarter 3. This was considered and noted.</p> <p>iii) The Clerk advised on progress with the Banking Mandate</p> <p>iv) The Clerk advised of the Insurance Renewal quotation received of £928.22, and this was approved. The Clerk advised that she has this year included for replacement of the play equipment, as it is not under the insurance of WCBC as was originally thought.</p> <p>v) The Clerk advised of a piece of equipment contained within the Assets register, which could now be considered for write-off. This is a CCTV camera and equipment purchased in 2016, which is now obsolete due to advances in technology. This was considered and it was RESOLVED to write off this piece of equipment.</p>		
524.	<p>TO NOTE THE DRAFT ANNUAL REMUNERATION REPORT: The Clerk advised of the content of the Welsh Government report which outlines the Commission's proposed determinations on the remuneration, expenses, and benefits for elected and co-opted members across Wales's principal councils, community and town councils. The eligible rates were noted.</p>		
525.	<p>BUDGET AND PRECEPT SETTING FOR 2026-2027: The Clerk circulated a draft budget report for consideration for the forthcoming financial year. This was discussed, and it was RESOLVED to set the final budget for 2026-2027 at £20542. Council members discussed the precept to be set, and noting the rise in the budget, RESOLVED to allocate a portion of reserves of £4000 to offset the precept, which was set at £16542. The Clerk will advise WCBC.</p>		
526.	<p>PENTRE MAELOR LAND LEASED FOR COMMUNITY ORCHARD: The Clerk advised of progress following communications with Keep Wales Tidy. The package has been held up due to cold weather; it should arrive before February. The Clerk will contact Hannah Farnell of WCBC for assistance for the planting and community engagement. Regarding grass cutting quotations, the Clerk will obtain a third quotation for consideration.</p>		
527.	<p>CLERK'S REPORT AND CORRESPONDANCE: The Clerk presented the report and correspondence list, which was noted. The noticeboard in Pentre Maelor has been replaced and re-sited.</p>		
528.	<p>REPORTS FROM MEMBERS: Councillor Evans raised a concern about the waste building up at the back of the old garage and the HMO on Frog Lane.</p>		
529.	<p>PLANNING MATTERS:</p> <p>i. P/2025/0894 :-Change of use of land to site shipping containers to form containerised self-storage and associated works Location: Land off Bridge Road South, Wrexham Industrial estate, Wrexham, LL13 9SQ:- While there is no objections in principle, concerns were raised about the potential for nuisance to residents in the houses nearby, in the form of lighting and noise nuisance. Therefore the Community Council would like to request a planning condition or similar, that limits the hours of use of the containers to sociable hours , and that something is put in place to ensure that the lighting from this venture is also such that it does not impact on the residents across the road at Bridgeway West.</p> <p>ii. P/2025/0608:- Amended Plans - Change of use of building from class A2 (financial and professional services) to class A3 (café / restaurant) location: Bank, Bridge Road, Wrexham Industrial Estate, Wrexham, LL13 9PS :- While there are no objections in principle, there remain concerns as stated previously about the traffic situation in this location. There needs to be clarity around traffic turning, and restriction on the potential for customers to park on the roadway outside, and also to ensure safety for pedestrians and for vehicles leaving the site, and while on site, safe turning and parking .</p>		

	<p>The Community Council supports the comments made by the Highways department in its letter dated 21.11.25,</p> <p>iii. P/2025/0842:- New gated access to existing parking area Location: Ipsen Biopharm Ltd, Ash Road North, Wrexham Industrial Estate, Wrexham, LL13 9UF: - There were no objections raised.</p>	
<p>530.</p>	<p>NEXT MEETING: The next meeting will be held on Monday the 9th of February 2026 at 7pm.</p>	

COUNCILLOR J Jones

CHAIR.

J Jones

DATE 9/2/26