

# ESCLUSHAM COMMUNITY COUNCIL

Minutes: Council Meeting Monday 8<sup>th</sup> September 2025

**Present:** N. Cargius. Nicci Davies-Williams, Mark Pritchard, C. Luckock, M, Pickering, S. Love, G. Blackmore, J. Perkins, Clerk M. Andrew

**Apologies:** Cllrs G. Richards G. Bellamy. V. Morgan. J. Kelly, Darcy Davies-Williams,

## AGENDA

**PRELIMINARIES (Agenda Items) - None**

**FINANCE COMMITTEE (Agenda items)**

1. Apologies: Cllrs G. Richards G. Bellamy. V. Morgan. J. Kelly, Darcy Davies-Williams,
2. Chair's announcements - **None**
3. Declarations of interest - **None**
4. Ratification of minutes from the meeting of Monday 14<sup>th</sup> July 2025 Prop. SL, 2<sup>nd</sup> MP, ratified **unanimously**
5. Members' Items

a) **Clerk - Annual pay award** > copy of the formal note from the National Joint Council for local government services dated the 24<sup>th</sup> July 2025 detailing the outcome of the '2025 Local Government Services Pay Agreement' along with a table of the new pay rates. The Clerk is currently on SCP 24. *A five-page circular shared with the Council.* Covering file note summarizing how the pay award impacts on the Clerk's salary and back-pay attached to the aforementioned circular. **Action required: Council to ratify the increase in the Clerk's salary and associated back-pay as per the formal agreement. Prop. NC, 2<sup>nd</sup> MP, ratified unanimously**

b) **Caretakers - Annual pay award** > further to the pay agreement for 2025, the Parish Hall caretakers are entitled to a modest increase in their hourly rate. As previously agreed, this rate is to mirror that of their peers at WCBC, which, it is understood, would be £13.05 p/h (G04), being an increase of £0.40p an hour. This increase, equating to £5.60 per week, is due as from the 1<sup>st</sup> April 2025 - i.e. backdated. Weekly: £182.70 (from £177.10). Formal ratification by the Council required, whereupon the Clerk will look to apply the 'new' hourly rate, paid via weekly S/O, as from Monday the 6<sup>th</sup> of October 2025, and calculate the amount of back pay due from the 1<sup>st</sup> of April 2025 to the 3<sup>rd</sup> October 2025. . **Action required: Council to ratify the increase in the caretaker's salary and associated back-pay as per the formal agreement. Prop. NC, 2<sup>nd</sup> MP, ratified unanimously**

c) **AVOW - Community Grants - Action: Clerk to seek quotations for improvements to Parish Hall and surrounding areas**

6. Bank Transactions

7. Cash Transactions

Petty Cash A/C	Date	Rec No	Exp	Inc	Balance	Bank
Opening Balance 1st April 2025					start	54.43
Voucher for departing clerk	27-May-25		50.00			4.43
Transfer from Imprest	27-May-25			130.00		134.43
Purchase bouquet	10-Jun-25		15.00			119.43
Chain of Office	19-Jun-25		60.00			59.43

8. Invoices/Quotations -

Flooring to Gents and Caretakers rooms

- Oakwill Flooring £4,050.00
- MCK Flooring £2,759.28

The clerk explained that three quotes had been sought but that only two quotes came back as above. The Council discussed the quotations and a proposal for MCK Flooring was put forward by Cllr GB, 2<sup>nd</sup> N. D-W and unanimously ratified by the council.

9. Statement of Accounts

	<b>Date of Statement</b>	<b>Current Balance/Cashbook</b>
	05/09/2025	
Business Instant Account		£46,111.30
Current Account		£2,882.25
Imprest Account		£2,640.00
Petty Cash Account		<u>£59.43</u>
		<b>£51,692.98</b>

FYI: Online banking now in place for real time accounting reconciliation.

10. Budget Position: 05/09/2025

RCPTS & PYMNTS BUDGET ANALYSIS - ACT PAYMENTS Y/E 31 March 2026									BUDGET ANALYSIS	
			P Cash	Current	Imprest	Bus Sav	IR&NI	Total to Date	BUDGET	Variance
<b>Expenditure</b>										
<b>VH Maintenance</b>	1.1	Employee Costs			10,416.15		93.06	10,509.21	26,500.00	15,990.79
	1.2	Power		5,608.38				5,608.38	12,000.00	6,391.62
	1.3	Repairs		415.00	0.00			415.00	1,500.00	1,085.00
	1.4	Waste		1,384.38				1,384.38	1,700.00	315.62
<b>VH Capital</b>	2.1	Plans/Equipment	0.00	750.34				750.34	1,500.00	749.66
	2.2	New Build/Improvements		301.73				301.73	1,500.00	1,198.27
<b>Street Lights</b>	3.1	Maintenance		4,153.40				4,153.40	4,500.00	346.60
	3.2	Power		3,649.76				3,649.76	14,000.00	10,350.24
<b>Lights/Signs Capital</b>	4.1	New lights/fitings		0.00				0.00	2,000.00	2,000.00
<b>Sch Crossing/P'scheme</b>	5.1	School Crossing		1,485.00				1,485.00	5,800.00	4,315.00
	5.2	Playscheme		0.00				0.00	5,900.00	5,900.00
<b>Admin</b>	6.1	Employee Costs		10,676.53			4,583.20	15,259.73	30,000.00	14,740.27
	6.2	Stationery	0.00	466.42				466.42	1,000.00	533.58
	6.3	Telephones		496.04				496.04	1,000.00	503.96
	6.4	Subs & Insurance		839.33				839.33	4,500.00	3,660.67
	6.5	Expenses	0.00	0.00				0.00	250.00	250.00
<b>Comms</b>	7.1	Website/Press	0.00	133.00				133.00	500.00	367.00
<b>Admin Capital</b>	8.1	Office Equipment		103.17				103.17	200.00	96.83
<b>Sec 137</b>	9.1	Donations		1,575.00	0.00			1,575.00	1,500.00	-75.00
	9.2	Gifts & parties	0.00	0.00	0.00			0.00	2,500.00	2,500.00
	9.3	Chair Allowance		0.00	0.00			0.00	1,200.00	1,200.00
	9.4	Cutting		0.00	2,580.00			2,580.00	3,500.00	920.00
<b>Misc.</b>	10.1	PWLB (loan repayment)		0.00				0.00	0.00	0.00
	10.2	Facilities		1,863.50				1,863.50	6,000.00	4,136.50
	10.3	Pension set-up costs etc		0.00				0.00	200.00	200.00
	10.4	General (inc Yth Service)	125.00	2,590.41	40.66			2,756.07	3,000.00	243.93
<b>Totals</b>			<b>125.00</b>	<b>36,491.39</b>	<b>13,036.81</b>	<b>0.00</b>	<b>4,676.26</b>	<b>54,329.46</b>	<b>132,250.00</b>	<b>77,920.54</b>
									<b>Check</b>	<b>77,920.54</b>

**CHAIR N. Cargius**

**DATED 08/09/2025**

## FULL COUNCIL (Agenda Items)

1. Apologies: **Cllrs G. Richards G. Bellamy. V. Morgan. J. Kelly, Darcy Davies-Williams,**
2. Chair's announcements- **None. Cllr Mark Pritchard stood in for the Chair with endorsement by the council as apologies had been sent by both the current chair and vice-chair.**
3. County Councillor's Report:

Cllr Pritchard gave an update on the following topics:

Croesfoel Court Planning Application.

Esless bridge will be replaced (Q1 2026) in line with access improvements for cycles and pedestrians. The current bridge is narrow with a steep arch and unfit for current needs.

Bersham road from Bryn Offa pedestrian improvements to be put forward as well as Rhostyllen to the Crematorium. This would consist of a new pavement at each location.

Cllr Pritchard gave an update on the recent fire at the Heritage Centre, Bersham which has destroyed the rear of the building. Some archive materials have suffered smoke damage.

4. Declarations of interest: **None**
5. Ratification of minutes from the meeting of Monday 9<sup>th</sup> June 2025. **Unanimously ratified.**
6. Members' Items/Action List
  - a) NWP/ECC police liaison meeting > 3<sup>rd</sup> September

**Present:- PC Mark Hughes, Cllrs Graham Blackmore, John Perkins, Nikki Davies-Williams and the Clerk Mark Andrew**

- **Motorbike activity - Dirt bikes have been causing a nuisance on the colliery bank on a number of occasions. The Police have asked if any activity is observed to try and get some form of ID i.e. registration number and to pass it on although unlikely dirt bikes will have any registration details. MA will contact the new Sergeant of Rural Policing.**
  - **Reports of motorbikes speeding on Church Street**
  - **Bikes and E-bikes have been using the pavement along Wrexham Road even though there is a cycle lane.**

**PC Hughes stated that it was very difficult to apprehend these individuals as they are out of sight very quickly and even if they are in a patrol car they can only put the blue lights on and not give chase due to safety reasons. He did mention that maybe they could get the drone officer involved but timing it for when this activity takes place is very difficult.**

**The Clerk will contact the local schools asking that they raise awareness for the safe use of cycles and e-bikes.**

- **Residents have witnessed activity taking place in the vicinity of Plas Angharad with cars parking and passing things to various pedestrians. Similar activity that was observed at Station Road has gone quiet.**
- **A speed gun has been purchased by the community police and will be used (warning notices will be issued initially).**
- **There have been reports of gangs of youngsters hanging around the recreation ground, but no nuisance activity reported.**
- **Local crime activity in the community is reported as low.**

- b) Japanese Knotweed Wrexham Road (SL)

**Cllr Love has reported what appears to be Japanese knotweed in the hedgerow adjacent to the drive gates on Wrexham Road (just before the bus stop). Action - The Clerk to contact Kerry Williams and await response.**

c) Co-option of Councillors for two vacancies Rhostyllen Ward

- Christine Badwick
- Julie Meredith
- Peter Searle

**As there were three candidates for two Rhostyllen ward vacancies, Each vacancy was considered and voted separately. For the first vacancy Christene Badwick received 9 votes and was elected. For the second vacancy Pater Searle received 9 votes and was elected. The Clerk will inform all candidates of the outcome.**

c) Memorial Gardens update

**Recent efforts to gain support from local businesses have stalled with the offer of support not been forthcoming. The Clerk has been asked to contact the following organisations for input. The British Ironworks, Cleg Cambria and the University. Also, the clerk will look for any further grants that could be available.**

d) Tuesday Club room hire

**There has been a request from the Tuesday pensioners club in regards to fees and if anything could be done in regards to a reduction in cost, mainly due to dwindling numbers. The council then debated the current stance and took a vote on the hall being gratis ongoing. A number of councillors added that as a community council we should be supporting local residents and in particular a pensioners club. This was proposed by CL and seconded by GB. The vote was unanimously ratified.**

e) Councillors remuneration

**As per recommendations by both Wales and internal audit a vote was taken whether councillors would receive remuneration for their roles. The proposal was that councillors would continue not to receive remuneration for the role proposed by NG and 2<sup>nd</sup> by JP. This was unanimously ratified by the council. Note: this does not affect the Chairs allowance of £250.00.**

f) Utilities update

**The renewal of the electricity accounts for the Parish Hall and the streetlighting is due in February 2026. Initially a contract had been agreed with DRAX but on further advice from our current suppliers the broker had used the wrong tariffs to be applied thus making the contract null and void. DRAX have been contacted, and they have agreed to cancel the contract. Therefore, British Gas have been selected as they offer a saving of £3.5K per annum from February 2026 for three years. (The gas contract is not due for renewal until 2027). The council unanimously ratified the change of contract.**

**ACTION PLAN:**

<b>ITEM</b>	<b>Resp</b>	<b>Status</b>
<b>Sep-23</b>		
Suitable signage for car park: Hall/environs users only > <b>re-invigorate in summer 2025</b>	Clerk	Ongoing
<b>Apr-24</b>		
Liaise WCBC > 'speed bands' > Croesfoel to Packsaddle - re-visit with WCBC: <b>look at after Bersham Rd</b>	Clerk	Ongoing
<b>May-24</b>		
Finial' on P Hall roof. Cllr MP taken the 'old' one away to see what can be done: <b>ask MP for update in Q2</b>	Cllr MP	Ongoing
<b>Sep-24 (RPHT)</b>		
Obtain Q for a full re-decoration of the Bersham Room > look to <b>get Quote asap</b> (above is to follow)	Clerk	Ongoing
Obtain Q to 'freshen-up' the two gables along the P Hall frontage - look to get quotes <b>in late HY1 2025</b>	Clerk	Ongoing
<b>Sep-24</b>		
Gateway signage to Rhostyllen and Bersham - Cllrs SL and MP liaise with the Clerk in <b>HY1 2025</b>	Clerk	Ongoing
Bicycle Pump track - Cllr GB to make further investigations: <b>by end HY1 2025</b>	Cllr GB	Ongoing
<b>Nov-24</b>		
Obtain quotes for finalising work along fence line from existing wall to Bowling Club: <b>by end summer 2025</b>	Cllr MP	
<b>Dec-24</b>		
West Grove - pavement : Cllr Mark Pritchard to chase-up WCBC (ref Cllr VM) > <b>MP conf in hand 10/3</b>	Cllr MP	Done
Re-visit ECC proposals > Croesfoel field (Louvre Hotels) > (ref Cllr Mabyn P) > <b>re-visit Q2 2025</b>	Clerk	Done
Complete the furnished table re RAAC - as minutes. No other action required: <b>to be done in May</b>	Clerk	
<b>Jan-25</b>		
Liaise with Ysgol Rhostyllen re poss 'Esclusham'-specific posters re dog fouling: <b>Cllr GR conf &gt; in hand</b>	Cllr GR	
<b>Mar-25 RPHT</b>		
Write to WCBC to ascertain exactly what portion of ECC owned land is leased to WCBC: <b>Action mid-May</b>	Clerk	Done
<b>Mar-25</b>		
Place IRPW report on an agenda for Q2 2025 > <b>Clerk to action in Q2 2025</b>	Clerk	Ongoing
<b>Apr-25</b>		
Proceed with formalities re a Vacancy Notice/Co-Option to ECC for Aberoer ward - <b>commence in May</b>	Clerk	Done
Clerk/Cllr Nat C to progress arrangements to bring Chain of Office up-to-date. <b>Action by end Q22025</b>	Clerk	Done
<b>May-25 AGM</b>		
Chairs allowance (to be discussed at next budget meeting Nov 2025)	Clerk	
<b>May-25</b>		
Review condition of community notice boards <b>Clerk to action by end of June</b>	Clerk	Done
Contact council to request when crossing (new development NT land) will be closed <b>Clerk to action ASAP</b>	Clerk	Done
Send request for speed bumps	Clerk	31.05.2025

- a) Cllr Cargius requested the RAAC furnished table be completed. **Action - Clerk**
- b) Cllr Pritchard requested further clarification on when the railway crossing on the S&G development would be closed as per planning conditions. **Action Clerk**
- c) A number of councillors discussed the ongoing safety concerns regards speeding traffic on the Wrexham Road in light of recent incidents. **Action Clerk**

7. **Planning Items & Reports**

**P/2025/0536**

**Description**

CHANGE OF USE OF LAND TO A 4 PITCH FAMILY GYPSY AND TRAVELLER SITE

**Site Address**

LAND NORTH OF CROESFOEL COURT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DR

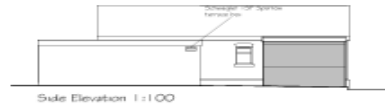
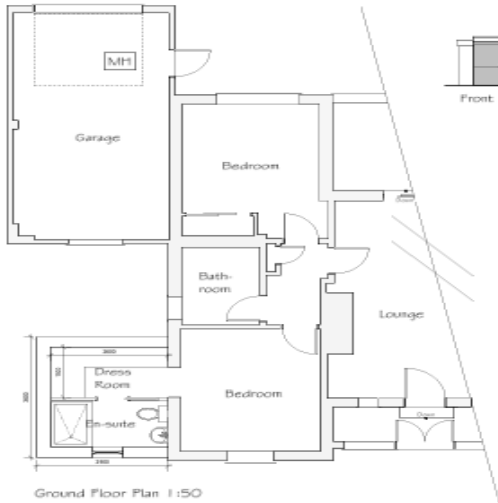


This planning application was debated and the council asked for a further extension to the planning application due to the complexity of this case and to employ a planning consultant for expert advice.

P/2025/0577

Description: SINGLE STOREY SIDE EXTENSION

Site Address: HOLLY LODGE, PENTRE BYCHAN ROAD, PENTRE BYCHAN, WREXHAM, LL14 4EP



**WALL MATERIALS**  
External walls are to comprise of brickwork to match existing.

**ROOFING MATERIALS**  
Roof coverings are to match existing roof covering or to match existing roof covering.

**WINDOWS**  
All windows and to comprise double glazed units with white UPVC frames. Ex-works and finished windows are to be fitted with obscure glass.

**DOORS AND DOORSETS**  
All doors and doorsets are to comprise UPVC to match existing.

**GLASS AND GLAZING**  
Panels to be installed in 100mm double glazing UPVC guttering and 100mm double glazing UPVC downpipes to match to existing gutter and downpipes.

**GLASS AND GLAZING**  
The building occupies a developed site of land. External glazing will be constructed by the developer with the minimum height on a level of ground to the rear of the existing ground. An assessment of the development indicates the location of the site to provide a well landscaped environment for the site.



Scales 1:50 (Ground Floor Plan) to be added prior to final detailed use of the development. Local or reading in previous editions.

No.	Date	Drawn/Checked	Scale
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

Project: Proposed alterations to Holly Lodge, Pentre Bychan Road, Wrexham, LL14 4EP

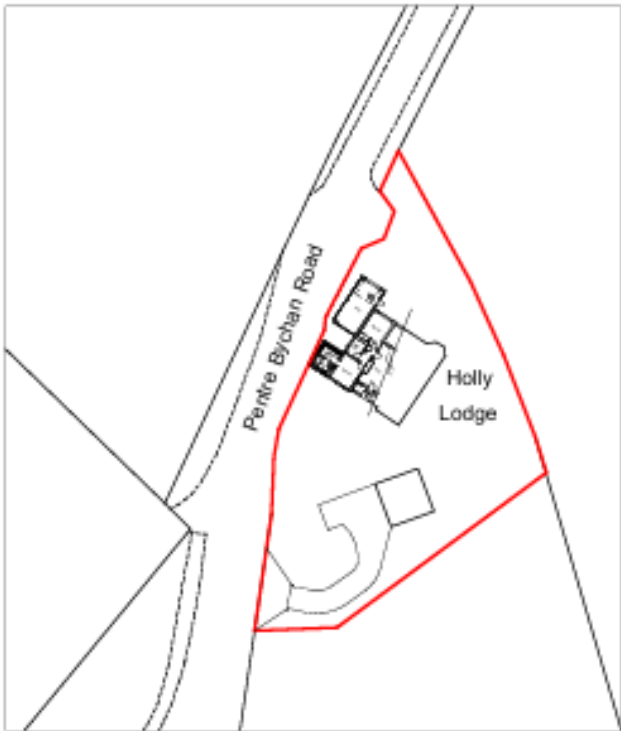
Title: Planning Scale: (A2) 1:50 # 1:100

Drawn By: D.J. Edwards Date: May 2025

Drawing No: TOS-4003 Sheet: 1 of 1

**blueprint**  
STRUCTURAL SERVICES

**LABC** Redwiler Business Centre, Redwiler Business Park, Wrexham, LL12 8JG Tel: 01924 216000 www.labc.co.uk





8. **Correspondence** - for attention of the Council

- a) Butterfly farm Solar Farm Consultation

**Consultation to take place Tuesday 30<sup>th</sup> September 11.00 - 18.30, Parish Hall main hall.**

- b) Community Agent Esclusham

**Request from Community agent to hold drop-in clinic and hire room.**

- c) Mayors Charity Ball

**Invitation from the Mayor to attend the charity ball 18<sup>th</sup> October 18.45hrs Hotel Wrexham**

- d) Leukaemia and Myeloma Research - Clothes Bins

**Request from charity to have a clothes collection receptacle on the carpark. Clerk to talk to toddlers group as they also collect clothes.**

9. **Items for the Clerk**

- a) Update on phone and broadband for Parish Hall

**Contract has been renewed with BT and line is now digital.**

- b) Clerk payments for goods and sundries

**The clerk requested permission to continue to purchase certain goods from companies that do not accept cheques and/or require an account to be held and then be reimbursed. This is in line with best cost best value for the community council. The online bank accounts would be investigated to see what can be paid by BACS in the future. Ratified by the council**

- c) Wales Triennial Audit

**The audit files have been sent to Cardiff for audit and we await their response. Information**

- d) Policies and procedures

**The clerk is currently updating current documents and also adding new requirements in line with SLCC guidance. Once all documents have been completed there would be a separate meeting to ratify all documents. For information.**

- e) Website refresh

**The clerk requested agreement to update the website in regards to marketing the Parish Hall and posting new information for news and events in the community. Ratified unanimously by the council.**

**CHAIR      M. Pritchard**

**DATED      08/09/2025**