

MOLD TOWN COUNCIL

Minutes of the Meeting of Mold Town Council held at the Town Hall on Wednesday 31st January 2007.

PRESENT:

Councillors: Bryan Grew (Mayor), Chris Bithell, Tony Cattermoul, Carolyn Cattermoul, Geoff Collett, Geoff Darkins, Ray Dodd, Robin Guest, Carol Heycocks, Joyce Jones, Jack Laing, Andrea Mearns, Sheila Powell and Ken Williams with the Clerk and Finance Officer and Town Centre Manager.

APOLOGIES FOR ABSENCE:

Councillor: Stephanie Hulley.

104. DECLARATIONS OF INTEREST

A number of Members declared interests in items on the agenda and these are listed on the final page of the minutes.

105. FLINTSHIRE LOCAL HEALTH BOARD

The Mayor welcomed Paul Bowker, Head of Primary Care Services, Flintshire Local Health Board, Paul Booth Apollo Capital Projects and Geraint Roberts of B3 Burgess Architects to the meeting to explain the details of the proposals for the development of a new primary health care facility in the Town.

Mr. Bowker introduced the subject by advising that the Welsh Assembly Government had been reviewing primary health care to ensure that it reflects both current and future needs. This had been taken on by Flintshire Local Health Board (FLHB) with a requirement to review and re-design the estates provision in order to develop a strategy that would provide modern premises across the County with more space for general practitioners and patients. This process would ideally culminate in the provision of a single centre that would bring together GP and other community services. Mr. Bowker advised that the nominated developer for the Mold project was Apollo Capital Projects Ltd.

Mr. Booth advised his company had been involved in the development of primary care buildings since 1994 and that their role would include the identification of suitable sites, the preparation of a scheme of works and the assessment of its viability with the District Valuer. He also advised that the company's involvement in Mold would include for the ownership of the building that would then be leased back to the FLHB and doctors. Mr. Booth stated that once a scheme had been prepared to the satisfaction of all, it would have to be submitted to the Design Council for Wales for approval and subsequently to the Welsh Assembly Government. It was hoped to prepare a scheme for submission to the Design Council by June 2007.

Mr. Booth advised that he had been working with the project group, established by FLHB but with representatives of a number of interested groups, to identify the

requirements and to assess the possible sites. He advised that sites were being assessed against a number of key indicators including proximity to the Town Centre, likely planning considerations and affordability / value for money. In view of the contractual issues there was a need for confidentiality and Mr. Booth indicated that he could not, at this stage, identify the sites under consideration.

In response to questions from Members, Mr. Bowker stressed that the review would not result in a loss of services to the detriment of the Community Hospital but would rather be a matter of putting complementary services together in the right setting. It would also result in GP practices coming together under one roof but not the merging of the individual practices. In that respect Members indicated a preference for a single site facility rather than one that occupies two split sites. Mr. Booth acknowledged the desirability of providing refreshment facilities within the building and agreed to pursue this if there were persons willing to undertake the management of the facility. He also acknowledged the need to liaise with the County Council about public transport arrangements if the building were to be located on the outskirts of the Town centre.

Mr. Bowker advised that he would hope to pursue the development even if only one GP practice were happy to move into the building. He reminded the Council that the existing practices lacked the physical space to expand to take on new patients. He did however, hope that all doctors would be happy to support the proposals.

Mr. Booth stated that he hoped approvals would be forthcoming during the year with a possible start on site at the end of 2007.

Mr. Bowker suggested that he and his colleagues return to the Town Council at a later date to advise on progress when specific sites could be identified.

The Mayor thanked the visitors for their time and indicated that the offer to return to update the Council would be accepted.

106. MAYOR'S ANNOUNCEMENTS

The Mayor advised of his attendances at the WI carol concert, the Nativity Play at Plas Bellin and the carol singing evening at Mold Community Hospital with the Llwynegrin Singers.

The Mayor also advised that he would be arranging for an open morning to allow residents and visitors to view the Council Chamber. This event would be held on the morning of Saturday 24th February 2007 and the Mayor sought the support of Members on the day.

107. MINUTES

Resolved: It was resolved that:

- a) The minutes of the meeting of the Council held on 29th November 2006 be received and approved as a correct record;

- b) The minutes of the meeting of the Tourism Committee held on 13th December 2006 be received and noted;
- c) The minutes of the meeting of the Cittaslow Mold Committee held on 19th December 2006 be received and noted;
- d) The minutes of the meeting of the Planning Committee held on 20th December 2006 be received and noted;
- e) The minutes of the meeting of the Cittaslow Mold Committee held on 23rd January 2007 be received and noted; and
- f) The minutes of the meeting of the Cemetery Committee held on 24th January 2007 be received and noted.

108. MATTERS ARISING

- 108.1 Town Council 29th November 2006
Item 95.6 – One Voice Wales, Larger Local Councils Committee

The Mayor advised of his attendance at the meeting. He confirmed OVW would be proceeding with the Committee and that an officer would be appointed to deal with the larger councils.

- 108.2 Town Council 29th November 2006
Item 99.2 – Unauthorised Access, Highfield Villas

The Clerk advised that there had been no formal responses from the Schools but Members advised that the Headteachers had raised the matter and been in touch with local residents.

109. CORRESPONDENCE

The following items of correspondence, including one additional item, were considered:

- 109.1 The Council noted the correspondence from Flintshire County Council regarding attendance at the summer playscheme last year.

109.2 The Council noted the correspondence from Flintshire County Council regarding the possible introduction of waiting restrictions at the junction of Dreflan and Pwll Glas in an attempt to solve some of the obstruction / parking problems experienced in the area. Whilst happy to support the principle of the proposal, the Council wished to view the detailed proposals and commented that the matter of enforcement was critical to its success.

- 109.3 The Council noted the correspondence from Flintshire County Council's Arrive Alive office regarding speeding traffic at Nercwys Road.

109.4 The Council noted the correspondence from the Planning Inspectorate advising that the appeal against the refusal of planning permission for the conversion of buildings on land at the rear of the Victoria Hotel, Chester Street into two dwellings had been dismissed.

109.5 The Council noted receipt of the minutes of the meetings of the Flintshire Local Health Board held on 22nd November and 20th December 2006 together with the agenda of the meeting held on 24th January 2007.

109.6 The Council welcomed the correspondence from Flintshire County Council regarding the proposed Alcohol Free Zone.

109.7 The Council noted the bulletin received from One Voice Wales.

109.8 The Council noted the correspondence regarding the next meeting of the National Assembly North Wales Regional Committee. It was agreed Councillor Ken Williams should attend and that if any other Members wished to attend they should contact the Clerk.

109.9 The Council noted receipt of the minutes of the meeting of Flintshire Fair Trade Coalition held on 15th January 2007.

109.10 The Council considered the correspondence from Thomas Jones, 1 Lon Isaf, regarding the management of parks and the lighting by Lon yr Orsaf and Tesco car park. The Council supported the comments relating to the poor lighting at the end of Tesco's car park and by the footpath to Ffordd Pentre and agreed to have another look at the lighting in the area to see whether anything can be done without giving concerns to the people living alongside the footpath.

Resolved: It was resolved that the actions set out above be approved.

110. FLINTSHIRE & DISTRICT EISTEDDFOD 2007

Councillor Andrea Mearns advised the Council that the proceeds from the Gala Dinner following the Mold Food and Drink Festival had now been donated to the National Eisteddfod.

111. BUDGET 2007 / 08

The Council considered the previously circulated report detailing the estimates for the current year, the probable expenditure for the year together with estimates for the next financial year 2007/2008. The Council noted that the report included the quarterly review of the current years accounts with details of the petty cash expenditure, income and the bank / cash reconciliation as at 31st December 2006.

The Council carefully considered the draft budget proposals and noted the suggested contribution towards the National Eisteddfod 2007. The Council also supported an increase in the rental fees for the Jubilee Room with effect from April 2007 to £7.50 and £10.50 per hour for Charities/Voluntary Groups and Non Charities respectively.

Having considered the detail of the proposals, it was agreed that an increase in the precept of 3% would be appropriate for the coming year.

Resolved: It was resolved that

- a) The quarterly reviews of general expenditure, petty cash expenditure, income and the bank reconciliation as at 31st December 2006 be noted and approved;
- b) The Burial Fees as detailed in the minutes of the Cemetery Committee held on 24th January 2007 be approved;
- c) The charges for use of the Jubilee Room be increased from 1st April 2007 to £7.50 and £10.50 per hour for Charities/Voluntary Groups and Non Charities respectively;
- e) The draft budget for 2007/2008 be approved; and
- f) A precept of £152,747.00 be approved for the year 2007/2008.

112. FINANCIAL ASSISTANCE

The Council considered the report detailing the applications for financial assistance and agreed to make contributions as follows:

a) St. Mary's Church – Organ Restoration	£500.00
b) Flintshire County Forum for Learning Disabilities	£100.00
c) Marie Curie Cancer Care	£100.00
d) Mold & District Choral Society	£100.00
e) Bryn Gwalia Food Coop	£300.00
f) Little Fishes Parents & Toddlers Group	£120.00
g) Home-Start Flintshire	£100.00
h) North Wales Deaf Association	£100.00
i) Shelter Cymru	£ 50.00
j) Hope House Children's Hospices	£200.00
k) North Wales Assn for Spina Bifida & Hydrocephalus	£100.00
l) Flintshire Welsh Language Initiative	£100.00

In noting the request from the Bryn Gwalia Food Coop for an annual grant for up to three years, the Council felt that it should provide a grant for this year only. The Council agreed not to give a grant to Parkfields Community Centre.

Resolved: It was resolved that the grants detailed above be approved.

Note: The Members who had declared an interest in individual applications for financial assistance left the meeting during discussion on those applications.

113. TRAFFIC CALMING / HIGHWAY SCHEMES

The Town Council considered the previously circulated report regarding the provision of a vehicle activated sign for Gwernaffield Road and dropped kerbs in the Town.

The Council noted the correspondence from the County Council advising that Gwernaffield Road is not currently a priority for the installation of a vehicle activated sign. However, it was also noted that the County Council would be reviewing priority sites in the next financial year. Members felt that it would be appropriate to carry forward funds for this work in the hope that it could be undertaken in 2007/08.

In relation to dropped kerbs, the Council agreed to contribute £6,000 towards their provision at the sites identified on the list referred to as 'Table 2'. The Council acknowledged the comments of the County Council's Network Manager who advised that he would arrange preparation of contracts with work commencing as soon as possible and an endeavour to ensure dropped kerbs are provided at all sites shown in Table 2 before 31st March 2008.

Resolved: It was resolved that:

- a) An amount of £4,000 be carried forward to next years (2007/08) budget for the provision of a 'Vehicle Activated Sign' on Gwernaffield Road; and
- b) A contribution of £6,000 be made to the County Council for the provision of dropped kerbs within the Town and identified in Table 2 of the report.

114. YOUTH MAYOR

The Town Council considered the previously circulated report regarding the possibility of appointing a Youth Mayor.

The Council noted the comments from One Voice Wales regarding its inability to co-opt any person onto the Council, other than as a result of a vacancy, and also that Standing Orders does not allow non elected persons to speak other than as a result of there being specific items on the agendas.

The Council acknowledged that both the Alun School and Ysgol Maes Garmon have active school councils. It was felt that discussions should be held with both schools to consider the possibility of pursuing the appointment of a youth representative through their school councils.

Resolved: It was resolved this matter be further discussed with representatives of the Alun School and Ysgol Maes Garmon.

115. PANCAKE RACE –TUESDAY 20TH FEBRUARY 2007

The Town Council noted that arrangements are being made for a pancake race to be held in the Daniel Owen Square on Tuesday 20th February 2007. The Clerk advised that the Town Council would be arranging the event with the support of the Mold

Hotel and Restaurant Association. It was agreed that further details would be supplied to Members in the near future.

Resolved: It was resolved the report be noted.

116. ELECTORAL ARRANGEMENTS IN WALES – SCRUTINY PROJECT

Resolved: It was resolved that the document be noted and the response of the Welsh Assembly Government be awaited.

117. NOTICES OF MOTION

117.1 The Town Council considered the proposal of Councillor Tony Cattermoul and agreed to ask Flintshire County Council's Planning Department to explain the planning restrictions on the use of the Mold Recreation Ground including the area known as Kendrick's Field.

117.2 The Town Council considered the proposal of Councillor Stephanie Hulley and agreed to seek an early meeting with County Council Planning and Leisure Officers to pursue the identification of a suitable site for the provision of a skateboard park within the Town.

117.3 The Town Council considered the proposal of Councillor Ken Williams and agreed to ask both Flintshire County Council and the Welsh Assembly to advise on progress for the drainage works at Cae Bracty with a view to ensuring that the timescales previously stated will be achieved.

117.4 The Town Council considered the proposal of Councillor Jack Laing and agreed to ask the Manager of the Tesco Store to ensure that the hedges and landscaped areas around the car park are cleared of litter.

Resolved: It was resolved that the above actions be approved.

118. REPORT OF TOWN CENTRE MANAGER

The Town Council considered the previously circulated annual report of the Town Centre Manager.

The Town Centre Manager provided the Council with the latest information regarding the vacant shop units in the Town. Concern was expressed about the conditions on the former Taylor Tiles site with a request that Flintshire County Council pursue the owners to arrange its clearance. Concern was also expressed

Resolved: It was resolved that the report be noted.

119. PLANNING APPLICATIONS

The Town Council considered those applications previously circulated and three new applications:

119.1 KYT/042593 – Extension to front and side elevations of service station, Costcutter Roundabout Service, King Street – The Clerk advised that the original application had been withdrawn and that a new application, with the same reference had been submitted. The details of the application were displayed. The Council agreed that it had no objections in principle to the proposal although Members expressed concern that the revised access to the garage appeared to be very severe.

119.2 KYT/042429 – Erection of non-illuminated bank signage, Lloyds TSB Bank plc, High Street – No objections.

119.3 LEJ/042589 – Two-storey side extension and alterations, 32 Hendy Road – No objections.

119.4 PXR/042640 – Outline erection of a dwelling, land adj. 16 Beechwood Close – The Council agreed that there were no objections in principle to the proposal although concern was expressed whether the plot was sufficiently large enough to accommodate a dwelling without impinging upon the amenities of neighbouring residents.

119.5 SXJ/042647 – Siting of two 6m x 2.44m portacabins adjacent to building, Glanrafon Training Centre, Glanrafon Road – No objections.

119.6 KSS/042591 – Erection of 3 no. dwellings (2 no. dormer bungalows and 1 no. single storey bungalow), land to rear of 32 Hendy Road – No objections.

119.7 KYT/042709 – Erection of two retractable awnings to rear beer garden, The Gold Cape, 8 Wrexham Street – The Clerk advised that the description of this application had changed to specify that two awnings were proposed. The Council agreed that it had no objections to the proposal.

119.8 KYT/042701 – Loft conversion to provide additional bedroom with en-suite and stairwell dormer to rear elevation, 1 Ael y Bryn – No objections.

119.9 PXR/042700 – Amendments to approved planning application ref: 040863 – Erection of detached dwelling, land side of Brook House, Broncoed Lane – No objections.

119.10 LEJ/042665 – Erection of a side extension and replacement of existing flat roof over garage with pitched roof, 33 Ffordd Pennant – No objections.

Resolved: It was resolved that the observations set out above be forwarded to Flintshire County Council.

120. MEETINGS ATTENDED

120.1 Councillor Ken Williams advised of his attendance at the recent meeting with representatives of other Town and Community Councils and Inspector Mark Pierce. Councillor Williams circulated a brief report on the issues highlighted.

121. ACCOUNTS / PAYMENTS

The Council considered the schedule previously circulated and noted that expenditure complied with the statutory powers available to local councils.

Resolved: It was resolved that the schedule of payments be approved.

SUMMARY OF DECLARATIONS MADE BY MEMBERS IN ACCORDANCE WITH MOLD TOWN COUNCIL'S CODE OF CONDUCT

MOLD TOWN COUNCIL	DATE: 31st January 2007
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MEMBER	ITEM	MINUTE NO. REFERS
Councillor Sheila Powell	Application for Financial Assistance.	112 (e)
Councillor Andrea Mearns	Application for Financial Assistance.	112
Councillor Chris Bithell	Application for Financial Assistance.	112 (a)
Councillor Robin Guest	Planning Applications	119.3 & 119.6
Councillor Carol Heycocks	Application for Financial Assistance.	112 (a)
Councillor Carolyn Cattermoul	Application for Financial Assistance.	112
Councillor Joyce Jones	Application for Financial Assistance.	112