

**MINUTES OF THE MEETING OF ABENBURY COMMUNITY COUNCIL<sup>1</sup> HELD ON THE 8th OF SEPTEMBER 2025**

**Members Present: Councillors: G. Williams, P. Done, P. Graham-Palmer, K. Evans, M. Morris (Wrexham CBC)**

**Chair: Councillor J. Jones**

**Clerk: Serena Baxter.**

**Apologies: Councillors A. Reeves, N. Hancock**

472.	<b>APOLOGIES FOR ABSENCE:</b> Apologies were noted and accepted.	
473.	<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.	
474.	<b>PUBLIC PARTICIPATION:</b> There were no members of the public present.	
475.	<b>CRIME REPORT AND POLICING MATTERS:</b> The report submitted by PCSO Maddocks for crime statistics during July to August was considered. No issues were expressed, other than the regular concerns around speeding. Concerns were raised, and the number of ASB cases reported was noted.	
476.	<b>TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON 14th of July 2025:</b> The Minutes of the meeting held on the 14 <sup>th</sup> of July were <b>APPROVED</b> as a true record.	
477.	<b>MATTERS ARISING:</b> The Clerk advised of the response received from Mr K Williams WCBC relating to concerns about the junction on Erlas Lane. It was stated that this remains a concern and even more so now that a bollard has been removed, Staggered bollards may be a solution, but access is required due to Emergency vehicle and tractor access. However, a collision could very easily occur. The Clerk will raise this again with WCBC. Councillor Jones highlighted an issue in the vicinity of nitrous oxide capsules.	
478.	<b>UPDATE REGARDING VACANCIES ON THE COMMUNITY COUNCIL AND EXPRESSIONS OF INTEREST RECEIVED, REQUIRING APPROVAL OF CO-OPTION:</b> The Clerk advised on the continuing advertisement of two remaining vacancies on the Community Council. It was agreed to look to highlighting the vacancies around Pentre Maelor to encourage representation. The flyers used previously could again be targeted.	
479.	<b>FINANCIAL MATTERS, BUDGET, AUDIT AND ACCOUNTS:</b> i) The Payments set out for payment in September 2025 were <b>APPROVED</b> .	
	<b>Payment To</b>	<b>Reason</b>
	<b>Expenditure</b>	<b>Amount £</b>
	Clerk- 1st August and 1st September 2025	Clerk's salary NJC rates 20 contracted hours (Payment for July and August 2025)
	Vodafone	Telephone account August 2025 22.10
	Ian Edwards Solicitors	Professional fees (paid with Authorisation of Chair) 1213.40
	WCBC	Lease of former Abenbury Community Centre legal fees and surveyors' fees (Paid as per approval given in July 2025) 1200.00

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	WCBC	Half yearly instalment Inspection and maintenance of play areas (paid with Authorisation of Chair)	795.00
	WCBC	Recovery of District Valuers Fees (Re lease of former community centre site Pentre Maelor)	1693.20
	SLCC	Membership renewal	80.00
	ii). The recent payment award by NALC as set out in a document received from One Voice Wales was <b>APPROVED</b> , with a backdate to April 2025.		
480.	<b>UPDATE ON COMMUNITY CENTRE SITE AND LEASE:</b> The Clerk advised that the lease is now signed, but the effective date is to be agreed between WCBC and the Solicitor as a further step in process is required. Insurance will be effective once this is agreed. Grass cutting quotations given earlier have been re-confirmed by the contractors so this can be agreed once the effective date is known. The Clerk had been in touch with Lower Oak over the provision of larger boulders to act as a better barrier with the front entrance to the site. Discussion took place over the number of boulders required and it was suggested to contact First Investments to enquire where they obtain their large blocks from.		
481.	<b>UPDATE CONCERNING HYDRO ALUMINIUM PROPOSALS:</b> The Clerk advised there had been no further communication from Hydro Aluminium, residents or National Resources Wales. It was noted that the application has not yet been determined.		
482.	<b>CLERK'S REPORT AND CORRESPONDANCE:</b> The Clerk presented the report and correspondence list, which was noted. The Clerk highlighted communication from Friends of Ruabon who for the past two years have sent the Santa Sleigh to Pentre Maelor and Llwyn Onn before Christmas. It was <b>RESOLVED</b> to again fund the Santa Sleigh, on the weekend of the 12 <sup>th</sup> of December, with expenditure of the usual donation of £100 and sweets purchased by the Clerk. Discussion took place concerning the Training for Councillors offered by One Voice Wales, the Clerk gave advice on booking and that courses are online, and that some subsidised training places are also on offer. The Clerk highlighted correspondence from a Cheshire based company that produces speed signs. It was suggested that contact be made with Graham Lloyd WCBC to ask about reinstating existing signs back to 30mph.		
483.	<b>REPORTS FROM MEMBERS:</b> Councillor Williams reported that motorbikes are still being driven around the grassed areas at the backs of the houses on Pentre Maelor. Councillor Jones reported concern about some drugs and paraphernalia that had apparently been hidden behind a hedge on Erlas Lane.		
484.	<b>PLANNING MATTERS:</b> i) <b>P/2025/</b> i. P/2025/0560: Change of use of unit to enable storage and maintenance of vehicles linked to their commercial hire and associated development(Sui Generis use) : Garron House, Clywedog Road South, Wrexham industrial estate, Wrexham, LL13 9XS. No objections were raised. ii.P/2025/0608 : Change of use of building from Class A ( Financial and professional Services) to Class A 3 ( Café / Restaurant) Location: Bank, Bridge Road, Wrexham Industrial Estate, Wrexham LL139PS :- The Community Council raised concerns and object to this proposal as it is currently set out on the following grounds: Concern about inadequate parking and turning on site at an already very busy junction. Inadequate Parking on site could in turn lead to parking on the roadway, and crossing the road, as is proving to be the case with the busy Bridgeway centre nearby where lorries frequently park near the junction. It is questioned whether this facility is needed in that location. iii.iii) The Clerk advised members of notification of an appeal received from WCBC. The appeal follows the refusal of P/2019/0005 Land south of holt Road Wrexham. A discussion took place about the current situation regarding the unadoption of the LDP which means that reliance is on national policy.		

485.	<b>NEXT MEETING:</b> The next meeting will be held on Monday the 13th of October 2025 at 7pm.	

COUNCILLOR J Jones  
CHAIR.

*P.R. Dove*  
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DATE *13<sup>th</sup> Oct. 2025*  
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