

HAWARDEN COMMUNITY COUNCIL

Minutes of the **SPECIAL MEETING** of **HAWARDEN COMMUNITY COUNCIL**
Held on **25 MARCH 2015**

PRESENT: Chair: -
Vice-Chair: Councillor Cheryl Carver

Councillors: Ve Amos, Joyce Angell, Helen Brown, Clive Carver, Alan Diskin, Glenys Diskin, George Hardcastle, David Hough, Judith Hough, Kevin Jones, David Mackie, Emma Preece, Ralph Small and Brian Williams.

Officers: Mr R N Barnes, Clerk & Financial Officer

APOLOGIES FOR ABSENCE:

There were none.

DECLARATIONS OF INTEREST:

Councillors Alan Diskin, Glenys Diskin, Kevin Jones, Dave Mackie and Brian Williams declared interests in Candidate sites proposed in the Local Development Plan.

The various interests were:

Councillors Alan Diskin and Glenys Diskin – Site Ref: MAN 004
Councillor Kevin Jones - Site Refs: EWL 013 and EWL 018
Councillor Dave Mackie – Site Ref: EWL 011
Councillor Brian Williams – Site Ref: EWL 018

COMMUNITY ASSET TRANSFERS:

The Chair referred Members to the report attached to the agenda in relation to the possible transfer to the Community Council of Community Assets including Hawarden Library, Mancot Library, Level Road Play Area, Wilde Close Play Area, Open Space at Carlines Park and Sheridan Avenue Play Area.

- Libraries

Councillor Mackie referred to the recent announcement made by Flintshire County Council of a proposal, which was shortly due to be the subject of a public consultation exercise, to replace Hawarden, Mancot and Queensferry Libraries with a comprehensive Hub Library at Deeside Leisure Centre. He also commented on

Flintshire County Council's view that neither the Hawarden or Mancot Library buildings were suitable for continued use because of their physical limitations in the case of Hawarden and condition in the case of Mancot. Consequently should Flintshire County Council proceed with a Hub Library at Deeside Leisure Centre there would be no asset to transfer.

Members variously spoke about the value of the Libraries to their respective communities but noted both Flintshire County Council's proposals and the physical limitations of the buildings.

Councillor Mackie proposed and it was duly seconded and RESOLVED that:

(a) the Community Council await the completion of the consultation exercise and subsequent decision of Flintshire County Council expected in May 2015.

(b) the Community Council considers in the light of the decision whether it should seek a role in the provision of a 'library service' in Hawarden and Mancot.

PLAY AREAS AND OPEN SPACES:

The Council noted with concern the prospect that should Hawarden Community Council not take on the play facilities at Level Road, Wilde Close, Carlines Park and Sheridan Avenue, Ewloe the sites may be closed and youngsters/families in the area would be denied local access to play opportunities.

The Council also noted that the majority of the play equipment at all sites, excluding Carlines Park which was just an open space was in need of replacement and there was unlikely to be any external funding available.

The Council further noted that should the Council take on these additional sites there would be implications for the Council's Maintenance Service particularly if Shotton Town Council and Broughton and Bretton Community Council, who were part of the Joint Services Arrangement, took similar decisions in their areas.

The Committee was advised that the costs which the Council would be required to meet over the 26 year lease period for replacements and annual maintenance would add 10% to the Council's annual precept.

The Council agreed that further information as set out below should be requested to assist in its deliberations:-

- Could the Community Council sub-lease the sites to Residents Associations or similar?
- Would the lease stipulate that the sites should be returned in the same standard at the end of the lease period?
- What will happen to these sites if Hawarden Community Council does not proceed with the transfer to it of these assets?

- Is Flintshire County Council legally obliged, via planning conditions relating to the approvals given to some or all of these housing sites, to maintain them as open spaces/play areas in perpetuity?
- Will any funding be provided by Flintshire County Council at the time of transfer to assist with equipment replacement/maintenance?

IT WAS RESOLVED: to

- await Flintshire County Council's response to the questions raised.
- if not satisfied with the response to seek a meeting with Flintshire County Council's Chief Officer for Organisational Change.

MANCOT BOWLING CLUB:

IT WAS RESOLVED: to seek clarification as to why Flintshire County Council wished to transfer this asset as the Club was in possession of an 'insuring and maintaining lease' and there did not appear to be any liability to Flintshire County Council.

FLINTSHIRE LOCAL DEVELOPMENT PLAN – CANDIDATE SITES:

The Chair advised that the Council had been invited by Flintshire County Council to give its views on the Candidate Sites submitted in the Council's area. The Chair took Members through each candidate site individually, the views on which were as follows:-

SH0 003 – The Council does not support as too close to Hawarden Settlement

SH0 002 – The Council does not support as Bennett's Lane and Aston Hall Lane are unsuitable as access roads to this site.

SAN 003 – Does not support due to loss of School playing field.

MAN 006 – The Council supports this as a natural development of the Village.

MAN 005 –The Council does not support this due to coalescence with Queensferry and impact on the local business.

MAN 004 – The Council does not support this as the site is partially in the flood plain.

MAN 003 – The Council does not support this as it would lead to coalescence of Hawarden, Aston, Mancot and Queensferry.

MAN 002 – The Council does not support this as it would lead to the coalescence of Mancot and Pentre and affect a local business.

MAN 001 – The Council supports this as a natural development of the Village.

HWN 011 – The Council supports this application.

HWN 010 – The Council does not support this due to the poor visibility at the junction of Groomsdale Lane and The Highway.

HWN 009 – The Council supports this application.

HWN 008 – The Council does not support this application due to the poor visibility at the junction of Groomsdale Lane and The Highway.

HWN 006 – The Council does not support this as access to this site would be at a dangerous location.

HWN 005 – The Council does not support this application as it would result in the coalescence of Hawarden and Mancot.

HWN 004 – The Council does not support this due its size and the unsuitability of a junction off Bennett’s Lane or off Gladstone Way adjacent to the Bennett’s Lane junction.

HWN 003 – The Council does not support this application due to the poor visibility at the junction of Groomsdale Lane and The Highway.

HWN 002 – The Council supports this application.

HWN 001 – The Council does not support this application which would lead to the coalescence of Hawarden and Aston.

EWL 023 – The Council supports this application.

EWL 022 – The Council does not support this application as it would result in the loss of the School’s playing field.

EWL 021 - The Council does not support this application as it would result in the loss of the School’s playing field.

EWL 020 – The Council supports this application.

EWL 018 - The Council supports this application.

EWL 017 – The Council does not support this application on the grounds of its scale.

EWL 016 – The Council does not support this application due to its scale and loss of the green barrier.

EWL 015 – This has already received planning consent.

EWL 014 – The Council does not support this application on the grounds of its scale.

EWL 013 – The Council does not support this application as it conflicts with EWL 018.

EWL 012 – The Council does not support this application as it is remote from the settlement area.

EWL 011 – The Council supports this application.

EWL 010 - The Council supports this application.

EWL 009 – The Council does not support this application as it is remote from the settlement area.

EWL 008 – The Council supports this application.

EWL 007 – The Council objects to this application on the grounds of its scale and unsuitability of Old Aston Hill for its access.

EWL 006 - The Council supports this application.

EWL 005 – The Council does not support this application on the grounds of its scale.

EWL 004 - This has already received planning consent.

EWL 003 - The Council does not support this application as it is remote from the main settlement area.

EWL 002 – This has received planning consent.

EWL 001 – This application conflicts with Planning Policy Wales Guidance regarding new houses in the countryside.

DRV 011 – The Council does not support this application due to its scale and the unsuitability of Drury Lane as access.

DRV 004 - The Council does not support this application due to its scale and the unsuitability of Drury Lane as access.

BUC 032 – The Council has no objection to this application.

BUC 005 – The Council does not support this application as its purpose is not stated.

BUC 001 – The Council does not support this application as Smithy Lane would be an unsuitable access.

BUC 032 – Not in Hawarden Community Council’s area.

BUC 008 - Not in Hawarden Community Council’s area.

IT WAS RESOLVED: that Flintshire County Council be advised of the Council’s views on the Candidate Sites submitted for the Hawarden Community Council area.

STAFFING MATTER:

The Clerk advised the Council that Mr Richard Clarke, one of the Council’s Maintenance staff had resigned with effect from 13 March 2015. The Clerk suggested that due to a number of factors, which he outlined, that the Council should seek to make a temporary appointment until 30 September 2015.

IT WAS RESOLVED: to appoint a temporary Maintenance Officer until 30 September 2015.

The meeting closed at 8.40 pm