OVERTON COMMUNITY COUNCIL
MINUTES OF FULL COUNCIL (ANNUAL) MEETING
14th September 2026 (at 18.50hrs)
held in person

PRESENT: Cllr Walker (Chair), Cllr Bannister-Kelly, Cllr Coles, Cllr Copeman, Cllr Hellingman, Cllr Herbert, Cllr Lynch, Cllr Pugh, Clerk

1. **5766. APOLOGIES FOR ABSENCE**
   Apologies received: County Cllr McCusker, PCSO Davies **Did not attend:** Cllr Ashton

2. **5767. TO DISCLOSE PERSONAL AND PECUNIARY INTERESTS IN ITEMS OF BUSINESS TO BE DISCUSSED AT THE MEETING**

- None received

3. **5768. TO RECEIVE ANY QUESTIONS OR COMMENTS FROM THE PUBLIC ATTENDING THE MEETING**

- Nick Scott, Managing Director of Pickstock Homes
  - Mr. Scott explained the current status of Planning Application P/2023/0186. A new 46-residence housing estate at the end of St. Mary's Avenue in Overton.
  - The outstanding issue at the time was the restrictions enforced by Natural Resource Wales due to excess phosphate discharge into the River Dee. Improvements to the waste treatment plant (Maelor Way-concrete Road) will ensure an increased capacity to deal with additional discharge from the proposed new development in the village.
  - The application has satisfied many of the ongoing issues raised by WCBC planning department, including turning heads of access roads, public footpaths, crossing points, increased visitor parking and ecological concerns.
  - The houses were broadly designed to accommodate families (3 and 4 bed) and included smaller sized affordable housing.
  - Cllrs Walker, Hellingman, Bannister-Kelly, Copeman, Herbert and Pugh spoke in turn about their major concern namely, the problematic access to the new site along St. Mary's Avenue. The road itself is narrow, often busy with residents' vehicles parked on the road (many houses have no off-street parking).
    The other roads adjoining St. Mary's Avenue are also busy where many cars park on the roadside, especially at school drop off/pick up.
  - Mr. Scott responded by stating that his transport consultants had provided traffic statistics/data and that the report submitted to WCBC highways, satisfied their requirements. He made the case for the need for new housing in the village, and noted the current deficit in local school places. The local development plan at the time restricted the sites available to new developers in the local area.
  - Although OCC recognised the need for new housing, the siting of the houses and the single access point were considered the main issues. The members were not satisfied with the responses from Mr. Scott and asked if alternative access routes be explored. The members noted that during any construction phase, many HGV's/vans would have to negotiate St. Mary's Avenue, causing more disruption and untidiness.
  - Mr. Scott proposed a start date of January 2028 if approval is granted. Construction of the residential units and access roads would take over 2 years to complete.
  - Candidate for co-option to OCC – Mr. Richard Evans
    Richard has lived in the village for 25 years and both his children were schooled here.
    Richard gave a summary of his background in teaching (History - Head of Faculty), his interest in sport, his part time work at Chirk Castle and his current part-time post as Clerk to Llantysilio Community Council.
    Proposal: To accept Richard's application for membership of the Community Council
    Resolution: Unanimously approved and declaration of acceptance signed.

4. **5769. TO CONSIDER ANY POLICE MATTERS**

- Update from Chair for July and August 2026.

5. **5770. COUNTY COUNCIL MATTERS AND HIGHWAYS MATTERS**

Update forwarded by County Cllr McCusker – read out by Cllr Walker.

- Hafren Dyfrdwy – water mains works are progressing well long the High Street. Road closures are planned for October in Church Lane and Station Road, details to follow in the Oracle and Facebook.
- Rainbow Foundation needs everyone's support regarding the future of Penley Hospital.
- Potentially unregulated toxic dumping from 1950-1980 in Cae Dyah Lane.
- A fourth site for a MacDonalds restaurant in Wrexham was unanimously rejected by WCBC under the Well-Being and Future Generations Act 2015.

6. 5771. TO AGREE AND SIGN MINUTES OF THE COUNCIL MEETING 13TH July 2026

- **Resolved –** that the Minutes of Full Council Meeting were approved by members.
  Proposed by Cllr Copeman and seconded by Cllr Hellingman.

7. 5772. TO AGREE AND SIGN MINUTES FROM COMMITTEE MEETINGS

- Planning Meeting minutes 3rd August 2026 approved by Council.
- Extraordinary Meeting minutes 10th August approved by Council.

8. 5773. TO NOTE ACTIONS FROM THE MINUTES OF PREVIOUS MEETING.
For information only

a) Clerk's update on Decision notes July 2026.

9. 5774. TO RECEIVE FEEDBACK FROM COUNCILLORS RE: CONSULTATIONS AND MEETINGS ATTENDED SINCE THE LAST COUNCIL MEETING

- Keep Wales Tidy - Cllr Coles sent an update to the CC by email.

10. 5775. TO RECEIVE REPORTS / ISSUES FROM

a) Finance

PIPIF – Pride in Place Impact fund

- 5 projects have been approved with funding for the full amount requested on all 5 quotes. The total grant is £22,300.98. It is crucial to get these projects under way ASAP. Invoices for costs to OCC will be paid as retrospective claims, as prescribed by WCBC grants department.
- The project to plant new trees and a hedge in the new cemetery extension will be addressed in Oct/Nov 2026 when the purchases will be made.
- The project for a main car park toilet upgrade has been re-evaluated as the £10,000 allocated by OCC would not be enough for a full refurbishment and it is likely planning permission (from the lessor – WCBC) would be required adding an unacceptable delay to the project.
- A further project has been proposed and accepted by OCC to replace worn equipment in the play area. This has been flagged as an important priority and the Amenities Committee will meet in September to agree a plan for submission to OCC ASAP.
- A meeting to discuss and finalise the Precept and aligned budget will take place on Tuesday 24th November 2026 at 18:30 in the Parish Rooms.

b) Cemetery

- Inspections and liability – The OCC are responsible for the maintenance of the cemetery and the cemetery extension. It is important that both areas are free from obvious hazards such as discarded litter and unsafe debris. Regular quick visual surveys will help to reduce this risk.
  Action: Clerk to arrange
- Grave cover/decoration – members agreed to accept bordered areas containing stones and other reasonable grave decorations after prior consideration with OCC.

c) Playingfields

Playingfield inspections July/August 2026 – this resource would be used to inform upgrade and replacement decisions for play area facilities by the General Amenities Committee

- A claim was submitted on 25.07.2026 after a child received a broken wrist whilst playing on the monkey bars. The incident is being investigated by OCC insurers.
  - Playground inspection records and actions (post incident) have been submitted to OCC insurers, on request, by the Clerk.
  - **Proposal:** A revised weekly play area inspection template has been submitted by Cllr Hellingman
    Resolution: Approved by Council
  - **Proposal:** Quarterly inspections by professional inspectors to commence ASAP

Resolution: Quarterly inspections approved by Council by a majority vote.
(vote: 6 were in favour of quarterly inspections and 3 were in favour of weekly checks).
Action: Clerk

- a pack will be provided to each Councillor with laminated warning signs, cable ties and printed inspection templates
- an accident book will be used to record any future incidents

- a newly designed safety information sign will be sited in the play area
Action: Clerk

- Invasive miner moth larvae cause visible browning of the Horse Chestnut tree leaves from spring onwards. OCC will use pheromone traps to try to eliminate them. These will be provided by WCBC.

d) Main Car Park toilets

- Cllr Hellingman, Cllr Copeman and the Clerk will arrange a second meeting with the caretaker to discuss the cleaning and maintenance of the toilets.

e) Oracle report October 2026

- Budget summary details to be included next month

f) Community Hub

- Popular as ever

g) Repair Cafe

- Next repair café Saturday 26th September. Report on the last Repair Café sent by email (thanks to Cllr Coles).

h) Community Health Support

- Deferred to the next meeting

11. 5776. TO RECEIVE ANY CORRESPONDENCE

- Donation request for Overton Village Hall Garden, latest reply.
OCC recommend an application for this year's Community Chest Grant.
- Queensbridge access to main road (A528) – view obstructed by hedge.
There is a serious visibility issue for oncoming traffic at the exit route (gravel road) leading to Queensbridge.
This is exasperated by a hedge partially obstructing the view near the splay.
Although County Cllr McCusker has visited the site with WCBC highways department (no further action), OCC will write to WCBC expressing their concerns.
Action: Clerk
- Cerebral Palsy Cymru appeal – declined
- Grave maintenance, addressed by agenda item 10b.

12. 5777. TO RECEIVE ANY PLANNING APPLICATIONS/DECISIONS

- Nothing to report.

13. 5778. TO RECEIVE DETAILS OF INCOME AND PAYMENT OF ACCOUNTS

PAYMENTS LIST 97-150 (July and August 2026)

Voucher	Code	Date	Payment reference	Description	Supplier		VAT	Total
97	Office Stationery/Stamps/Misc	04/06/2026		Ink cartridges	Amazon.co.uk	£65.61		£65.61
98	Cleaning materials for both Public Toilet sites	01/07/2026		Cleaning items for the public toilets	Booker Cash and Carry	£75.92	£15.18	£91.10
99	Overton Events	01/07/2026	Mops/Expenses	Items for fete	Booker Cash and Carry	£37.00		£37.00
108	WCBC refuse collection charge for bin	01/07/2026		Litter collection	WCBC	£49.58		£49.58
109	Water at car park Public Toilets	02/07/2026		Public Toilets car park - water	Hafren Dyfrdwy	£17.16	£3.43	£20.59
110	Rates Non dom for garage store	10/07/2026		Non Dom Rates - Pavillion Garage	WCBC	£69.00		£69.00
100	Overton Events	13/07/2026		Printer paper	Amazon.co.uk	£33.00	£6.60	£39.60
101	Overton Events	13/07/2026		Purchase of rosettes	Amazon.co.uk	£43.83	£8.77	£52.60
102	Overton Events	13/07/2026		Printer cartridges	Amazon.co.uk	£29.93	£5.99	£35.92
103	Overton Events	13/07/2026		Raffle tickets	Amazon.co.uk	£11.62	£2.33	£13.95
104	Overton Events	13/07/2026	Sign holder	Safety Signs	Amazon.co.uk	£11.66	£2.33	£13.99
105	Overton Events	13/07/2026	Sign holder	Safety Signs	Amazon.co.uk	£41.57	£8.31	£49.88
106	Overton Events	13/07/2026	Prizes	Fete prize	Amazon.co.uk	£30.91	£6.18	£37.09
107	Overton Events	13/07/2026	Bunting	Items for fete	Amazon.co.uk	£142.27	£28.50	£170.77
111	Audit & Accountancy charges	14/07/2026		External Audit	Welsh Audit Office	£185.60		£185.60
124	Water bill at cemetery	15/07/2026		Water bill - Cemetery	Hafren Dyfrdwy	£4.19		£4.19
116	Electricity at Car Park Public Toilets	16/07/2026		Electricity charge for Public Toilets	British Gas SP Energy Networks	£48.22	£2.41	£50.63
117	Telephone and Broadband	17/07/2026		Telephone and broadband service	Vodaphone Limited	£36.15		£36.15
112	Electricity Playingfield Public Toilets	20/07/2026	Payment to FC	Public Toilet Electicity Charges	Overton Community Council	£217.04		£217.04
113	AVOW Payroll charges	20/07/2026		Payroll charge	AVOW	£22.00		£22.00
114	Public Toilet Caretakers wages	20/07/2026		Caretaker's wages (July)	AVOW	£704.82		£704.82
115	Clerk's wages	20/07/2026		Clerk's wages July	AVOW	£1,686.08		£1,686.08
119	Parish Room Hire	21/07/2026	BN: 1548 IN: 1579	Parish Room Hire	Overton Village Hall	£37.50		£37.50
118	Street light Electricity Cost	21/07/2026		Street lighting electricity bill payment	British Gas SP Energy Networks	£131.00	£6.55	£137.55
120	Parish Room Hire	21/07/2026	BN: 1556 IN: 1587	Parish Room Hire	Overton Village Hall	£128.00		£128.00
121	Play Equipment repairs	27/07/2026		Repairs to play equipment	Aceplay	£375.00	£75.00	£450.00
122	Overton Events	27/07/2026		Items for fete	Greens Environmental	£220.00	£44.00	£264.00
123	AVOW Payroll charges	03/08/2026		Additional payroll charge for wages	TBC - see notes			

125	WCBC refuse collection charge for bin	03/08/2026		Litter collection	WCBC	£49.58		£49.58
127	Grass Cutting Cemetery/Strimming Graves	03/08/2026		Grass cutting in the cemetery	J D Bell	£380.00		£380.00
128	Hedges and trees Cemetery	03/08/2026		Hedge cutting cemetery	J D Bell	£1,420.00		£1,420.00
129	Litter collection and Litter bins Cemetery	03/08/2026		Litter collection	J D Bell	£80.00		£80.00
130	Cutting Cemetery extension	03/08/2026		Grass cutting in Cemetery Extension	J D Bell	£40.00		£40.00
126	Water at car park Public Toilets	03/08/2026		Public Toilets car park - water	Hafren Dyfrdwy	£17.16	£3.43	£20.59
131	Ad Hoc Tasks Cemetery	03/08/2026	Weeding graves etc	Cemetery path sprayed and weeded	J D Bell	£90.00		£90.00
132	Litter Collections / Dustbins	03/08/2026		Litter collection	J D Bell	£280.00		£280.00
133	Raking existing bark	03/08/2026		Rake existing bark	J D Bell	£48.00		£48.00
134	Emptying dog bin in Millennium Ave	03/08/2026		Emptying Dog wast bin MM	J D Bell	£69.00		£69.00
135	Weeding barked area o/s Pavillion & Scout Hut	03/08/2026		Weeding barked area	J D Bell	£40.00		£40.00
136	Cut grass/tide area front of MM gate	03/08/2026		Grass cutting in front of Millennium ga	J D Bell	£40.00		£40.00
137	Play Equipment repairs	04/08/2026		Repairs to play equipment	Aceplay	£302.50	£60.50	£363.00
138	Rates Non dom for garage store	10/08/2026		Non Dom Rates - Pavillion Garage	WCBC	£69.00		£69.00
139	Play Equipment repairs	11/08/2026		Repairs to play equipment	Aceplay	£375.00	£75.00	£450.00
140	Water bill at cemetery	17/08/2026		Water bill - Cemetery	Hafren Dyfrdwy	£4.19		£4.19
141	Electricity at Car Park Public Toilets	18/08/2026		Electricity charge for Public Toilets	British Gas SP Energy Networks	£49.25	£2.46	£51.71
142	Maintenance work at both toilet sites	18/08/2026		Public Toilet repairs	Blackbrook Plumbing	£380.00		£380.00
143	Ad Hoc Tasks Cemetery	18/08/2026		Upgrade of cemetery area	Blackbrook Plumbing	£340.00		£340.00
144	Rail and benches painting	18/08/2026		Cenotaph maintenance	Kros Painters	£420.00		£420.00
145	Street light Electricity Cost	18/08/2026		Street lighting electricity bill payment	British Gas SP Energy Networks	£145.25	£7.26	£152.51
146	Play Equipment repairs	18/08/2026		Repairs to play equipment	David Edwards (Joiner)	£30.00		£30.00
147	Telephone and Broadband	19/08/2026		Telephone and broadband service	Vodaphone Limited	£36.15		£36.15
148	AVOW Payroll charges	19/08/2026		AVOW Payroll Charge - August	AVOW	£22.00		£22.00
149	Public Toilet Caretakers wages	19/08/2026		Caretaker's Wages August	AVOW	£726.75		£726.75
150	Clerk's wages	19/08/2026		Clerk's wages August	AVOW	£1,686.08		£1,686.08
						Total	**£364.23**	**£11,958.80**

RECEIPTS LIST 25-32 (August 2026)

Voucher	Code	Date	Paymnet reference	Description	Customer	
25	Fete - stall fees & donations	01/07/2026		Raffle ticket sales	Overton Community Council	£295.00
26	Fete - stall fees & donations	02/07/2026		Donation	Premium Bar	£200.00
27	Bank interest	14/07/2026		Bank interest	TSB	£61.85
28	Fete - stall fees & donations	17/07/2026		Refund	Euroloos Limited	£171.60
29	Cemetery - burials & headstones	06/08/2026	B. Metcalfe	Right Of Burial	TBC - see notes	£100.00
30	Bank interest	10/08/2026		Bank interest	TSB	£54.44
31	Precept	12/08/2026		2nd Precept payment	WCBC	£29,595.33
32	Cemetery - burials & headstones	24/08/2026	Interment of ashes G Owen	Burial	Edgertons Funeral Directors	£75.00
					Total	**£30,553.22**

Resolution: Approval of income and expenditure proposed by Cllr **Copeman and seconded by Cllr Herbert – all in favour**

14. 5779. TO RECEIVE ANY FINANCIAL STATEMENTS YEAR TO DATE

Overton Community Council Financial Forecast 1st September 2026			
Forecast 2026/2027	**£**		**Comments - Clerk**
Opening Balance 1st April 2026	£	39,102.47	
Precept 2026/27 to date	£	59,190.66	**2 of 3 installments**
VAT return			**Due in January 2027**
Cemetery	£	875.00	
Bank Interest	£	315.52	
Community Chest (Solar farm)	£	4,018.63	
Fete procceds (stall fees, donations,raffle)	£	836.60	
Refund (portaloo)			
Income to date	£	104,338.88	**See bank reconciliation 31st August 2026**
Expenditure to date	£	35,593.26	**See bank reconciliation 31st August 2026**
Balance to date	**£**	**68,745.62**	**See bank reconciliation 31st August 2026**
Capital			
Reserve figure	£	19,236.32	
Earmarked Reserves			
Community Chest Fund (solar farm)	£	4,027.49	
Overton Events Fund (Unspent 2025)	-£	604.77	
Strategic Planning Projects	£	7,735.37	
Total Earmarked	£	11,158.09	
Total reserves balance	£	30,394.41	
Cash in hand	£	38,351.21	
Total Funds	**£**	**68,745.62**	

Resolution: Approval of the Financial Statements proposed by Cllr Hellingman and seconded by Cllr Copeman – all in favour

15. 5780. TO SET ANY DATES FOR MEETINGS

- None planned

16. 5781. ITEMS FOR INCLUSION IN THE NEXT AGENDA AND CONFIRMATION OF DATE (12TH OCTOBER 2026) - TO BE HELD IN PERSON (REMOTE ACCESS AVAILABLE)

- Community Health Support

The Chair closed the meeting at 21:05 hrs.