

HOLYWELL TOWN COUNCIL

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Minutes of the proceedings of a meeting of the Holywell Town Council held in the Council Chamber, Bank Place Offices, Holywell on Tuesday 20 April 2010 at 6.30pm

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PRESENT: Councillor Mrs. R. Dolphin (Mayor).

Councillors: S.R. Baker, P.J. Curtis, Mrs. K. Davies, J. Griffiths, J.M. Johnson, M. Mills, B.P. Lambert, H.G. Roberts (for minutes 199 to 211), K. Roberts, B. Scragg, R. Spain and Mrs. S.E. Wallbanks.

APOLOGIES FOR ABSENCE were received from Councillors Mrs. M. Jabbitt, E.B. Palmer, L. Thorley and P.A. York.

IN ATTENDANCE: D.C. Pierce (Clerk), and M. Roberts (Town Centre Manager) for minutes 199 to 206.

199. DECLARATIONS OF INTEREST – MEMBERS’ CODE OF CONDUCT

The following declarations of personal interest were made and the relevant forms completed for despatch to Flintshire County Council’s Monitoring Officer.

	<u>Councillor</u>	<u>Agenda Item</u>
(i)	R. Spain	6.1. Planning Application No. 047282
(ii)	M. Mills	9.2. Former Health Clinic, School Lane, Greenfield – Update on the future of the building.
(iii)	K. Roberts	----do----
(iv)	P.J. Curtis	9.5. (part) Plot of Woodland, Halkyn Road.
(v)	P.J. Curtis	9.6. Communities First – Support for the Service.

Existence/Nature of Personal Interest

- (i) Neighbouring Property Owner
- (ii) Member, Village of Greenfield Residents’ Association

- (iii) Chairman, Village of Greenfield Residents' Association
- (iv) Chairman, Communities First Board
- (v) Chairman, Communities First Board

(Note: The above-mentioned Councillors also declared a prejudicial interest in their corresponding declarations and left the Council Chamber for the discussion and voting on the respective items).

200. NORTH WALES POLICE

Inspector D. Roome and Sergeant J. Williams were in attendance for this item. An update was given on policing matters in respect of the community of Holywell.

Inspector Roome referred to the appointment of a new Chief Constable for the Force as well as the new priorities and new challenges facing the Police. Essentially, the emphasis was on preserving front line services and working within the community. In the last 12 months in Flintshire, there had been notable achievements. In particular, North Flintshire had the highest overall drop in crime rates of all the districts in the County.

He added that the Force would be concentrating on 5 key areas in the coming year:

- Providing a well-led, organised and skilled workforce;
- The delivery of a quality service to meet the public's needs;
- Public protection;
- Crime and anti-social behaviour reduction; and
- Ensuring public confidence and trust in the North Wales Police.

Members expressed their appreciation to Inspector Roome and his team for their valued work, with some Members giving examples where the prompt attention of police officers had helped in dealing with reported crimes. Concerns were, however, raised by Members about the ongoing problems of speeding and anti-social behaviour which the attending police officers noted.

The Mayor thanked Inspector Roome and Sergeant Williams for their attendance and continued hard work within and on behalf of the community.

201. MAYOR'S REMARKS

The Mayor reported that, together with the Clerk, she had attended a meeting of the Flintshire County Forum at Flint Town Hall on 17 March. On

29 March she had attended the official opening of the electricity generating water wheel sponsored by Eon at the Greenfield Valley Heritage Park. A plaque was unveiled by Mrs. Schwarz in memory of her late husband, David. Judging at the Darby & Joan Easter Bonnet competition followed on 1 April, the event taking place at the recently refurbished Drill Hall on Halkyn Street.

On the following Saturday, 3 April, the first of the Mayor's charity events was held. The afternoon bingo sessions raised £311.50 towards her chosen charities, Greenfield Church and Holywell Hospital. She hoped to add to the fund at the "Race Night" on Saturday 24 April at Greenfield Community Centre. She also reported that a sponsored cycle would be held during May by Gardener Salisbury, Accountants, in aid of the two charities.

The 100<sup>th</sup> birthday of Mr. Frank Jenn of Carmel had been celebrated on 4 April, during which he had undertaken a 100 yard "dash for charity". Attendance at the Annual General Meeting of the Soldiers, Sailors, Airmen and Families Association (SSAFA) followed on 18 April and at the 54<sup>th</sup> Charter Anniversary Dinner of The Rotary Club of Flint and Holywell on 16 April.

The Mayor reminded everyone that Holywell Band was holding a concert in aid of "Help the Heroes" at St. Peter's Church Hall on 23 April. As well as music from the brass band, The Mountain Harmony Chorus would be performing. Event "flyers" had already been circulated to Members for their support. In addition, the 13<sup>th</sup> Gwyl Cadi Ha Festival was taking place on Holywell High Street on 1 May. Additional support for the event was proposed by Transition Holywell. In closing, the Mayor reported that she had arranged for a bouquet of flowers to be sent to Councillor Mrs. M. Jabbitt recently, on behalf of the Council. She had been absent from meetings this year due to her husband's ill-health.

202. REVIEW OF ELECTORAL ARRANGEMENTS FOR THE COUNTY OF FLINTSHIRE

With the Mayor's agreement, this item was brought forward on the agenda. A copy of the Town Council's response to the consultation had been circulated to Members beforehand. Support for the retention of 4 single member County electoral divisions, together with the supporting reasons given were noted and approved.

Councillor S.R. Baker reported that the preliminary views of the Local Government Boundary Commission for Wales indicated that, in general for the County Council's area, the status quo was not an option. He sought views on possible alternative arrangements for Holywell/Greenfield, having regard to certain proposals that had emerged from meetings with Group Leaders and officers at County Hall that afternoon.

The reply deadline for the County Council had been extended to the end of April.

RESOLVED:

- (1) That Councillor S.R. Baker be thanked for his progress report.
- (2) That the Town Council remains of the view that 4 single member electoral divisions is the most appropriate workable arrangement for the community of Holywell.
- (3) That, should it be necessary to submit an alternative proposal(s), the Town Council reluctantly supports 2 multi-member electoral divisions – Holywell East/Greenfield (2 Members) and Holywell Central/Holywell West (2 Members).
- (4) That Greenfield (1 Member) and Holywell Central/East/West (3 Members); and 1 electoral division of 4 Members be supported, in this order, only as last resort alternatives.

203. MINUTES

RESOLVED:

That the circulated minutes of the proceedings of the following meeting be approved and signed as a correct record by the Mayor:

Council Meeting held on 16 March 2010.

204. PLANNING

204.1 New Planning Applications

Consideration was given to applications forwarded to the Town Council as part of the County's planning consultation process.

RESOLVED:

That the following responses be submitted to the Flintshire County Planning Authority.

<b>No.</b>	<b>Proposal</b>
047128	Outline – erection of 2 no. two-bedroom mews houses and 1 no. two-bedroom apartment – land adjacent to 8 Old Quay, Greenfield Road, Holywell. (Note: Consideration of this application was deferred at the March meeting pending further enquiries).

**Further deferral until the Town Council’s meeting on 18 May, as relevant report(s) not received to date.**

047243	Change of use from shop to takeaway restaurant – 34 High Street, Holywell
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**Objection. The Town Council considers that the proposal is contrary to the County’s planning policies and comments as follows having regard to a number of issues and concerns:**

- **The town centre already has 8 takeaways; 5 businesses providing takeaway food and sit-in meals; and 3 businesses providing sit-in meals. The approval of an additional food establishment will add to this intensity and have a detrimental effect on the character and appearance of the area.**
- **It is submitted that the town needs more diversity rather than a duplication of the type of business referred to above. The loss of any more properties classed as ‘retail outlets’ will further erode the retail shopping offer of the town centre to the detriment of the attractiveness of the town centre as a shopping destination.**
- **The property is situated in the core retail area and the limit on the number of non-retail units permitted within a specified area may apply to the proposal.**
- **The Council believes that the property should have been actively marketed for sale/rent for at least 12 months prior to an application being made for a change of use of the type requested. This would enable the proposed arrangements to be assessed in comparison with other like properties in a similar condition locally. There is no evidence to suggest that an active marketing exercise in support of the application has been undertaken.**

047279          Erection of first floor extension above existing single storey kitchen – Isfryn, Holway Road, Holway, Holywell

**No objection.**

047282          Erection of first floor extension, two storey extension and single storey extension at rear of dwelling – 10 Clwyd Avenue, Greenfield, Holywell

**No objection, subject to compliance with planning policies and no detriment to the visual amenities of neighbouring properties.**

047325          Erection of extension to rear/side of dwelling, conversion of loft space and insertion of 8 No. roof lights – Old Manse, Brynford Road, Holywell

**No objection.**

(Note: Councillor H.G. Roberts did not vote on the above five applications).

## 205. ACCOUNTS

### 205.1. Accounts for Payment

#### RESOLVED:

That payment of the following accounts be approved, the necessary audit checks having been undertaken in accordance with the requirement of the Audit Sub-Committee.

<u>Voucher</u>	£
4563 Welsh Water – metered services – Council Offices 20/10/09-31/3/10	234.10****
4564 Flintshire County Council – Trade Refuse Sacks	149.88****
4565 W. Bevan & Sons Ltd – Hoover Bags/padlock – Council Offices	8.00****
4566 Zurich Insurance plc – Insurance Premium to 24/2/11	3036.93*^
4567 Zurich Insurance plc – Engineering Inspections to 24/2/11	213.04*^
4568 Zurich Insurance plc – Insurance Premium 25/2-31/3/11/	299.53*^

4569	Zurich Insurance plc – Engineering Inspections 25/2-31/3/11	21.02*^
4570	Impact Communications – Town Centre Management – March	1300.00**
4571	Wales in Bloom Foundation – Donation 2010	30.00^^
4572	E. Pierce-Jones – Filing Cabinet/ Office Chairs – Council Offices	40.00****
4573	North Wales Association of Town/ Larger Community Councils – Annual Subscription 2010/11	35.00^^^
4574	North Wales Association of Town/ Larger Community Councils – Subsistence (1)	12.50*
4575	Flintshire County Council – 1 <sup>st</sup> Instalment Rates on Council Offices	1,411.05****
4576	D.C. Pierce – Salary – April	977.48***
4577	Mrs. M. Reed – Secretarial Expenses April	40.00***
4578	Mrs. M. Edwards – Wages to 10/4//10	273.60***
4579	HMRC (Inland Revenue) – PAYE/Nat. Ins. – April	521.59***
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		8603.72
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Powers to make payments:-

- \* The Local Authorities (Allowances for Members of Community Councils)(Wales) Regulations 2003
- \*\* Local Government Act 1972 S.137
- \*\*\* Local Government Act 1972 S.112, 151
- \*\*\*\* Local Government Act 1972 S.133
- ^ Local Government Act 1972 S.111
- ^^ Local Government Act 1972 S.144, 145
- ^^^ Local Government (Miscellaneous Provisions) Act 1976 S.19
- ^^^^ Local Government Act 1972 S.143
- \*^ Local Government Act 1972 S.140
- \*\*^ Local Government Act 1972 S.176
- \*\*^^ Local Government Act 1972 S.13
- \*^^\* Local Government Act 1972 S.34

- \*\*^\* Local Government (Misc. Provisions) Act 1953
- ^^\*\* Local Government Act 1972 S.174
- ^^^\* Local Government (Miscellaneous Provisions) Act 1976 S.4
- # Local Government Act 1972 S.142
- ## Representation of the People Act 1983 S.34

#### 205.2. Income Received

Members received the schedule of income, circulated with the agenda, regarding income between 1 and 31 March 2010.

#### 206. TOWN CENTRE MANAGER'S REPORT – MARCH

Members were presented with the Town Centre Manager's report for March. The report gave an overview of developments and his work since the last meeting.

He reported that his further approach to Holywell's THI Officer about the bad condition of some of the buildings on Holywell's High Street had met with no response to date.

A summary was given of the time spent and actions regarding the appointments process, co-ordinated by Flintshire County Council, for a consultancy to draw out a strategy for the future of Holywell.

The Spring issue of Holywell Business News was due out shortly. Menter Iaith Flintshire, Welsh Language Initiative, was still keen to hold this year's Folk Festival in Holywell on a date around mid-July. This was under consideration.

The official opening of the "My Place Nightclub" at the refurbished Hotel Victoria had taken place on 27 March.

#### RESOLVED:

- (1) That the Town Centre Manager's report be received with thanks.
- (2) That the Clerk write to the County's Head of Planning, drawing attention once again to the Town Council's concerns about the condition of certain premises on the High Street and asking what is being done or is in hand to improve the situation, within the statutory powers available to the County Council.

(Note: Mr. M. Roberts, Town Centre Manager, left the meeting at this point).

207. POLLING STATION – HOLYWELL EAST

The Clerk reported that, after considering the representations made by the Town Council at its March meeting, the Elections Returning Officer had rejected the suggestion to change back from the polling station at St. Peter's Church Hall to Moriah Chapel, Pen-y-Maes for the parliamentary general election on 6 May, 2010.

This decision was met with strong responses from Members who viewed it as an "attack on democracy".

RESOLVED:

That the Town Council records its extreme concern at the Returning Officer's decision, especially as the authorised representative body had agreed that the chapel could continue to be used as a polling station until it was sold.

208. FORMER HEALTH CLINIC, SCHOOL LANE, GREENFIELD – UPDATE ON THE FUTURE OF THE BUILDING

The decision of the Health Board to postpone for three months the sale of the former Health Clinic to allow the Village of Greenfield Residents' Association to progress their purchase bid via the Transfer of Asset Funding from the Welsh Assembly Government, was noted.

The Town Council was also informed that the process was however likely to take longer than originally anticipated. The Residents' Association therefore intended to apply to the Health Board for a short-term lease in respect of the building at a peppercorn rent to cover the interim period.

209. FLOODING ISSUES IN GREENFIELD AND HOLYWELL

Members had before them a copy of a letter from the Sewerage Performance Manager, Welsh Water, giving an update of the situation in respect of the above problems.

Initial investigations at Greenfield had highlighted that there were insufficient road gullies to take the surface water from the highway and also maintenance issues with these gullies. As both issues were the County Council's responsibility, Welsh Water could not begin to resolve the problem

until a co-ordinated joint investigation with the County's Highways Department, into Greenfield's flooding issues had taken place.

In respect of Holywell, potential solutions were being developed. Over the next few months, Welsh Water's Engineers would continue with their testing and produce outline scheme proposals to resolve the flooding.

A further progress report from Welsh Water would follow in due course.

RESOLVED:

That the latest progress report be received and noted.

210. REMOVAL OF CHILDREN'S PLAY EQUIPMENT – NANT Y COED AND MATCH FUNDING SCHEME : IMPROVEMENTS TO PLAY AREAS

The above two items were considered together following receipt of correspondence from the County's Head of Leisure Services.

RESOLVED:

- (1) That the County's Head of Leisure Services be asked if there is anything at all that can be done without compromising safety that would enable the Town Art timber house at the Nant y Coed play area to be kept in use, possibly for another 12 months at least.
- (2) That the County's Head of Leisure Services be informed that the Town Council is keen to join the County Council in the new match funding (£ for £) initiative.
- (3) That the latest available information on the condition of equipment etc on the various play areas be requested from the County Council, together with any suggestions for consideration regarding improvements and including if possible estimated costs.
- (4) That should it be necessary and time permitting following receipt of the County Council's reply, the play areas in the Town Council's area be assessed by the Holywell and Greenfield Development Sub-Committee after the

appointment of Sub-Committees for the new municipal year.

211. PLOT OF WOODLAND AT HALKYN ROAD, HOLYWELL – COMPLETION OF TRANSACTION

The Clerk reported that solicitors on behalf of the Welsh Assembly were now in a position to complete the transaction. A slight variation to the Transfer Deed had been sought, which was purely technical. The restriction related to the covenant that the land could only be used as woodland. The requirement set out that if the Town Council sold the land on in the future, it must extract from any prospective purchaser a Deed of Covenant to use the land as a natural woodland and manage and develop it as a community facility with the emphasis on conservation of plant life and wildlife on the property.

The Financial Completion Statement, from the Town Council's Solicitors (Griffiths & Hughes Parry) in the sum of £1,171.97 (including £161.97 VAT) was circulated. It was noted that Holywell Communities First as the proposed manager of the land, had previously agreed to contribute £500 towards the Council's costs.

A Member raised his concerns about the management arrangements with Communities First and suggested that the Town Council should consider taking on this responsibility with guidance from the County Council's officers.

RESOLVED:

- (1) That the position be noted and that the variation in the Transfer Deed as now reported be agreed.
- (2) That the Financial Completion Statement be approved for payment.
- (3) That the proposed land management arrangements in respect of the woodland with Holywell Communities First be confirmed.

(Note: Councillor H.G. Roberts left the meeting at this point).

212. HOLYWELL COMMUNITIES FIRST – SUPPORT FOR THE SERVICE

This item had been placed on the agenda for consideration at the request of Councillor B. Scragg, who explained his concern at hearing in recent weeks of criticism levelled at the local Communities First operation,

whose work included helping deprived areas. From his experience, he had nothing but praise for the co-operation received from Communities First.

The Council was asked to pledge its support for the organisation and its work.

RESOLVED:

That the Council continue to support Communities First (Holywell) via its Partnership Board, in its endeavours to improve the most deprived areas covered by the Communities First Partnership Board.

213. NORTH WALES RESIDUAL WASTE TREATMENT PROJECT –  
INFORMAL BRIEFING SESSIONS ON 22-24 APRIL 2010

Attendance at the above events was considered. It was noted that the County Council Members on the Town Council had already had the opportunity of attending similar sessions.

RESOLVED:

That the information regarding the informal briefing sessions be received.

214. ANNUAL MEETING OF THE TOWN COUNCIL

The Clerk reported that, as in the previous two years, the forthcoming Annual Meeting would be held at the Stamford Gate, Holywell. The meeting would be held on Tuesday 18 May 2010 at 6.30pm.

215. REPORTS ETC RECEIVED

Members were informed that the following items had been received and unless otherwise circulated\*, were available for perusal from the Clerk.

- (a) North Wales Police Authority – Community Forum for Flintshire – Public Meeting on Tuesday 11 May 2010\*;
- (b) North Wales Association of Town and Larger Community Councils – Agenda for the Quarterly Meeting held on 16 April 2010;
- (c) Community Health Councils, more vital than ever – Information Sheet\*;
- (d) Play for Wales (News and Briefing from the National Organisation for Play, Spring 2010);
- (e) Halkyn Mountain Common Joint Consultative Board – Agenda for the Meeting held on 30 March 2010;

- (f) Ranger Report 30 March 2010/Halkyn Mountain Common Code\*;
- (g) Holywell News – Issue 19 : Spring 2010.

216. REPRESENTATIVES' REPORTS

Councillor Mrs. K. Davies reported on her attendance at the quarterly meeting of the North Wales Association of Town and Larger Community Councils on 16 April 2010. She had passed her notes of the meeting to the Clerk.

217. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That by reason of the confidential nature of the business to be transacted, the public and press be excluded from the meeting for the following items/minutes 217.1 and 217.2 under the provisions of the Public Bodies (Admission to Meetings) Act 1960 as amended.

217.1. Office Accommodation : 12-14 Bank Place Cottages, Holywell – Update

The Clerk reported on his further discussions with the County's Structures Manager, who had kindly agreed to prepare an abridged version of his earlier report to the Town Council in respect of the building, for the attention of the Council's Insurers.

RESOLVED:

That the position be noted.

217.2. Former Courthouse, Halkyn Street, Holywell – Update

The Chairman of the Council Offices Sub-Committee, Councillor J. Griffiths, explained that the items covered by minutes 217.1 and 217.2 had been referred to the Council as the meeting of the Sub-Committee arranged for 12 April, 2010 did not have a quorum of Members to proceed.

He went on to explain the background and the outcome of the recent informal site meeting with the owner of the building, which he had attended with Councillor J.M. Johnson and the Clerk. The Council agreed that its present office/meeting facilities were limited in terms of size and accessibility. Members had before them the proposals received from the owner for the Council's consideration together with

a set of plans. The potential income source from the building was also noted.

The Clerk reported on the Council's current financial obligations in respect of Bank Place Cottages and also regarding the general requirements should Members wish to express an interest in the former Courthouse building.

RESOLVED:

- (1) That the Council confirms its interest in the acquisition of the former Courthouse building mainly to meet its future public office and meeting requirements.
- (2) That the Clerk be authorised to seek independent valuation advice from the District Valuer's office and that a budget of up to £500 be approved for this purpose.
- (3) That when all relevant information is received and assessed, a special meeting of the Council be convened to consider the position further.

218. CLOSE OF MEETING

The Mayor closed the meeting at 8.55pm.

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Mayor