

2004 WCBC set up the DVCP, Dee Valley Community Partnership, a quango funded by WCBC.

2005 The Cefn Mawr Heritage Trail is introduced and remains the best work of the DVCP. It was an effective tool for drawing people into our community but has unfortunately been allowed to fall into disrepair. This will be reinstated under our program for our area, titled “Back to the Future for the Cefn & Cefn Mawr”.

2005 WCBC promote the Article 4 Conservation Areas in Wrexham County, 13 in total and two in our area, the Pontcysyllte Conservation Area and the Cefn Mawr Conservation Area. We welcomed this initiative as did most people in our community.

2006 Article 4 Conservation Areas established by WCBC.

2006 WCBC applied to the NLHF, National Lottery Heritage Fund under the THI, Townscape Heritage Initiative for Restoring and Preserving Town Centre Heritage to improve Economic Viability.

2007 WCBC awarded £2.5M from NLHF and £1.25M is spent on the Ebenezer and the remaining sum on other selected property where the owners signed up to the THI Scheme. The Ebenezer was restored as the Leading THI work which would help bring an economic boost to our community.



The THI scheme offered generous funding for certain aspects of building restoration work, i.e. 80% funding for shop frontages and structural works. However, there was no funding for Electrical, Plumbing and other works, and we estimate that the average funding was in the region of 50% for most property owners that joined in with the scheme. We have practical experience through joining in with the THI Scheme.

Therefore, this equates to £1.25M of NLHF monies and £1.25M of Cefn Mawr's Business Communities money being invested into the Article 4 Cefn Mawr Conservation Area under the THI scheme. This was under the first round of funding which went from 2008 to 2012.

2008 The Ebenezer opens after extensive restoration works under the THI scheme funded by NLHF. The DVCP relocates to the Ebenezer to take charge of and administer the use of the building.

2008 Application to UNESCO is made for WHS Inscription for the Pontcysyllte World Heritage Site.

2009 Monsanto (Flexsys) and Air Products both announce closure.

2009 UNESCO Inscription is awarded to the Pontcysyllte World heritage Site.

2010 PKC Group is formed in response to the announced Closures of Monsanto and Air Products and starts a petition for the full reinstatement of the Plas Kynaston Canal back to the Queens Hotel in Cefn Mawr. This would then help bring tourism into our community in large numbers by re-establishing the inland water way link.

2010 A meeting was convened at WCBC offices with S Bayley and his team. We were asked not to reveal our ideas which we complied with until the press started contacting us about such. We also wondered why we had been asked to keep quiet. We suspected it could have been because WCBC was then planning 450 housing units on the ex-chemical works site which we had simply asked for a reduction in and reinstatement of the canal.

2010 We shared the GEH, George Edwards Hall with WCBC at one of their consultation on their new UDP and over 300 people attended on the day. It made the BBC news and WCBC employees stated that they had never seen such a busy day.

2010 Our petition was supported by 2000 signatures and 50 local business letters and was handed to the Lord Mayor of Wrexham.



2010 we started suggesting to the DVCP that they needed to join in with us and ask for the full reinstatement of the Plas Kynaston Canal all the way back to the Queens Hotel. We pointed out that if WCBC withdrew funding for the DVCP they would need to make the Ebenezer pay and that was not happening. However, they seemed reluctant to join us.

2011 WCBC announced a second round of consultation on the UDP and under this consultation 1400 submissions were made in support of the Plas Kynaston Canal.

Have you got a story?

Email our news team at



■ Plas Kynaston Canal group members (from left) Kris Morrison, Top of Cefn Residents Association chairman Peter O'Byrne, Catrin Williams, Yvonne Pryce and Cefn Marina chairman and project manager David Metcalfe prepare to hand their representations into Wrexham Council.

Community market launch

A COMMUNITY is to launch its own local produce mini-market.

The market will be held at St Margaret's Church on the Wrexham-Chester Road in Garden Village on May 7, and will be held monthly thereafter.

Cllr Andy Williams told Rhosddu Community Council it was a community project but it also help raise money for the refurbishment of the church.

He said it would be different from a farm market as it would be for locally grown produce.

It would have between nine to 12 stalls, each holder paying £5 to £10. It is intended to hold the markets on the first Saturday in each month.

Members of the council decided to donate one off sum of £300 towards advertising banners and pamphlets.

Public throw their backing behind £15m marina plan

By Claire Gallagher
claire.gallagher@nwn.co.uk

THE MAN behind the marina proposals in Cefn Mawr says he has been "overwhelmed" by the public response to the scheme.

About 1,350 individual letters in support of the £15m project were handed into Wrexham Council on Friday.

Back in June, the Plas Kynaston Canal and Marina Group officially submitted the plans and have asked for them to be included in the authority's forthcoming local development plan (LDP).

Since then the group has been busy collecting letters of support for the plan which is to extend the Llangollen canal and to build a marina for 60 boats on the site of

Everyone can see how it will benefit the area

the former Flexsys factory. The group gave the individual letters to the council on the final day of the consultation period into the LDP for Wrexham.

Dave Metcalfe, the group leader of the Plas Kynaston Canal and Marina Group, has been putting in 16 hour days working on the plans.

He says the support has been "overwhelming" and feels the 1,350 letters will help make their case for the plans to be part of LDP.

It is expected that the planning inspectorate for Wales will then consider whether the marina plan

can form part of the LDP.

Mr Metcalfe said: "The people of Cefn Mawr, surrounding villages and our supporters from all over the country have spoken, I only hope the right people are listening."

"I can't say thank you enough to everybody who has filled the forms in."

"We have been canvassing every single high street shop and pubs and everybody is quite enthusiastic about it."

"Everybody can see how much it will benefit the area. I feel very, very confident and the plans are progressing."

"We have got the public support, it's getting the council on board."

Dave added that the Plas Kynaston Canal and Marina Group are currently looking for more members.

For more information on the scheme go to www.plaskynastoncanalgroup.org

Car wash takings will help boost cancer funds

A FUNDRAISING event is to be held by way of tribute to an eight-year-old girl who died from



Lauren Brown.

Weapon charge man remanded

A MAN charged with

Cash4gold
NEED CASH WE BUY SILVER Jewellery, coins, in GOLD Snapped, broken, unwanted BUY BACK SELL YOUR JEWELLERY 14, 16 BORRAS ROAD, WREXHAM

WOW WE BUY ONLINE GET ONLINE FROM OUR À LA Carte Offer available every Wednesday

HAVING A PARTY EVERY FRIDAY BANQUET & FREE BAR

TRY OUR FAMOUS SUNDAY (ALL DAY - IN KIDS UNDER 10 £5.95)

2011 WCBC apply for a second round of funding from the NLHF for the THI scheme.

2012 A further £1M is granted to WCBC by the NLHF.

2012 Tesco announce their plans for a new store in Cefn Mawr and begin construction.

2012 We promoted the idea of opening up Windborne Gate and Jessop's Tramway (as a limited byway) to bring tourism into Cefn Mawr and offset the expected economic downturn for our local traders when Tesco's new superstore is opened.

2012 We held a ballot at the George Edwards Hall on the remediation of the ex-Monsanto site and received a 99.99% vote in favour of cleaning the place up.

2012 WCBC announce their Master Plan for the Trevor Basin, and the clue is in the name, it did not include our community. Furthermore, as in that master plan and following master plans (2014 & 2017), they all talk of new development at the Trevor Basin which would be in direct competition to our existing businesses that are struggling to survive. Prepared by ARUP Consultants.

2012 WCBC announce cutbacks in funding for the DVCP and it goes on to a voluntary basis.

2012/13 We took on the Holly Bush Inn to save our villages oldest pub from becoming a roundabout for Tesco.

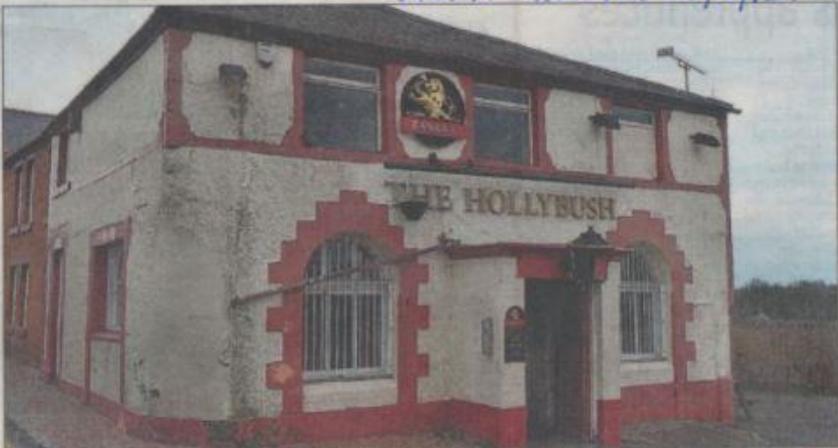
Campaign group saves pub 'for the village'
WILLIAM LEADER. 27/3/13.

A 200-YEAR-OLD village pub has been saved from closure by a campaign group.
 The Hollybush is the oldest, and now one of the last surviving, pubs in Cefn Mawr.
 Two weeks ago it looked set to go the same way as other pubs in the village as the windows and doors were boarded up.
 But this week it will reopen after a village regeneration campaign group stepped in to save it.
 The Plas Kynaston Canal (PKC) group was set up by local business leaders and residents, originally to push for the Plas Kynaston arm of the Llangollen canal to be reinstated, complete with a tourist-attracting marina. That is a long-term project which is still ongoing.
 But when PKC chairman David Metcalfe saw the Hollybush up for sale last year, he "had a brainwave", said fellow PKC director Steve Hughes.
 Mr Hughes, proprietor of Lure It fishing tackle on Crane Street, Cefn Mawr, said: "We do not want to lose another pub in the village."
 "There's only that and the Queen's Hotel left."
 "Dave had a brainwave, that we could buy the pub and use it as a base for the PKC."
 In the past two years The Old Vaults on Well Street, the Railway Inn on King Street and the Plough in Rhosymedre have all closed.
 The Hollybush itself has been under threat of closure since operators Pubfolio went into administration in 2010.
 It has been kept running under a succession of landlords and administrators including Pricewaterhousecoopers, IBRC and KPMG.
 Now, after months of negotiations, Mr Metcalfe has been granted the licence for the pub after finalising an £118,000 deal.
 A grand re-opening is scheduled for Good Friday - although the windows may still be boarded up as the vacant property specialists had not been able to get a vehicle to the pub, due to the snow.
 Mr Metcalfe said it had not been an easy process.
 "We were hoping for a smooth transition but the pub was boarded up two weeks ago."
 "We put in an offer which was accepted in October. We exchanged £10,000 and it was due to complete on February 7 but then it didn't get finalised."
 "KPMG (administrators) gave clearance for the licence to be transferred on March 6, but it's been a battle to try to get it sorted out."
 "It has cost us a fortune and the pool table and fruit machines have gone back, which is something we didn't need."
 But it had been worth it, he said: "We're saving it for the village."

■ The Hollybush pub in Cefn Mawr.
■ Plas Kynaston Canal group chairman David Metcalfe.

Dave had a brainwave that we could buy it and use it as a base
27/3/13.

Villagers who won their battle
 VILLAGERS won their battle to reopen a pub in Minera last week. The village's Tyn y Capel pub closed two years ago, sparking a massive community campaign to reopen it that even caught the attention of TV chef Heston Blumenthal. Campaigners set up Minera Community Ltd, which now has a lease on the building and keys to the property. The pub is set to reopen on April 20.




2013 The new Tesco Store opens bypassing the traditional shopping centre of Cefn Mawr, Well Street and Crane Street.

2013 Traffic flow moves to the new Oxford Street serving Tesco and Queens Street as expected causing a black spot to be created in our community and high traffic flow on an unsuitable and unregistered road.

2013 We formed the original Cefn Chamber of Commerce.

2013 We join in with the THI scheme and at that time WCBC could not find any takers for £1M they had from NLHF. This was most likely because of the downturn in retail and business activity in the Cefn Mawr Conservation Area centred on the traditional shopping centre of Cefn Mawr, Well Street and Crane Street.

2013 The Voluntary section of the DVCP is disbanded and the Ebenezer, then only opening one evening a week is closed and WCBC try to let it.

2014 We start work on the restoration of the Holly Bush Inn under the THI scheme in partnership with WCBC and are please to do so even though there are large sums of monies going into the works taking us to the limits of our finances. However, the pub stays open whilst work continues, and our community is happy about such arrangements.

2014 Following the opening of Tesco we promoted the idea of a Railway Station for Cefn Mawr and over 4000 people liked it on Facebook.

2014 WCBC announce their second Master Plan for the Trevor Basin which is even more unpopular and is dropped very quickly. Prepared by PleydellSmithyman Consultants.

2014 The Cefn Community Museum opens 2 morning a week in the basement of the George Edwards Hall.

2014 The Cefn Art Project is announced by WCBC and organised by a London based company!

2014 Cefn Adventure (and members of Wrexham Pride and the LBGT) were offered the Ebenezer on a peppercorn rent of £1 per year to run as a Pink Wine Bar opposite our pub by WCBC. This caused us some concern at the time as our family was investing everything, we had into the restoration of The Holly Bush Inn on the opposite side of the street.

2015 Following a dispute with the CCC, Cefn Community Council Cefn Adventure ceased to be interested in the Ebenezer and left the area.

2015 We approached WCBC about reopening the Ebenezer as an Arts & Visitor Centre for the WHS to give our community a leading tourist attraction at the centre of our village.

2015 We had a meeting with WCBC CEO Lee Robinson in the recently restored Holly Bush Inn concerning taking on the Ebenezer as an Arts & Visitor Centre.

2015 We supported the Cefn Community Council in their petition for a new health centre in the closed Co-Op supermarket which received 2000 signatures.

2016 The PKC Group puts on a public consultation for the LDP2 2013 to 2028 in Cefn Mawr at the Holly Bush Inn. WCBC had not do so for our community, the second largest community in Wrexham County and we thought our community deserved such. Also, we supported the LDP2 which was based on good Welsh Planning Policy.

2016 The www.pkcgroup.waleswebsite sees half a million hits.

2016 The PKC organises a petition for the reopening of the Ebenezer which is supported by all businesses asked in the Article 4 Cefn Mawr Conservation Area.

2016 Interest by WCBC in our proposal for the Ebenezer is lost and we are left waiting.

2016. The THI officially came to an end. At this point the local authority were obliged to set up a facility to ensure the THI objectives for the following 10-year period were adhered to and the community benefited from the investment. Following this the CRP, Cefn Regeneration Partnership was formed largely headed by the Cefn Community Council and notably Derek Wright taking the leading role.

All interest in our business plan for the Ebenezer was lost, and the building was offered to the CRP. The CRP prepared another National Lottery bid.

2016 The CRP are successful in securing funding for a feasibility study on the Ebenezer and other ideas for Cefn Mawr but the results of the Arcadis study on the Ebenezer prove to be very unpopular. Prepared by Arcadis consultants.

2017. The National Lottery Bid was unsuccessful, and CRP was disbanded.

2017 WCBC announce their third master plan for the Trevor Basin which again talks of new development at the Trevor Basin including a new Visitor Centre, as all master plans have focused on. We suspect this is why WCBC is so keen to get rid of the Ebenezer. Prepared by Arcadis consultants.

2017 The remains of the Cefn Art Project are removed.

2018. My wife, Iona Metcalfe was diagnosed with Cancer and consequently all our time was taken up with that, for which she has made a successful recovery thankfully.

2019. WCBC decided to auction off the Ebenezer and our dialogue with them recommenced to try and save the Ebenezer. A full account of which can be downloaded from our website.

<https://www.plaskynastoncanalgroup.org/cefn-mawr/ebenezer/>

The summary of the correspondence is that to get WCBC to take the Ebenezer out of the auction we offered twice their reserve price, i.e. £200K. This offer was duly made with the stipulation that WCBC would have to work with us, and our offer remains valid though to today. The lacking part is the willingness of WCBC to work with us.

Since it became obvious public opinion supported our efforts to save the Ebenezer from auction, WCBC then decided to offer the Ebenezer to the CCC.

Although I had joined the CCC in 2017, I was barred from attending any of the meetings (as was the public) concerning the Ebenezer, which again was being offered under preferential terms to the CCC.

2020. After approximately 8 months of deliberation the CCC declined the offer by WCBC for the Ebenezer. Following this we contacted WCBC to remind them that our offer still stood and all that was required was an agreement to work together. Again, please see the correspondence for 2020 on our website.

The statement by Mr Adamson in his email (12th February 2021) that no communication was made with WCBC is plainly not correct.

The email trails prove such, furthermore I personally spoke to leading members of WCBC at the UKWHS Conference in Llangollen during October 2019, namely Allan Forest, Mark Pritchard and Ian Bancroft.

2020 We renewed our offer of £200K to WCBC.

2020 WCBC ratify their Trevor Basin Master plan, by consultants Arcadis.

2021. Following our email to WCBC in 2020 and our research into the THI Scheme in 2019 we were surprised to hear that WCBC had decided to put the Ebenezer for auction again. Our fear here is that the building will be bought and used for some private purpose, most likely HMO, with little benefit to our community.

The Ebenezer represents a key asset for linking into the extremely high visitor count to our area and bringing about Economic Regeneration moving our community on from Post Industrial Depression to that of Sustainable Tourism Development at the heart of the Pontcysyllte World Heritage Site.

This is the main reason for requesting and offering WCBC the best offer they have had for the Ebenezer. We fail to see why WCBC are so reluctant to work with us for the betterment of our community.

So, in fact there maybe two counts of Discrimination here, (1) involving us and the Ebenezer and (2) the totally unnecessary subjugation of our community through continued economic depression.



Our community has been forced down hill by a lack of willingness to work with us to bring about Economic Regeneration through Sustainable Tourism Development at the centre of the Pontcysyllte World Heritage Site with one of the highest visitor counts in Wales to (currently) limited parts.

This does not agree with the FGA 2015 and WPP, Wels Planning Policy that WCBC are supposed to comply with.

Notes on the Trevor Basin Master Plans and quangos, we estimate that well over half a million pounds has been spent to date on the various attempts and nothing permanent has transpired.

Regards,
David Metcalfe,

BPS Director,
Holly Bush Inn Proprietor,
PKC Group Project Manager,
Cefn Community Councillor & AONB Champion,



Holly Bush Inn,
Cefn Square,
No 1 Hill Street,
Cefn Mawr,
Pontcysyllte WHS,
Wrexham,
LL14 3AE.

Tel Office: 01691 239 644
Tel Mobile: 07796 260 666 & 07515 915 020
Tel Holly Bush Inn: 01978 449 814

www.baynon-property-services.co.uk

www.pkcgroup.wales

www.fronhouse.com

[Holly Bush Inn on Facebook](#)