

**HOLT COMMUNITY COUNCIL - MINUTES OF THE MEETING HELD ON
TUESDAY 24TH JUNE 2025 AT 7-00PM AT THE KENYON HALL, HOLT.**

PRESENT: Councillors: Mr J Cubitt, Mr S Lewis, Ms A Shone, Mr D Munnerley, Mr J Hughes, Mr D Powell, Mr D Bithell, Mr J Pridding, Mr A Jones
Councillor M Morris, Mr G Mitchell, Clerk

APOLOGIES: Mrs G Jones

Presentation by Mr M Wood, General Manager, Hotel Wrexham: Mr Wood was introduced to the Councillors by the Clerk; he explained that the owners wanted to become more involved in the community and to that end were meeting with all the local Community Councils. Mr Wood explained that since the new owners had taken over the old Holt Lodge, over £750k had been invested in changing over to the Hotel Wrexham, and especially in creating the “Savvy Fox”, the restaurant and bar area in the hotel; in addition, a programme of refurbishment of the bedrooms was in progress, with the ground floor bedrooms having been completed, with work now in progress on the first floor; also the creation of a small number of continental-style “apart-hotel rooms” was in the planning stage. The owners have also purchased the old registry office in Wrexham, and this is also being turned into “apart-hotel rooms.

The site covers approx 8 acres and the intention is to create children’s play areas, in order to encourage and attract families to the hotel site. The owners and management have a very strong community spirit, using local produce where possible and have already sponsored 2 planters with the Holt Gardening Group. Mr Wood had brought with him a number of leaflets containing information and offers for the Savvy Fox, including a 15% discount voucher; the leaflets were given to Mr J Hughes who agreed to put them on the front counter in Nisa. Mr Wood was thanked for attending the meeting and informing the Councillors of the interesting plans and investment taking place at Hotel Wrexham.

The meeting was formally opened by the Chairman, Mr J Cubitt. There was one report of a recent death of either a Holt resident or a person with Holt connections; a silence was held in respect of the passing of the late Mrs Barbara Gibson.

POLICE REPORT: The Clerk had distributed the Police Report for May which showed no reported incidents for the month; a speed check had been carried out adjacent to Isycoed School and 11 vehicles had been caught speeding at over 45mph.

MINUTES OF THE PREVIOUS MEETING: There were no requested amendments from the minutes of the May meeting and accordingly, the minutes of the meeting were accepted as a true record, Proposed Mr J Pridding, seconded Mr A Jones, agreed by all.

ITEM 1: MATTERS ARISING FROM THE MINUTES:

1.COMMUNITY GARDENERS: The Clerk advised that lots of work is going on in preparation for Holt’s entry into the “Wales In Bloom” (WIB) competition; in

addition, Holt was once again also involved in Wrexham's entry into WIB. The judging date for the Wrexham entry into WIB is Thursday 3rd July and Holt's entry the following day, Friday 4th July. The Clerk further advised that the grass was being cut in the Cemetery and the Castle earlier in that same week.

An email had been received from the Breedon Group advising that after due consideration, it had been decided that the work needed was too much for them to consider for this year.

An email had been received to advise that applications for the Tidy Wales Awards 2025 was now open and the Gardeners were giving consideration to whether to enter or not.

2. **DEFIBRILLATOR:** The Clerk advised that he is still waiting to hear from Dr Helen McCarthy with regard to setting up the new defibrillator.

3. **PLAY EQUIPMENT:** The Clerk informed the meeting that as far as he was aware, painting of the Play Areas Equipment and the Gents Toilets would commence Monday 30th June.

4. **FINANCES:** The Clerk had distributed the Finance Sheet and Narrative for May 2025, month two, which showed an income of £6754.96 and expenditure of £4429.76; Income comprised the WCBC Castle Field grass cut reclaim 2023-24, £1050, Toilet Doors £41.15, Burials of £1000, Bank Interest £257.63 (which was higher as now interest from the Liquidity 95 Day account was being paid) Bowling Green £100, Allotments £200, VAT Reclaim for 2023/24 £1994.28 and VAT Reclaim 2024/25 £2311.90; expenditure included the normal costs of salary and wages, General and Admin £2489.26, Bowling Green £250, VAT £111.13, Toilets and Village General £167.80 and Hillfield POS £489.60.

Proposed Mr J Hughes, seconded Mr A Jones that the finances be accepted. The Clerk had advised at the last meeting that he thought that the finances for 2025/26 may be challenging as the increase in the Precept had already been taken by the increase in general costs due to the increase in employers NI, and the increase in costs to WCBC due to the Community Council now having to pay for grass cutting to all the play areas as per the new Service Level Agreement. The Chair asked the Clerk if he could look at the finances in some depth to see which other areas may be challenging this financial year.

5. **ALLOTMENTS:** Rents are being received and it looks like some allotment holders are making efforts to work them more than in previous years; the Clerk now has at least 4 people on the waiting list for allotments.

6. **HOLT/FARNDON JUNCTIONS A534:** The Clerk had heard back from Mr A Waddelove, CWaC Councillor for the Farndon Ward and had had a long and interesting discussion with him on issues affecting not only the A534 but also Farndon and the surrounding villages; the Clerk has also emailed the Clerk for Farndon Parish Council suggesting a joint meeting between the Chairs and Clerks of the two Councils and also the two local Councillors, A Waddelove and M Morris; he had received a reply advising that it was to be discussed at the next meeting of Farndon PC on Tuesday July 1st.

ITEM 2: CORRESPONDENCE:

7. A Holt resident had sent a "contact" form onto the Holt CC website but due to an issue, this had not come through to the Clerk; the resident had then put a comment on Facebook and the Clerk had noticed the "thread" on the Holt Facebook page regarding the condition of the play equipment and play areas in Holt; in particular, the Church Green play area was considered tired and

dated. The comments wondered if the CC had any plans to update the areas. In addition, a comparison was drawn with the Rossett play area which has had new equipment purchased, which is toddler themed. The Clerk had made some enquiries and the new equipment was purchased with funds from a S106 agreement with the builder of a new housing estate on the outskirts of Rossett; when Holt CC became owners of the Hillfield Open Space and the Muga, the CC received funds but these funds are specifically for the upkeep of the two facilities and cannot be used for any other purpose. The Clerk said that he would contact the resident and invite them to look at the play areas after they have been painted and also to discuss costings of new equipment (the last piece purchased by the CC which is at Dee Park cost nearly £5k). Communications had been received regarding the trial of traffic restrictions around Holt CP School which was due to start in July; Councillor Morris advised the meeting that the trial had now been cancelled because it was felt that due to the position of Holt School on a side road, that the benefits would not be substantial.

The Clerk had received an email advising that St Giles Church in Wrexham would be hosting Flowerfest25, a flower festival from the 19th-21st September, aimed at raising funds for the upkeep of the historic church.

The Clerk had forwarded an email to the Councillors advising that nominations were being sought from Community Councils for the Wrexham Area Civic Society's Award Scheme, which dealt with the best contributions to Wrexham's environment, heritage or quality of life. Nominations were being requested for buildings or projects in a number of different categories such as New Builds (projects of notable architectural merit), Architectural Conservation, Regeneration, Landscape or Environmental Improvement, and Sustainability; it was thought that there were no recent or present projects in the village that merited nomination, but if any Councillor could think of any, they could be discussed at the next meeting.

8. PLANNING: As one of the Councillors was involved with a recent planning application, it was agreed to discuss planning at the end of the meeting.

ITEM 3: AGENDA

9 a). 3 Priorities: At a previous meeting, Holt CC had agreed to partner with North Wales Police on "3 Priorities" for the village which were speeding, parking around the Cross, and Drug use and dealing in the village. With regard to speeding, the Clerk distributed to the Councillors details of how to set up a Community Speed Watch Scheme in the village; it was commented that this had been tried previously with no success, but the Clerk said that this was before the introduction of the national 20mph speed limit and it had been often commented and noted in the minutes that the speeding problem in the village was now worse; in particular the main road from the bridge through to the A534 was at times dangerous, especially at school pick up and drop off times. The Councillors agreed to consider the details of the scheme and to discuss it at the next meeting. It was also suggested to email PCSO Maddocks to suggest a walk round the Cross to see the parking issues and also to carry out a speed check in the village; Clerk to arrange

b). **Play Equipment:** the clerk had received the Annual Inspection Reports for the play equipment at Church Green, Dee Park and the MUGA; all the equipment was reported to have low risk scores with no action needed; however, it was recommended that a sign, to standard BS EN 15312, be put up at the MUGA making users aware of the potential risks involved with using the MUGA, and advising no climbing on the framework or fences, equipment not suitable for children under 3, do not wear rings or jewellery when using the area, name and telephone number of the administrator. The Clerk had been advised by WCBC that the cost, including installation, of the sign would be £140.61p; Proposed Mr S Lewis, seconded Mr J Pridding that the sign be purchased and installed.

ITEM 4: ANY OTHER BUSINESS:

Ms A Shone asked if the owner of Ebenezer Cottage could be contacted regarding some areas of the front wall where some bricks were loose and falling off; Clerk to speak to the owner.

Mr D Bithell advised that the mounting column for the footpath sign on the track to the back of Bellis Bros had been cut off and capped but no new sign put up; Clerk to enquire when this will be done.

Councillor Morris gave a short explanation of the situation with the recently adopted Local Development Plan (LDP); following a number of court cases, including appeals, the judgement was that WCBC “may” adopt the LDP, not “must” adopt. WCBC may have to ask the Welsh Government to withdraw their instruction to adopt the LDP as it is considered to be now in the draft stage and not adopted.

Mr S Lewis advised that he was looking at prices and specifications for a PA System.

Mr S Lewis asked that the owners of the house on the left just past the junction of Frog Lane and Chapel Street be contacted and asked to have the hedge cut back; the pavement is narrow and the hedge overhangs the pavement so that pedestrians have to walk in the road.

10. PLANNING APPLICATIONS:

a) **Alterations to Garage (approved under P/2024/1659) and conversation to Granny Annex/Ancillary Residential Accommodation, Springfield, Buck Road, Commonwood, Holt: NO OBJECTIONS**

b) **Erection of Pergola, Painting of Front Door, and Installation of New Garden Gate, 3, The Gardens, Holt: As most of the work appears to have already taken place, the CC view is that this should be a retrospective application. Clerk to contact WCBC.**

c) **Outline Application for Erection of Up to 900 Dwellings (Appearance, Landscaping, Layout and Scale Reserved; Land at Erlas Park, Cefn Road, Wrexham; as this application may be affected by the LDP, NO COMMENT at this time.**

d) **Change of Use of Land From Agriculture to Ecological Mitigation Areas Together with Construction of Bunds: Land off Francis Lane, Ridley Wood, Wrexham; As this is part of the NetWorld Sports Application, No Comment at this time.**

- e) Conversion of Dwelling into 2 Dwellings; Coach House, Green Street, Holt;
No Comment
- f) Redesign of Front Garden in Holt Conservation Area, Copper Leaves,
Wrexham Road, Holt; As the majority of the work has already been completed,
application should be retrospective. Clerk to contact WCBC.

At this point Councillor J Pridding withdrew from the meeting.

g) Outline Application for Erection of Up to 39 Dwellings, (Appearance, Landscaping, Layout and Scale Reserved) Land Adjacent to Sycamore House, Wrexham Road, Holt; Concern was raised regarding whether this application would go ahead because if the LDP is not adopted, this land would be outside of the policy areas for development; in addition, although this is an outline application, concern was raised regarding the number of dwellings which seem high for the area of land, drainage with the use of a surface water swale (did not work with the neighbouring Hillfield Estate), and access is shown on the included indicative site plan to CC land at Hillfield Open Space and Holt Copse but no permission has been sought or given; Clerk to contact WCBC.

ACCOUNTS: Approved for payments for June 2025: Proposed Mr J Hughes, seconded Mr A Jones.

PAYMENTS FOR MAY 2025

3155 – AVOW, Salary, Wage, Charge (Replaced by 3157, wrong date)	£943.97
3156 – Shane Coupland, Grass Cuts Bowling Green, May	£250.00
3157 – AVOW, Replacement Cheque	
3158 - Zurich Municipal, Insurance Renewal 2025-26	£774.05
3159 – Farndon Heating solutions, Repairs Public Toilets	£201.36
3160 – Audit Wales, All Wales External audit 2023/24	£535.00
3161 – Mr S E Jones, Hedge Cuts Francis Lane, Cemetery and Jobs	£740.00
3162 – J&L Garden Services, Hillfield POS, March, April, May	£489.60
3163 – Kenyon Hall Committee, Hire Hall April	£30.40
3164 – Monument Landscapes, Castle Cuts May, Entrance Cuts	£465.38

PROPOSED PAYMENTS FOR JUNE

3165 – AVOW, Salary, Wage, Charge	£943.97
3166 – JDH Business Services, Internal Audit 2024/25	£424.80
3167 – WCBC, First Payment Trade Waste	£583.50
3168 – J&L Garden Services, Cemetery Grass Cuts, March-May	£940.75
3169 – Shane Coupland, Grass Cuts Bowling Green, May	£240.50
3170 – One Voice Wales, Mrs G Jones, Training Course	£63.00
3171 – Kenyon Hall Committee, Hire Hall, May	£30.40
3172 – EDF, Street Lighting Power	£5.36

NEXT MEETING OF HOLT COMMUNITY COUNCIL TO BE HELD AT THE KENYON HALL ON TUESDAY 29TH July 2025 AT 7-00PM

