

**MINUTES OF THE MEETING OF ABENBURY COMMUNITY COUNCIL<sup>1</sup> HELD ON THE 9<sup>TH</sup> OF SEPTEMBER 2024**

**Members Present: Councillors: W. Wilson, N. Hancock, P. Done, J. Jones, G. Williams, M. Morris (Wrexham CBC).**

**Chair: Councillor J. Jones.**

**Clerk: Serena Baxter.**

**Apologies: A. Reeves, S. Clutton**

310.	<b>APOLOGIES FOR ABSENCE:</b> Apologies were noted and accepted.	
311.	<b>DECLARATIONS OF INTEREST:</b> Members were reminded that they should declare the existence and nature of any personal and/ or prejudicial interest for any item under discussion. Councillor Jones declared an interest in item 13/v on the agenda.	
312.	<b>PUBLIC PARTICIPATION:</b> The meeting was joined by three members of the recently formed Residents committee for Pentre Maelor, who wished to address the Community Council, in connection with item 10 on the agenda. The meeting was adjourned to allow those residents to address the Community Council. Residents detailed their concerns following the recent public meeting organised by Hydro Aluminium, held in August, where they outlined the proposals for development of the site, as set out in the pre-application consultation documents. As a result of this, the Resident's committee had been formed. After discussion, resident's concerns were summarised as fearing increase in noise and light pollution, resulting from increased activity on the site, emissions from the site and increased vehicular activity. It was noted that the Hydro Aluminium site is the closest plant to the Pentre Maelor estate. The meeting was reconvened. It was proposed and AGREED to bring forward item 10 on the agenda for relevant discussion. After discussing with resident's their concerns, and noting the matters raised at the July meeting which have been forwarded on as part of the pre- application consultation, it was RESOLVED to contact Natural Resources Wales to ask for a baseline noise monitoring exercise to be carried out, as residents raised a concern that there is a lot of noise emitted from the site at present levels of activity. It was further AGREED that Councillor Hancock shall represent the Community Council at the liaison meetings to be held with Hydro, and that the Residents Committee shall keep in close contact with the Community Council, and vice versa, over any developments.	
313.	<b>CRIME REPORT AND POLICING MATTERS:</b> The Crime report prepared by PCSO Lisa Davies was noted and accepted. It was noted that there has been an increase in moderate Anti-Social behaviour, potentially because of school holidays, and this shall be monitored. No other issues or concerns were raised.	
314.	<b>TO APPROVE THE MINUTES OF THE ANNUAL COUNCIL MEETING HELD ON 8th of July 2024:</b> The Minutes of the meeting held on the 8 <sup>th</sup> of July 2024, were approved as a true record.	
315.	<b>MATTERS ARISING:</b> There were no matters arising.	
316.	<b>UPDATE REGARDING VACANCIES ON THE COMMUNITY COUNCIL AND EXPRESSIONS OF INTEREST RECEIVED, REQUIRING APPROVAL OF CO-OPTION:</b> The Clerk advised that vacancies continue to be advertised, and that those contacted after the previous meeting had not responded. It was RESOLVED to continue advertising and to revisit the possibility of a wider leaflet drop at a later date.	

**317. FINANCIAL MATTERS, BUDGET, AUDIT AND ACCOUNTS: i) The Payments set out for payment in September 2024 were APPROVED**

Payment To	Reason	Amount £
Expenditure		
Clerk- 1st August 2024 and 1st September 2024	Clerk's salary NJC rates 20 contracted hours (Payment for July and August 2024)	
Vodafone	Telephone account	33.70
Audit Wales	2022/2023 Audit Fees ( External)	623.25
Minuteman Press	Flyers	55.00
INCOME		
WCBC	Precept Instalment	29.7.24 4,376.33

**318. UPDATE ON COMMUNITY CENTRE SITE AND LEASE.** The Clerk reported on the current position regarding the lease. A discussion took place about the issue of digging depth restrictions that had been put forward as a clause within the lease, which the Clerk had previously queried, and the response received advising that a Utility survey could be carried out on the site. The cost advised was £492. It was **RESOLVED** to request the utility survey of the land to be carried out at the cost suggested. The Clerk will arrange.

**319. CONCERNING PRE-APPLICATION CONSULTATION WITH RESIDENTS ON PROPOSALS - HYDRO ALUMINIUM:** This item had been brought forward and discussed after item 3 on the agenda.

**320. CLERK'S REPORT AND CORRESPONDANCE:** The Clerk presented the report and gave an update on correspondence received, which was noted.

**Clerk**

**321. PLANNING MATTERS:**

- i) P/2024/1188: Change of use of Building from Class B2 (General Industrial) to Class B8 (Storage and Distribution) Location: Unit 26 Abenbury Way. Wrexham Industrial Estate, Wrexham LL13 9UZ: - No objection made.
- ii) P/2024/1191: Erection of building to use as a hot food takeaway: - Land adjacent to Unit 31, Abenbury way, Wrexham Industrial Estate, Wrexham, LL13 9UZ: -It was suggested that there needs to be yellow lines on the junction to stop parking near to the junction. The question was raised as to whether there are any opportunities to enlarge the car parking area, as public access has expanded since the business was *originally granted permission to operate.*
- iii) P/2024/1272: Extension to existing industrial unit to create office space: - Engineering workshop. Coed Aben Road. Wrexham Industrial estate. Wrexham LI13 9UH: - No objection made.
- iv) P/2024/1231: First floor extension and conversion of garage: 6 Epsom Way, Wrexham LL13 0LZ: -This was determined to be not within the remit of Abenbury Community Council.

	<p>v) P/2024/1153: Change of use of land from agricultural to class B8 (storage): Llwyn Knottia Ffarm, Cefn Road, Wrexham, LL13 9TT: - Councillor Jones declared an interest in the matter and took no part in the ensuing discussion. After discussion about the proposal, it was determined that there was no objection to be made.</p> <p>vi) P/2024/1207: Erection of agricultural building for storage of straw and machinery with associated works: - After discussion about the proposal, it was determined that there was no objection to be made.</p>	
322.	<b>REPORTS FROM MEMBERS:</b> Councillor Done raised the issue of the lines not being in place on Bryn Estyn Lane, giving rise to potential danger to pedestrians. Councillor Morris and the Clerk will chase this matter.	
323.	<b>NEXT MEETING:</b> The next meeting will be held on Monday the 14 <sup>th</sup> of October 2024.	

COUNCILLOR S Clutton  
CHAIR.



DATE 14.10.2024

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