

**CYNGOR CYMUNED**  
**CEFN**  
**COMMUNITY COUNCIL**

**MINUTES OF THE COMMUNITY DEVELOPMENT COMMITTEE MEETING, HELD  
AT THE GEORGE EDWARDS HALL AND ZOOM ON THURSDAY 23<sup>rd</sup> OF MARCH  
2023**

**Chair: Councillor Mr P Vaughan**

**PRESENT** Councillors Mrs J Jones, Mrs I Twigg also Helen Jones from Cadwyn Clwyd, John Gallanders from Praxis and Deio Jones Project Coordinator.

**APOLOGIES** – Councillors Mrs S Benbow Jones, D Wright and Mrs G Wright

1. 1pm - Rob Chambers – *To receive appraisal update re: Feasibility study for GE Hall*
2. 2pm - John Gallanders, Praxis: *To deliver feasibility study reports.*

*Due to unforeseen issues Rob Chambers presentation was moved to 2pm, and John Gallanders to 1pm.*

John Gallanders of Praxis shared screen and proceeded to go through the report to the committee.

Within the report the needs of the whole community have been set out. The report emphasises issues not specific to any age group.

The report also highlights the issues that young people are facing with regards to the large catchment area for the local high school, and after school activities with friends.

The report indicates that the highest demand for access to transport is to do shopping but discusses existing provisions and how well these serve the wider communities.

The Acrefair area seems to be well serviced as the bus route along the main road through the village provides a direct route to Llangollen, Ruabon, Oswestry and Wrexham, a lot of residents use the surgeries in these areas as they find accessing doctors in Cefn more difficulty due to the buses not running through the centre of Cefn. A smaller bus could be looked at to solve the issue of the buses being too wide for the centre of Cefn Mawr, but this is deemed as not commercially viable by the bus companies. Also, rerouting of services as dependant on the commercial viability and does not solve the issues around accessing services in the centre of Cefn. Taxis are expensive and service is limited due to school contract work at certain times of the day, and options for car share are discussed.

Mr Gallanders discussed options for Cefn Community Council to have use of a minibus from a local school. A pilot scheme should be established using the bus to provide evidence for future

funding, but highlighted costs for new or second-hand vehicles, plus short- and long-term sustainability of both and initial financial outlays.

The report stresses that in order to have an effective transport scheme a co-ordinator needs to be put in place to run the scheme, develop demand and seek out ongoing funding avenues.

Existing transport provisions are discussed within the report, such as Chariots and the rainbow centre provisions for the area, and the transport at WAPM, whose transport scheme is limited due to a shortage of drivers and a subscription fee putting users off.

The conclusions were that more partnership working is crucial within the community to expand existing schemes, and the option for a trial of a minibus with Rhosymedre school is a very viable option.

The difficulty in obtaining information for the report as people and organisations are reluctant to share information about their activities.

One of the recommendations is to have a co-ordinator who can link up parts of the community and is active in engaging with all age ranges, and local groups, with the ability to have one to one sessions with these factions to build stronger partnership working, and limit barriers for villages outside of Cefn Mawr to access clubs and services within the centre.

***John Gallanders left the meeting***

***Rob Chambers entered the meeting and shared screen with members to discuss the report the George Edwards Hall.***

Rob Chambers furnished members with a report into the condition of the building. A condition survey was undertaken, and Mr Chambers looked at the key issues overall.

The most challenging areas from the initial report highlights the steps to the boiler room, damp in the roof space, and lead missing from the roof. The report suggests that the roof above the stage will need replacing as moisture is getting into the roof structure, an overall survey highlighted several points which were discussed.

Mr Chambers furnished members with a 2D model of the floor plans of both inside and outside of George Edwards Hall and a discussion followed as to the many levels on which the site is located, and the challenges that are faced when considering accessibility issues.

Parking issues to the rear of the hall were discussed and how this can be remediated in terms of simplicity for vehicle access, and inclusivity for disabled drivers who wish to access the hall from the rear. Currently this is not possible.

The many spaces at the hall were discussed and how it will be possible to make them better spaces to be used.

A lift access will be required at the back of the hall for disabled hall users, and several options were presented to members on how this will be achievable.

A discussion followed on the next stage will be options of how to reconfigure the building and costings, including a phasing plan for capital works. Also working with John Gallanders on wider community benefits.

### **ACTION PLAN/GENERAL DISCUSSION**

The clerk advised that meetings be arranged with John Gallanders and Rob Chambers to attend the next dev meeting.

Official drawings need to be drawn up for the hall to work from.  
Will liaise with council to arrange a meeting with council.

Rob to do some sketch illustrations.

### **DATE OF NEXT MEETING**

24<sup>th</sup> May 2023

The Chairman thanked members for their attendance and declared the meeting closed.