

SEALAND COMMUNITY COUNCIL

MINUTES OF MEETING OF COUNCIL HELD ON 21st MARCH 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), Mary Southall, Brian Ward and David Wisinger (Vice-Chair).

Peter Richmond: Clerk and Financial Officer.

One member of the public

21/273 MATTERS RAISED BY THE PUBLIC – OPEN FORUM

An issue was raised before the meeting - can a message be sent to National Resources Wales requesting that they do not renew the licence to spread the "treated" crude sewerage on farmland in Sealand. Whatever the regulations are which allow this process to go ahead, the NRW should know by now the misery it has caused in the past to residents of Sealand, Blaenau and Saughall, not to mention the adverse effect on tourism businesses in the area.

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

RESOLVED – that the report be noted.

21/274 APOLOGIES FOR NON-ATTENDANCE

Apologies were received and accepted from Councillor Alex Lewis.

21/275 CODE OF CONDUCT DECLARATION OF INTEREST

No declarations were submitted at the beginning of the meeting.

21/276 CHAIR'S REPORT AND ACTIONS SINCE 21st FEBRUARY 2022

The Chair advised there was no actions to report on.

RESOLVED – that the report be noted.

21/277 MINUTES OF THE MEETING OF THE COUNCIL HELD ON 21st FEBRUARY 2022

RESOLVED - that the minutes of the Meeting of Council held on 21st February 2022 be confirmed as a true and correct record.

21/278 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). Payments made to date – total £335

Remembrance Sunday Service Refreshments £75.00
Chester and District Committee for Deaf People VIP £100
Celebration of Christmas on Thursday 16th December 2021 – Refreshments £160

The Chair proposed the following payments be made from the Chair's Fund-

Sealand Happy Group - £150

Sealand Primary School- £165

Sealand Memory Café - £150

RESOLVED – that the three proposed payments be endorsed and that it be noted that the full allocation of £800 has been spent.

21/279 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 – to be rearranged Start 9am – Hotel Leprechaun car park

RESOLVED – that the report be noted.

c) Bi-monthly meetings between North Wales Police, local councils (town and community)

Inspector Stephen Roberts emailed on 6th February 2022 and circulated to Council the same day asking Clerks to contact their councillors asking for their 'issues', that they would like to put forward for the first meeting. The ask is that the issues are ones that we foresee as fixable within a month, at the most two months. Any bigger more complex issues should be raised with the Neighbourhood team directly.

The first on line meeting on Teams at which Councillor Norman Jones will represent Council is planned for 2pm on the 29th March 2022 for the first meeting. The Chair advised that he is not able to attend the meeting. The Vice – Chair will now attend the meeting and for Inspector Stephen Roberts to be advised.

The 3 main issues for Sealand are –

1. Smoking cannabis outside Sealand Primary School and shops
2. HGVs paring on Welsh Road and leaving mess on verges – bags of urine.
3. Speeding Traffic – Blue Bridge to the Dragon Bridge

RESOLVED – that –

- i) the report be noted.
- ii) Councillor David Wisinger should represent Council.

21/280 FLINTSHIRE COUNTY COUNCIL ISSUES.

a) Underpass - Foxes Lane

RESOLVED – that Wayne Jones be asked to inspect the underpass and to arrange for the side walls to be cleaned and to arrange to have the inoperative lights repaired.

b) Ferry Lane Footbridge – Noise Nuisance

There was no report.

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

Stacey Wynne, Planning Enforcement Officer advised on 18th January 2022 that she had contacted Eden Planning with regards to this site and they have confirmed that the current application reference 061235 is still being considered. A Flood Consequences Assessment and an update lighting survey has been requested from the applicant/agent. The FCA is to address NRW's comments. The updated lighting survey is to reflect the lighting that has been erected.

The agent has advised that these will take between 6-8 weeks to prepare. The information is expected by end of February/beginning of March 2022. As some of the development had commenced before an application was submitted, the applicant/agent is been given every opportunity to address the outstanding issues through the current live planning application.

RESOLVED – that the report be noted.

d) Car Park – Welsh Road (Griffiths Pharmacy)

Paul Edwards previously advised that a design is being prepared. Wayne Jones advised that he will discuss with Paul Edwards.

RESOLVED – that the report be noted.

e) Dandy's Top Soil – Sealand Road

On 7th 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.

f) Sealand Ditches

The Clerk advised that he had been informed by Neil Parry on 10th February 2022 – the email being copied to members of Council on the same day. The Clerk advised that had no further information to report on.

- 1) Neil confirmed that the section of watercourse from the Outlet under Sealand Road as far as Deeside Lane has now been de-silted.
- 2) Neil did visit Deeside Crescent with a contractor but a section of hedge was blocking the ditch and he is awaiting Land Registry confirmation to identify the landowner who will then have to remove the hedge to enable access for the short section of watercourse to be de-silted.
- 3) Neil has spoken with Mary and he will be undertaking a joint inspection in the near future.

RESOLVED – that report be noted.

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

On 23rd February 2022 Steve Fanning - Capital Works Team Leader advised that they have scheduled tenders for a number of environmental projects including the works to this area. They understand there is a frustration in terms of the time it is taking but also hopes Council can appreciate that they currently have limited capacity to manage and deliver this type of work when their priority is the safety and comfort of the Flintshire's housing stock. It is taking longer than anticipated to mobilise the works. Please be assured the work is part of the next tranche to be released, they plan that this will be within the next financial year but at this time we cannot be certain in terms of timescales.

RESOLVED – that the report be noted.

**h) 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. Wayne Jones will discuss with Paul Edwards

RESOLVED – that the report be noted.

i) 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.

j) 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 the report be noted.

k) Concern about the field access onto Meadow View and access route across the fields adjacent to properties.

Stef Connah Planning Enforcement advised on 22nd February 2022 that she will have to contact the owner and see what works have been done/ are ongoing. This case is actually going to be set up under a new reference number (219519) as the previous one had already been closed. Stef will look into this and provide an update once she has one. Stef now has the required farmer's contact details.

RESOLVED – that the report be noted.

l) Parking on Yellow Lines - Foxes Lane

On 4th March 2022 the County Councillor advised Lee Shone that a few years ago Sealand Community Council paid to have yellow lines put on Foxes Lane, as we were experiencing dreadful problems with cars parking opposite the sandwich shop/ cafe and the car sales.

The situation has now worsened due to the popularity of the cafe.

Enforcement have been asked to visit the site and to take required action with regard to parking on the yellow lines.

RESOLVED – that the report be noted.

m) Amazon traffic turning right instead of left.

On 4th March 2022 the County Councillor advised Ian Bushell and Kate Wilby that we are still experiencing traffic problems with vans coming from Amazon and turning right instead of left. The County Councillor advised on the comments received from the Police. It would be beneficial to change the layout of the exit and have the junction controlled by traffic lights. This will ensure vehicles are pulling out safely, and will also slow the traffic on Welsh Road.

As a stop gap can Streetscene cone off or place temporary bollards (like they have outside the Leisure Centre) on the bus lane, making vehicles turn left. Also provide better signage to show the no right turn prohibition.

The Clerk advised on an email received by the County Councillor from Amazon regarding the following and actions being planned

- Amazon Vans Turning Right at 'No Right Turn' onto B5441.
- Unsociable Behaviour
- Vans parking legally, but unsafely on road outside site. Request for Double Yellow/Red Lines along road leading to site.
- Amazon Vans Reportedly Turning into Residential Area in Error, Causing Damage when turning.
- Opportunities to Work Together in Relation to Transport Provision
- Communication

RESOLVED – that the report be noted.

21/281 COUNCIL'S STREET LIGHTING

All of the Council's 69 street lights are working. The lighting stock reduces to 59 on 1st April 2022 with the replacement and adoption of 10 columns in 2021/22. The planned lights for replacement in the 2022/23 financial year will be determined by the County Council on the basis of current condition.

At the previous meeting Council agreed to have the 4 columns 24 to 27 on Manor Road replaced and adopted as a matter of urgency. At present depending on the 2022 Community Council election costs either 7 or 10 lights will be upgraded in 2022/23. The cost to upgrade and have adopted per column is £2,150.

RESOLVED - that the report be noted.

21/282 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 2021/2 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 - £242.34 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.

21/283 PLANNING APPLICATIONS

The Clerk advised on the planning applications have been received from Flintshire County Council.

At the previous meeting Council regarding 064058 as below requested additional information regarding the purpose of the general storage building to enable Council to consider the planning application.

PA Number	Application details	Location
064164	Part two storey and part single storey extension	Bloomin Spindler's Nurseries Ltd, Sealand Road, Sealand, Flintshire, CH1 6BS
064192	Demolition of single storey - Proposed new single storey rear extension	44 Manor Road, Sealand, Deeside, Flintshire, CH5 2SA
064058	Erection of general storage building on an existing hard standing.	Chester Composites, Deeside Lane, Sealand, Flintshire, CH1 6BP

RESOLVED – that -

- i) the report be noted.
- ii) no objections raised in respect of planning application 064164 and 064192
- iii) additional information regarding the purpose of the general storage building to enable Council to consider the planning application.

21/284 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 £14.65 - £7.00 and 9 cheques x £0.85 = £7.65 and £9.55 - £7.00 and 3 cheques x £0.85 = £2.55

Cheque No	Payable to	Details	Amount	VAT	Vat Code	Expenditure Powers
003484	P. Richmond	Salary etc. March 2022	£744.61			Local Govt Act 1972 (S112)
003485	HMRC	March 2022 Tax PR £379.60 and Employers NI £29.15	£408.75			Local Govt Act 1972 (S112)
003486	Cheque Destroyed					
003487	Flintshire County Council	Street Lighting Maintenance February and March 2022	£293.50			Highways Act 1980 (301)

003488	One Voice Wales	Annual Subscription	£518.00			Miscellaneous Powers LGA 1972 (S111)
003489	Information Commissioner	Annual Data Protection Fee	£40.00			Local Govt Act 1972 (S111)
003490	Sealand Happy Group	Payment from the Chair's Fund	£150.00			Ancillary Power Local Government Act 1972 (S11)
003491	Sealand Primary School	Payment from the Chair's Fund	£165.00			Ancillary Power Local Government Act 1972 (S11)
003492	Sealand Memory Cafe	Payment from the Chair's Fund	£150.00			Ancillary Power Local Government Act 1972 (S11)
Total Spend			£2,469.86	£0.00		

21/285 INCOME

The Clerk advised that Council had received the following income –

Lloyds Bank	Interest payment	£0.39 and £0.34
Total		£0.73

RESOLVED – that the income be noted.

21/286 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.

21/287 FRIENDS OF SEALAND – FIGTREE PROJECT – ST. BARTHOLOMEW'S CHURCH

A very successful Bart Art was recently held which proved to be very popular.

RESOLVED - that the report be noted.

21/288 LOCAL GOVERNMENT AND ELECTIONS(WALES) ACT 2021 - ANNUAL REPORT 2021/22

At the previous meeting Council approved the draft Annual Report for 2021/22 which will shortly be added to Council's web site.

RESOLVED: - that the report be noted

21/289 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.

On 8th March 2022 Gwenno Talfryn, Advisor 1 (Warning and Informing) Natural Resources Wales advised that they provide some advice on their website on how properties may protect themselves from flooding here: <https://naturalresources.wales/flooding/preparing-for-a-flood/?lang=en>

This area of the website also includes a few links to other sites which they consider to have useful information on property level protection and I'd recommend having a look.

While not included on our website, Gwenno finds the resources here: <https://www.floodtoolkit.com/ox-cam/> very useful when trying to explain different kinds of property level protection to people. The flood mobile virtual tour is an especially good visual resource, and the homeowners guide to flood resilience gives a great overview of flood protection products available.

The above information will shortly be added to the Council's web site

RESOLVED – that member of Council should advise the Chair if they wish to be a Sealand Flood Warden.

21/290 PAYMENT TO MEMBERS OF COMMUNITY COUNCILS 2022/23 FINANCIAL YEAR

Determination 44 which relates to Councils in Group A and B making a payment available to each of their members of £150 per year for the costs incurred in respect of telephone usage, information technology, consumable etc. The payment of £150 is mandated for every member unless they advise the appropriate officer that they do not want to take it in writing. A form for completion was has circulated by the Clerk and has been by all 11 Councillors. All Councillors signed that they have declined the payment.

RESOLVED: that the report be noted.

21/291 SUMMARY OF ACCOUNTS – 2021/22 FINANCIAL YEAR

The Clerk outlined the expenditure and income for the 2021/22 financial year up to cheque number 003489.

2021/22 Financial Year		Actual	Anticipated	Difference
Income				
General Admin Inc. Precept		£57,000.00	£57,000.00	£0.00
Bank Interest and Refund of Fees		£10.27	£5.00	£5.27
Refund Flintshire County Council		£287.72	£0.00	£287.72
VAT Refund		£799.60	£800.00	-£0.40
Milk Claims		£0.00	£200.00	-£200.00
Total		£58,097.59	£58,005.00	£92.59
Expenditure		Actual	Anticipated	Difference
Bank Charges		£130.55	£60.00	-£70.55
Chair's Fund		£335.00	£800.00	£465.00
Staffing Costs		£12,051.49	£11,396.00	-£655.49
Admin Costs inc audit charges / St Barts Rental		£4,007.52	£2,640.00	-£1,367.52
Council Web Site inc VAT		£2,340.00	£2,400.00	£60.00
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		£10,715.60	£10,500.00	-£215.60
Highways / Street Furniture Repairs		£0.00	£1,600.00	£1,600.00
Street Lighting		£28,542.30	£26,950.00	-£1,592.30
Grants – Section 137		£250.00	£2,200.00	£1,950.00
School Milk – Section 137		£0.00	£2,000.00	£2,000.00
Total		£59,284.31	£61,391.00	£2,106.69
Current Summary	Balance as at 1 st April 2021 including £25,000 contingency fund.	£45,903.78		
	Total expenditure	£59,284.31		
	Total income	£58,097.59		
	Balance	-£1,186.72		
End of Year Prediction	Overall balance as 21 st March 2022	£44,717.06		
	VAT Costs for 2021/22 financial year	£492.48		
	Balance as at 1 st 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		
Anticipated Overall Balance as at 31st March 2022		£ 42,517.78		

21/292 POCHINS DEVELOPMENT / CORUS SITE

There was no report

21/293 AIRFIELDS DEVELOPMENT SITE

RESOLVED – that -

- i) Countryside be advised of complaints regarding the number of house alarms that we were informed are being activated due to alleged technical faults.
- ii) Katie H Jones – Flintshire County Council be advised of the above and asked whether for future developments Flintshire County Council could stipulate the details of an effective house alarm systems that should be installed in new properties

21/294 MANURE SPREADING AND OBNOXIOUS SMELLS - BANK FARM, SEALAND.

There was no report

21/295 FLINTSHIRE SUMMER PLAYScheme – 2022

There was no report.

21/296 APPOINTMENT OF AN EXTERNAL PAYROLL PROVIDER

At the previous meeting Council agreed to appoint Wainwrights Accountants as the Council's external payroll provider. The accountants now have agent authorisation in place that will enable the accountants to speak to HMRC on behalf of the Council relating to payroll matters if needed.

A letter of engagement had been signed.

RESOLVED – that the report be noted.

21/297 COUNCIL RECORDS HELD BY NORTH EAST WALES ARCHIVES

Details of the records held by the North East Wales Archives were circulated to members of Council on 3rd February 2022

The Clerk visited the Archives to extend the Community Council Minutes held on deposit from January 2001 to March 2016 plus two Receipt and Payment Books – 2004/5 to 2010/22 and 2011/12 to 2017/18

Details on how to contact North East Wales Archives and to access the Council's records have been added to the Council's web site.

RESOLVED – that the report be noted.

21/298 HYNET NORTH WEST – PROPOSAL FOR NEW CARBON DIOXIDE PIPELINE

There was no report

21/299 INTERNAL AUDIT PLAN 2021/22 FINANCIAL YEAR

The Clerk advised on the letter and attachment received from the Council's appointed internal auditor – JDH Business Services Ltd.

The Clerk outlined the requirements for Council to have the internal audit undertaken.

A copy of the said letter was emailed to all members of Council on 20th March 2022.

RESOLVED – that the report be noted.

21/300 ACCESS TO INFORMATION - MEMBERS ALLOWANCES AND EXPENSES 2021/22

The Clerk advised that a notice advising that – “In the 2021/22 financial year Sealand Community Council made no payments to its members of Council in respect of the remuneration of community and town councils as determined by the Independent Remuneration Panel of Wales” will be added to notices section on the web site and attached to the council's notice boards. A copy has also been sent to the Independent Remuneration Panel for Wales and has been acknowledged.

RESOLVED – that the report be noted

21/301 MATTERS RAISED BY MEMBERS OF COUNCIL

No road markings – junction of Sealand Avenue / Welsh Road

21/302 MATTERS RAISED BY MEMBERS OF THE PUBLIC

No matters were raised.

21/303 DATE OF COUNCIL'S NEXT MEETING – 11th APRIL 2022– Starting at 6pm at St. Bartholomew's Church

21/304 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 8.05pm

..... Signed 13th April 2022