

## **SEALAND COMMUNITY COUNCIL**

### **MINUTES OF MEETING OF COUNCIL HELD ON 17<sup>th</sup> JANUARY 2022 AT ST. BARTHOLOMEW'S CHURCH, OLD SEALAND ROAD, SEALAND, DEESIDE. CH5 2LQ**

**PRESENT: Councillors** Norman Jones (Chair), Gwyneth Bullock, Jean Fairbrother, Ashley Griffiths, Barbara Hinds, Bob James, Chris Jones (County Councillor), Alex Lewis, Mary Southall, Brian Ward and David Wisinger (Vice-Chair).

Peter Richmond: Clerk and Financial Officer.

#### **21/212            MATTERS RAISED BY THE PUBLIC – OPEN FORUM**

No issues had been submitted to the Clerk before the meeting.

The Clerk had not received a request to hold a hybrid meeting.

RESOLVED – that the report be noted.

#### **21/213            APOLOGIES FOR NON-ATTENDANCE**

All members of Council were in attendance.

#### **21/214            CODE OF CONDUCT DECLARATION OF INTEREST**

No declarations were submitted at the beginning of the meeting.

#### **21/215            CHAIR'S REPORT AND ACTIONS SINCE 13<sup>th</sup> DECEMBER 2021**

The Chair advised that along with other members of Council and the Clerk he attended the Celebration of Christmas event at St. Bartholomew's Church on 16<sup>th</sup> December 2021.

RESOLVED – that the report be noted.

#### **21/216            MINUTES OF THE MEETING OF THE COUNCIL HELD ON 13<sup>th</sup> DECEMBER 2021**

RESOLVED - that the minutes of the Annual Finance Meeting of Council held on 13<sup>th</sup> December 2021 be confirmed as a true and correct record.

#### **21/217            CHAIR'S FUND 2021/22**

The Clerk reminded Council that the agreed spend for the Chair's Fund for the 2021/22 financial year is £800.00. Payments being made under expenditure powers - Ancillary Power Local Government Act 1972 (S11).

and the Clerk's assumes £200.00 approx. for the Celebration of Christmas on Thursday 16<sup>th</sup> December 2021. It is expected that attendance will be in the order of 80.

Payments made to date

Remembrance Sunday Service Refreshments £75.00  
Chester and District Committee for Deaf People VIP £100

Invoice awaited - Celebration of Christmas on Thursday 16<sup>th</sup> December 2021 – Refreshments £200

RESOLVED – that it be noted that of the £800 allocation approx. £375.00 has been spent.

**21/218            POLICE ISSUES**

**a)            Community Speed Watch – Sealand Avenue, Welsh Road and Sealand Road**

Councillor Ashley Griffiths advised that with Councillors Barbara Hinds and Brian Ward he will shortly carry out speed checks on Welsh Road and by the Amantola Restaurant.

RESOLVED – that the report be noted.

**b)            Sealand – Police walkabout – 22<sup>nd</sup> February 2022  
Start 9am – Hotel Leprechaun**

Members of Council were advised of the details on 4<sup>th</sup> January 2022.

RESOLVED – that the report be noted.

**21/219            FLINTSHIRE COUNTY COUNCIL ISSUES.**

**a)            Underpass - Foxes Lane**

RESOLVED – that Wayne Jones be asked to provide a report on issues previously raised by Council.

**b)            Ferry Lane Footbridge – Noise Nuisance**

There was no report.

**c)            Car Sales – Sealand Road / St. Bartholomew's Court – PA 061235**

Mandy Lewis advised on 20<sup>th</sup> October 2021 that she will check the position with Eden Planning and ask them to provide an update. An update has recently been requested from Andrew Farrow – no reply received.

RESOLVED – that Stacey Wynne, Planning Enforcement Officer be asked to advise on the above.

**d)            Deeside Lane - Motorcross Activities**

Stacey Wynne, Planning Officer Enforcement recently advised the County Councillor that she has taken over this enforcement enquiry. This is relating to the use of a field at Sealand Road being used by vehicles as a scrambler.

Stacey has carried out site visits, at the time of the visits there has been no activity taking place. I have had discussions with our Public Protection Team who have confirmed that the activity has now ceased. Are you able to confirm whether the activity has ceased as I do not want to close this case

down if the activity is ongoing as they are likely to have used up their temporary permitted development rights for the use of the land?

RESOLVED – that Stacey Wynne , Planning Enforcement Officer be advised that the activities have stopped however Council is concerned that they may resume in the future.

**e) Car Park – Welsh Road (Griffiths Pharmacy)**

Paul Edwards previously advised that a design is being prepared.

RESOLVED – that the report be noted.

**f) Dandy's Top Soil – Sealand Road**

On 7<sup>th</sup> July 2021 Mandy Lewis, Development Manager confirmed that their consultants have undertaken investigations. She will ask the officers to provide a progress report on the matter. Following the September 2021 meeting Mandy Lewis was asked to provide a progress report and to be advised that the number of heavy vehicles accessing the site is on the increase. Andrew Farrow was asked to provide a progress report – no reply received.

RESOLVED – that Stacey Wynne, Planning Enforcement Officer be asked to advise on the above.

**g) Sealand Ditches**

The Clerk advised that he had been informed by Neil Parry on 7<sup>th</sup> December 2021 that -

1) Outlet under Sealand Road (opposite Old Sealand Road to Deeside Lane). Wayne Jones advised on 9<sup>th</sup> December 2021 that the work on this outlet has been completed.

2) Neil is visiting 6 Deeside Crescent with a contractor on 8<sup>th</sup> December 2021 to get a quote for desilting a section of watercourse – Neil advised that he is unable to identify the landowner.

3) A tree in the watercourse at Birchenfields Farm has been removed by Mr Cottle and the watercourse in the locality has been cleaned out.

4) There have been issues at the Texaco Garage. Some have been resolved but he has been unable to locate a pipe beneath Sealand Road. Paul Edwards advised that StreetScene are investigating this.

5) Dandy's - The complaint at this location was pertinent to a Main River watercourse which is the responsibility of NRW. Neil believes that this complaint has been referred to NRW to resolve.

6) Station Cottages / Seahill Road. There are two Main Rivers involved at this location Saughall Station Drain which is maintained by NRW which then discharges into the Pentre Drain East which is maintained by the Environment Agency. The E.A have undertaken an inspection at Station Cottages and do not consider them to be at risk of flooding. Consequently, they have declined to expend resources de-silting Garden City Drain East. NRW are not prepared to sanction expenditure on their Main River until the E.A. desilt their watercourse downstream which seems logical to Neil.

7) Councillor Mike Walker did identify several historical issues adjacent to the A494 but the Council have no powers to do anything now.

8) Neil is arranging to meet with Councillor Mary Southall's concerning land to the east of Sealand Manor – Infilling of Drainage Ditches

It was reported on 7<sup>th</sup> December 2021 that during the previous week the ditch that runs from the Leprechaun Hotel to the Garden City Industrial Estate was cleaned for part of its length only. The section which runs behind houses in Sandy Lane and the Recreation Field has not been done. Today the water is about 1.5M deep and not flowing. This was referred to Neil Parry on 7<sup>th</sup> December 2021 for comments.

Note - Neil advised on 14<sup>th</sup> December 2021 that he has spoken with NRW about recent maintenance of Manor Drain, Garden City. The Manor Drain has certain sections whereby machine access is difficult. NRW have cleaned out a section by one method and fully intend to return in the near future to complete the operation albeit by a totally different method of working. Neil has asked NRW to update me when their works have been completed and will notify Council thereafter.

RESOLVED – that report be noted.

**h) Vehicle being driven on to grass verge at Meadow View, Sealand Manor**

Ciaran Allman, WHQS System Analyst | WHQS System, Housing Asset Management advised on 15<sup>th</sup> December 2021 that he has forwarded details of the issue to his environmental works surveyor to provide an update as soon as possible. Once this is received an update will be provided.

RESOLVED – that the report be noted.

**i) Children's Play Areas - Need to improve signage – No Dogs  
Welsh Road Recreation Field / Kingsley Road Play Area**

Paul Edwards has previously confirmed that a program of works has been agreed regarding ongoing issues. Paul will update once he has dates regarding works commencing.

RESOLVED – that the report be noted.

**j) 10 West Green - Sealand Manor**

RESOLVED – that James Wright-Davies be reminded that the owner occupier of the said property has removed the grass from the area in front of the property and is now parking two or more vehicles on the site and be requested to have the matter investigated as a matter of urgency.

**k) Temporary Signage – Hawthorn View – No Through Route**

RESOLVED – that Paul Edwards be advised that the signage has disappeared and asked whether he could provide further signage.

**l) Concern about condition of side access – 31 Welsh Road, Garden City**

The County Councillor referenced planning application - 062135 - Land to the rear of 31 Welsh Road, Garden City and a letter of notification for an appeal.

RESOLVED - that Planning Admin - Support Services and Claire Morter be advised that Council is very concerned about the dangerous state of the side access to the (Former Garage Site) Land rear of 31 Welsh Road, Garden City, Deeside, CH5 2HU. Council understands that it is a requirement to carry out required improvements to the side access as part of the planning application. Council requests clarification on this issue.

## **21/220 COUNCIL'S STREET LIGHTING**

All of the Council's 69 street lights are working. The lighting stock reduces to 59 on 1<sup>st</sup> April 2022 with the replacement and adoption of 10 columns in 2021/22. The planned lights for replacement in the 2022/23 financial year at Riverside Park will be determined by the County Council on the basis of current condition. At present depending on the 2022 Community Council election costs either 7 or 10 lights will be upgraded in 2022/23.

RESOLVED – that the report be noted.

## **21/221 SECTION 137 – LOCAL GOVERNMENT ACT 1972 – PAYMENT OF GRANTS**

The appropriate sum for the S137 Expenditure Limit for the purpose of Section 137 (4) (a) of the Local Government Act 1972 for the calculation of the Free Resource Base is based on the local population taken from the current electoral role.

The amount per elector is £8.41 and this applies to the 2021/22 financial year. The electoral role from Flintshire County Council at December 2020 indicated a total of 2152 (Sealand East 874 and Sealand West 1278). The amount per elector of £8.41 produces a total of £18,098.32.

The Welsh Government have advised that the Section 137 Expenditure Limit for 2022/23 has been increased by 4.8% (Retail Price Index) from £8.41 to £8.82 per elector. The electoral role from Flintshire County Council at December 2021 indicated a total of 2393. The amount per elector of £8.82 produces a total of £21,106.26.

Allocated spend in 2021/22 is Section 137 grants of £2,200 and for school milk £2,000.

The expenditure on free school milk comes under well-being (Local Government Act 2000, Sections (1-5) – this power is again restricted again by the S137 limit £8.41 for 2021/22.

Section 137 payments so far in the 2021/22 financial year are for the Speed Gun under the powers of Well Being - £242.24 and a grant payment £250.00 to the Earl Haig Poppy Appeal Fund 2021.

Allocated spend in 2022/23 is Section 137 grants of £3,000 and for school milk £1,500

RESOLVED – that the report be noted.

## **21/222 PLANNING APPLICATIONS**

The Clerk advised that no planning applications have been received from Flintshire County Council.

RESOLVED – that the report be noted.

**21/223      ACCOUNTS FOR PAYMENT**

RESOLVED: - that

- i) the under mentioned accounts be approved for payment.
- ii) it be noted that the Lloyds Bank charges for the most recent periods are £7.00 per month with an additional charge of £0.85 per cheque is £16.35 - £7.00 11 cheques x £0.85 = £9.35 and £14.65 - £7.00 9 cheques x £0.85 = £7.65

Cheque No	Payable to	Details	Amount	VAT	Vat Code	Expenditure Powers
003475	Communi Corp	Annual Subscription	£100.00			Miscellaneous Powers LGA 1972 (S111)
003476	HMRC	January 2022 Income Tax PR £379.20 and Employers NI £29.14	£408.34			Local Govt Act 1972 (S112)
003477	P. Richmond	Salary etc. January 2022	£714.01			Local Govt Act 1972 (S112)
<b>Total Spend</b>			<b>£1,222.35</b>	<b>£0.00</b>		

**21/224      INCOME**

The Clerk advised that Council had received the following income –

Lloyds Bank	Interest payment	£0.28
Flintshire County Council	3 <sup>rd</sup> / Final Precept Payment	£19,000.00
<b>Total</b>		<b>£19,000.28</b>

RESOLVED – that the income be noted.

**21/225      CORRESPONDENCE**

The Clerk advised that all correspondence had been emailed to members of council which did not need reporting at the meeting.

RESOLVED - that the report be noted.

**21/226      FRIENDS OF SEALAND – FIGTREE PROJECT – ST. BARTHOLOMEW’S CHURCH**

There was no report.

**21/227      LOCAL GOVERNMENT AND ELECTIONS(WALES) ACT 2021**

The Clerk advised that he produced a decisions summary of the October 2021 meeting a copy has been added to the web site and circulated to members of Council. This is being continued for all future meetings

From April 2022 community and town councils will have a duty to prepare and publish a report about the council's priorities, activities and achievements. The first report must relate to the financial April 2021- March 2022 and be published as soon as reasonably practicable after April 2022.

NOTE –One Voice Wales have advised that they are seeking clarification on this issue.

The Clerk previously advised that he had produced an early draft of the Council's 2021/22 Annual Report which had been circulated to members of Council. An updated copy will be circulated late January 2022.

RESOLVED: - that the report be noted

**21/228                    ANNUAL FINANCIAL RETURN – 2020/21 FINANCIAL YEAR**

The Clerk advised that on 11<sup>th</sup> January 2022 he was informed by Deryck Evans – Audit Wales that as per our conversation, I confirm that the opinion is unqualified and there are no matters of concern raised at the audit. The next steps for you are simply to publish the completion notice and the audited annual return.

As discussed, the wording of the opinion is driven by the Auditor General's responsibilities under the Public Audit (Wales) Act 2004. The opinion is a negative opinion i.e., we qualify when matters come to our attention, The opinion states that no matters have come to our attention to give us cause for concern that the Council has not prepared the accounts properly, has not complied with legislation, has not misreported its governance arrangements or does not have proper arrangements in place to secure VFM.

The completion notice dated 20<sup>th</sup> January 2022 together with copies of the 2020/21 Governance Statement will be added to the Council's notice boards. The notice and a full copy of the audited annual return will be added to the Council's website.

RESOLVED: - that the report be noted

**21/229                    SUMMARY OF ACCOUNTS – 2021/22 FINANCIAL YEAR**

The Clerk outlined the expenditure and income for the 2021/22 financial year up to cheque number 003477.

2021/22 Financial Year		Actual	Anticipated	Difference
<b>Income</b>				
General Admin Inc. Precept		£57,000.00	£57,000.00	£0.00
Bank Interest and Refund of Fees		£9.54	£5.00	£4.54
Refund Flintshire County Council		£287.71	£0.00	£287.72
VAT Refund		£799.60	£800.00	-£0.40
Milk Claims		£0.00	£200.00	-£200.00
<b>Total</b>		<b>£58,096.86</b>	<b>£58,005.00</b>	<b>£91.86</b>
<b>Expenditure</b>		<b>Actual</b>	<b>Anticipated</b>	<b>Difference</b>
Bank Charges		£106.35	£60.00	-£46.35
Chair's Fund		£175.00	£800.00	£625.00
Staffing Costs		£10,044.90	£11,396.00	£1,351.10
Admin Costs inc audit charges		£3,042.10	£2,640.00	-£402.10
Council Web Site		£1,956.00	£2,400.00	£444.00
Insurances		£669.51	£770.00	£100.49
LGA Act 2000(S2) / Speed Gun- Section 137		£242.34	£75.00	-£167.34
Play Schemes and New Equipment		£5,715.60	£10,500.00	£4,784.40
Highways / Street Furniture Repairs		£0.00	£1,600.00	£1,600.00
Street Lighting		£26,967.80	£26,950.00	-£17.80
Grants – Section 137		£250.00	£2,200.00	£1,950.00
School Milk – Section 137		£0.00	£2,000.00	£2,000.00
<b>Total</b>		<b>£49,169.60</b>	<b>£61,391.00</b>	<b>£12,221.40</b>
Current Summary	Balance as at 1 <sup>st</sup> April 2021 including £25,000 contingency fund.	£45,903.78		
	Total expenditure	£49,169.60		
	Total income	£58,096.86		
	Balance	£8,927.26		
	Overall balance as 17 <sup>th</sup> January 2022	£54,831.04		
End of Year Prediction	VAT Costs for 2021/22 financial year	£428.48		
	Balance as at 1 <sup>st</sup> April 2021 including £25,000 contingency fund.	£45,903.78		
	Total anticipated expenditure	£61,391.00		
	Total anticipated income	£58,005.00		
	Anticipated balance for the year	-£3,386.00		
<b>Anticipated Overall Balance as at 31<sup>st</sup> March 2022</b>		<b>£ 42,517.78</b>		



**21/230**

**SEALAND COMMUNITY COUNCIL – BANK RECONCILIATION –**  
**31<sup>st</sup> DECEMBER 2021**

The Clerk advised that in line with council's Financial Regulations and audit requirements he submits details of the Council's overall bank balances in respect of – as at 30th June, 30th September, 31st December and 31st March each year.

The position as at 31<sup>st</sup> December 2021 is –

Account - no – 0388217 - £6,026.27

Account - no – 7326098 - £50,856.37

Total - £56,882.64

Less unpaid cheques –

Cheque number	Dated	Payable to	Amount
003467	13 <sup>th</sup> December 2021	St. Bartholomew's Church Council	£157.00
003468	13 <sup>th</sup> December 2021	Jolora Ltd	£228.00
003469	13 <sup>th</sup> December 2021	Flintshire County Council	£344.25
003473	13 <sup>th</sup> December 2021	Chester Committee for Deaf People - VIP	£100.00
Total			£829.25

Total bank accounts – £56,882.64 less unpaid cheques of £829.25 leaves a nett balance of £56,053.39. This amount cross references with the summary of income and expenditure report as at 31<sup>st</sup> December 2021 as circulated by the Clerk.

The bank reconciliation statement including copies of the appropriate bank statements were circulated to all members of Council by email on 12<sup>th</sup> January 2022.

The Vice Chair signed two hard copies of the bank reconciliation statement.

RESOLVED: - that the report be noted

**21/231**

**POCHINS DEVELOPMENT / CORUS SITE**

There was no report

**21/232**

**AIRFIELDS DEVELOPMENT SITE**

There was no report

**21/233**

**MANURE SPREADING AND OBNOXIOUS SMELLS - BANK FARM, SEALAND.**

There was no report

## **21/234            SEALAND FLOOD WARDENS**

As reported at the December meeting of Council Councillor Norman Jones and Gwenno Talfryn, Advisor 1 (Warning and Informing) Natural Resources Wales will have a meeting in the new year to discuss the best way to progress with the plan and she will keep Council updated with any relevant developments, including sending a copy of the new plan once it is finished. She has been made aware that three flood wardens no longer wish to continue with their role, although there may be others who would be willing to volunteer in their place. This will be finalised alongside other aspects of the plan during our discussions.

RESOLVED – that the report be noted

## **21/235            FLINTSHIRE SUMMER PLAYScheme – 2022**

Janet Roberts has advised that they are planning delivery for the full school summer-holidays. COVID 19 restrictions permitting, of course. We have not yet received notification of the level of grant-funding from Welsh Government for 2022/2023. They have indicated that we will be notified soon.

In order to commence recruitment for the summer we need an ‘in principle’ response from your town or community council for participation in the programme for this year.

Costings are based on the level of grant funding, received from Welsh Government for 2021.

As in previous years, we have a minimum three week offer with the potential to purchase additional weeks 4,5 and 6.

Cost of a 3-week playscheme from Monday 25th July, 2022 – Each location, comprising.

- 15 sessions
- 10 hours per week, per location
- 2 hours Monday to Friday
- AM or PM (10:30 am – 12:30 & 2:00 pm – 4:00 pm)
- Local locations are completely at your Council’s discretion.

Cost for 3 weeks – Team on site; Training hours and Supervision. - £1,540.00 Additional weeks can be purchased at a cost of £513.00 for each site location.

Training for the team will include: Paediatric First-aid; Disability Awareness; Risk Management including bespoke training for COVID 19; Dealing with Challenges on site; Safeguarding and Child Protection.

The Flintshire Buddy Scheme will operate during summer playscheme for 2022. The Buddy scheme will provide the necessary support for children and young people with disabilities, to access their own local playscheme. The cost for this will be met by Welsh Government.

Your early response will be very much appreciated and assist us to begin the recruitment process for 2022.

Costs for Sealand - For 3 x weeks in both areas would cost the Council 2 x £1,540 = £3,080.00.

For 6 weeks in both areas would be 2 x £3,080.00 = £6,160.00

RESOLVED – that Council will support a full 6 weeks programme at 2 locations in Sealand – cost in the region of £6,160 and for Janet Roberts to be advised accordingly. Janet to be asked to ensure that the programme is advertised much earlier than in 2021.

**21/236                    KATH BEIN AND ANN HUGHES**

It was with great sadness that members of Council paid their respects about the recent loss of Kath Bein and Ann Wright. Both had been long serving members of the Community. Condolences had been sent to their families.

**21/237                    MATTERS RAISED BY MEMBERS OF COUNCIL**

Mud on Sealand Road

Concern about the field access onto Meadow View and mud being spread on manor Road.

Complaints about boy racers – DIP Park and Ride – the Police have been advised.

Deeside Recycling Plants – rubbish has been blown over a large area.

20mph Safer Schools Routes - Garden City

Continuation of meetings at St Bartholomew's Church for all of 2022.

**21/238                    MATTERS RAISED BY MEMBERS OF THE PUBLIC**

No matters were raised.

**21/239                    DATE OF COUNCIL'S NEXT MEETING – 21<sup>st</sup> FEBRUARY 2022– Starting at 6pm at St. Bartholomew's Church**

**21/240                    IN ACCORDANCE WITH SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT - DECLARATION OF INTEREST**

Council Member	Item	Minute Reference

The meeting opened at 6pm and closed at 7.20pm

..... Signed    21<sup>st</sup> February 2022

