

**SEALAND COMMUNITY COUNCIL**

**MINUTES OF THE MEETING OF COUNCIL HELD ON 16<sup>th</sup> JANUARY 2023 AT ST. BARTHOLOMEW'S CHURCH, OLD SEALAND ROAD, SEALAND, DEESIDE. CH5 2LQ**

**PRESENT: Councillors:** David Wisinger (Chair), Gwyneth Bullock, Ashley Griffiths (Vice-Chair), Barbara Hinds, Chris Jones (County Councillor), Alex Lewis, Lionel Prouve, Mary Southall, Brian Ward and Shelley Webber.

Peter Richmond - Clerk and Financial Officer.

Wayne Jones – StreetScene

One member of the public.

**22/194          APOLOGIES FOR NON-ATTENDANCE**

Apologies were received from Councillor Linda Thomas

RESOLVED – that the apologies be received and accepted

**22/195          CODE OF CONDUCT DECLARATION**

Following one of the recent Independent Member visits Flintshire Legal offered to prepare a summary of what is an interest for inclusion on your agenda. The suggested definition below is only a summary and is intended to act as a prompt for Councillors.

A personal interest arises where a matter under discussion, in respect of any business of your authority:

1. relates to or would affect one or more of the following within the area of the authority
  - a. The Councillor's employment, employer, business or company
  - b. Any land or contract held by the Councillor including contracts, licences or leases within the authority area
  - c. Any club or society or other body of which the Councillor is a member or in a position of control
2. Would affect to a greater extent than other taxpayers in the Councillors ward/authority
  - a. The financial position or well-being of:
    - i. The Councillor
    - ii. A person who lives with the Councillor
    - iii. A closely associated person (such as a member of the Councillor's immediate family or a close friend or associate)

A personal interest is also prejudicial where it is so significant that it is likely to affect the Councillor's judgement of the public interest, unless a specific exemption in the Code applies.

RESOLVED – that it be noted that no declarations were made to Council at the beginning of the meeting in respect of the agenda.

**22/196          MATTERS RAISED BY THE PUBLIC**

Reference was made by a member of the public at the meeting to the following planning application.

000755/22	Removal of condition 4 (occupancy restriction) planning permission refs 4/8/20638, 4/8/22363, 4/8/20638	Sandford Grange, Green Lane East, Sealand, Deeside, CH5 2LH
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Matters raised by email -

Dropped curbs requested at the junction of Sealand Avenue with Brookside and Sandy Lane.  
Action – Wayne Jones will inspect.

The developers have built a path linking Farm Road to the new road to maintain access, path is brilliant, however where the path meets the new road, there are no dropped curbs at that junction. Can a very small fence be erected curb side to stop children running down the path and straight into the road, then an offset dropped curb to cross over  
Action – Wayne Jones will inspect.

Parking on pavements, mainly on the cycle path/pavements at Welsh Road when there is a football match on, also Sandy Lane at the junction with the cul-de-sac, vehicles park there entirely on the path (cars and light vans) maybe a few bollards could be installed to stop vehicles from getting on the pavement.  
Action – Wayne Jones will refer to Enforcement.

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

**22/197                    MINUTES OF THE MEETING OF THE ANNUAL FINANCE MEETING OF COUNCIL HELD ON 12<sup>TH</sup> DECEMBER 2022**

RESOLVED - that the minutes of the Annual Finance Meeting of Council held on 12<sup>th</sup> December 2022 be confirmed as a true and correct record.

**22/198                    CHAIR'S REPORT AND ACTIONS SINCE 12<sup>th</sup> DECEMBER 2022**

There was no report.

**22/199                    CHAIR'S FUND 2022/23**

The Clerk reminded Council that the agreed spend for the Chair's Fund for the 2022/23 financial year is £800.00. Payments being made under expenditure powers - Ancillary Power Local Government Act 1972 (S1). Of the allocation £400 has been paid out.

RESOLVED – that the report be noted.

**22/200                    POLICE ISSUES**

**a)                    Community Speed Watch**

Councillor Ashley Griffiths advised that additional speed checks will be arranged.

RESOLVED – that the report be noted.

**a) Underpass - Foxes Lane**

Wayne Jones advised on 13<sup>th</sup> December 2022 that a sweeper and gully emptier attended two weeks previously.

RESOLVED – that the report be noted.

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

Wayne Jones advised on 13<sup>th</sup> December 2022 and referenced previous emails sent to Council in particular Paul Edwards' email dated November 2021. I hope this helps as FCC need to find funding for the projects and there is no quick fix to stop the vibration noise unfortunately.

A response was sent to Wayne Jones on 14<sup>th</sup> December 2022 as pointed out by one of my Councillors this update basically means nothing has happened since November 2021 when FCC said that it will be investigating whether a grant can be applied for.

What Council needs to know is:

- 1) what investigations have been done since then as to what the criteria are
- 2) what is the process for applying and which other agencies/ bodies we / FCC should reach out to

RESOLVED – that Robin Nursaw be asked to advise on whether a grant application to improve the situation at the Ferry Lane footbridge has been submitted by Active Travel.

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

RESOLVED – Stef Connah Planning Officer – Enforcement be asked to provide a progress report.

**d) Sealand Ditches**

Following the October 2022 meeting Andy Roberts was requested to provide an update on the drainage issues in Sealand together with a report on the findings of the annual drainage inspection including the Garden City Drain that runs around the perimeter of Garden City. The Clerk and Chair have had separate conversations with Neil Parry in December 2022 who advised that he would submit an update to Council.

RESOLVED – that a reminder be sent to Neil Parry.

**e) Concern about condition of side access – Spar Shop, Welsh Road**

Stef Connah Planning Officer – Enforcement advised on 15th December 2023 that she contacted the developer in September 2022, in which their response was that they were planning on having the works complete by October 2022. They told me that they were liaising with a number of contractors for the works.

Stef advised that she discussed with her legal team who advised to give them the opportunity to get the works complete. Stef was told that the works have not been undertaken and she has forwarded to her legal team to pursue, as a breach of a Section 106 agreement is a legal matter.

RESOLVED – that Stef Connah be asked for a progress report.

**f) Trees – Sealand Primary School – Farm Road**

The Acting Headteacher advised on 13<sup>th</sup> December 2022 that the work to remove the overhanging trees along Farm Road has been completed. The tree survey did not identify a need to reduce the height of the trees.

RESOLVED – that the report be noted.

**g) Damaged fencing – Cycle Bridge – A494**

Wayne Jones has previously advised that this has been referred to NEWTRA and Sustrans.

RESOLVED - that the report be noted.

**h) Need for Traffic Calming Measures - West Green, Manor Road, Farm Road and Sealand Avenue.**

On 13<sup>th</sup> December 2022 Lee Shone - Interim Transport Strategy Manager advised that instances of speeding for which are described can only be attributed to the refusal of motorists to abide by the legal speed limit. Instances of motorists travelling in excess of the mandatory speed limit is a criminal offence and would therefore be subject to enforcement action by North Wales Police. Lee will forward the concerns on to North Wales Police/Go safe for their attention.

Each request that comes into the Authority for Traffic Calming are assessed in accordance with Flintshire County Council Traffic Calming Policy. Flintshire County Council officers will now undertake an assessment of the outlined roads in accordance with the Policy and Lee will report the outcome of this work upon completion.

RESOLVED - that the report be noted.

**i) Play Street – St Bartholomew’s Court**

Andy Farrow was asked whether Play Streets can be provided in Flintshire following the November 2022 meeting of Council.

RESOLVED – that a reminder be sent to Andy Farrow.

**j) Sealand Road – A548 – Extend Street Lighting**

On 27<sup>th</sup> November 2022 there was a fatal accident on Sealand Road in the early hours of the morning. This happened near the Texaco garage where there are no highway lights. County Councillor Chris Jones has raised her concerns about the lack of lighting at this location. The Community Council has in the past requested highway lights along the entire length of Sealand

Road. The County Councillor and Council have requested a full reassessment to provide street lighting. Darell Jones has advised that he is waiting to receive details of the accident.

RESOLVED – that the report be noted.

**k) Pot Holes – Foxes Lane and Manor Road**

Wayne Jones advised on 13<sup>th</sup> December 2022 that works tickets are in for the potholes to be filled when resources become available.

RESOLVED – that the report be noted.

**l) Brookside – Need to provide a bund fronting the Sealand Drain**

RESOLVED – that the issue be referred to Claire Morter.

**m) Morriston Farm - Green Lane**

The County Councillor advised on complaints she has received which have been referred to Stef Connah Planning Officer – Enforcement together with Public Protection, Cabinet Member Councillor Bithell.

RESOLVED – that the report be noted.

**22/202 COUNCIL'S STREET LIGHTING**

All of the Council's 50 street lights are working.

At the October 2022 meeting it was resolved that Financial Regulations should be suspended with regards to securing three written estimates that should not apply with regards to the Council's required street lighting maintenance and adoption contract. The new contract is still awaited. For the 2023/24 financial year 9 lights identified by Dylan Williams for upgrading and replacement are concrete columns 129,131,135,136 and 166 at Cedar Avenue. And steel columns 157,160, 161 and 162 at Riverside Park. Cost per column to have replaced and adopted is £2,150. Total cost £19,350.00.

RESOLVED – that the report be noted.

**22/203 SECTION 137 – LOCAL GOVERNMENT ACT 1972 – PAYMENT OF GRANT**

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 Welsh Government have advised that the Section 137 Expenditure Limit for 2023/24 is £9.93 per elector. The electoral role from Flintshire County Council was 2538 at December 2022. So, per elector produces a total of £25,202.34

Allocated spend in 2022/23 is Section 137 grants of £3,000 and for school milk £1,500. Spend so far this year £1550.00 on grants.

RESOLVED – that the report be noted.

## **22/204            PROVISION OF NOTICE BOARDS – PRAXIS AND POCHINS**

Both Pochins and Praxis have reacted positively regarding the Council's request. Details of notice boards including costs have been provided to both parties for their consideration.

RESOLVED: - that the report be noted.

## **22/205            PLANNING APPLICATIONS**

PA Number	Application details	Location
000755/22	Removal of condition 4 (occupancy restriction) planning permission refs 4/8/20638, 4/8/22363, 4/8/20638	Sandford Grange, Green Lane East, Sealand, Deeside, CH5 2LH
000764/22	Application for the removal of condition 6 following grant of permission 046966	Weighbridge Road, A548, Sealand, Deeside, CH5 2UL
000775/22	Roof mounted Solar PV System comprising of 275 modules and a 100k inverter	Unit 2, Tenth Avenue, Sealand, Deeside, CH5 2UA

RESOLVED – that no objections be raised in respect of the reported planning applications

## **22/206            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 period is £14.65 re £7.00 per month with an additional charge of 9 cheques x £0.85 = £7.65 = Total £14.65.

Cheque No	Payable to	Details	Amount	VAT	Vat Code	Expenditure Powers
003544	Flintshire County Council	Contribution - 2022 Playscheme	£6,160.00			Local Govt Act (Miscellaneous Provisions Act) 1976(S19)
003545	P. Richmond	January 2023 Salary etc	£747.97			Local Govt Act 1972 (S112)
003546	HMRC	January 2023 PR Tax - £448.40 and SCC NI - £50.05	£498.45			Local Govt Act 1972 (S112)
003547	CommuniCorp	Annual Subscription	£110.00			Miscellaneous Powers LGA 1972 (S111)
<b>Total Spend</b>			<b>£7,516.42</b>			

**22/207** **INCOME**

Lloyds Bank	Interest payment	£7.67
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RESOLVED – that the income be noted.

**22/208** **CORRESPONDENCE**

There was no report.

**22/209** **FRIENDS OF SEALAND –ST. BARTHOLOMEW’S CHURCH**

The Cafe is now open Monday to Thursdays and various activities are now being provided.

RESOLVED – that the reports be noted.

**22/210** **CONSIDERATION TO PROVIDE AN UPDATED 2023 COMMUNITY NEWSLETTER**

Councillor Brian Ward said he is planning to circulate a draft copy for consideration at the March 2023 meeting of Council. Councillor Ashley Griffiths said he will arrange to provide a QR code for the newsletter to sign post people to the Council’s web site

RESOLVED – that the reports be noted.

**22/212** **SEALAND COMMUNITY COUNCIL – BANK RECONCILIATION –  
31<sup>st</sup> DECEMBER 2022**

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 2022

Account - no 0388217 – £12,192.86 - Account - no – 7326098 - £51,877.20 Total - £64,070.06

Unpaid - Cheque number	Payable to	Amount - £
003536	Jolora Ltd	384.00
003537	Jolora Ltd	228.00
003538	SLCC	177.00
003543	Eye2Eye	150.00
Total		939.00

Total bank accounts – £64,070.06 less unpaid cheques of £939.00 as outlined by the Clerk leaves a nett balance of £63,131.06. This amount cross references with the summary of income and expenditure report as at 31<sup>st</sup> December 2022 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 2023. The Vice Chair signed three hard copies of the bank reconciliation statements.

RESOLVED: - that the report be noted.

**22/213** **SUMMARY OF ACCOUNTS – 2022/23 FINANCIAL YEAR**

The Clerk outlined the expenditure and income for the 2022/23 financial year up to cheque number 003547

2022/23 Financial Year	Actual	Anticipated	Difference
<b>Income</b>			
General Admin Inc. Precept	£60,000.00	£60,000.00	£0.00
Bank Interest and Refund of Fees	£19.76	£6.00	£13.76
VAT Refund	£492.48	£500.00	-£7.52
<b>Total</b>	<b>£60,512.24</b>	<b>£60,506.00</b>	<b>£6.24</b>
<b>Expenditure</b>	<b>Actual</b>	<b>Anticipated</b>	<b>Difference</b>
Bank Charges	£101.25	£135.00	£33.75
Chairman's Fund	£400.00	£800.00	£400.00
Staffing Costs	£11,943.36	£13,190.00	£1,246.64
General Admin inc St Barts rental costs	£3,024.22	£3,670.00	£645.78
Insurances	£628.95	£700.00	£71.05
Play Schemes and New Play Equipment	£6,160.00.	£10,800.00	£4,640.00
Street Furniture Repairs	£0.00	£400.00	£400.00
Street Lighting	£22,815.10	£21,700.00	-£1,115.10
Election Costs - Representation of the Peoples Act 1983 - RPA1983 S36C	£246.17	£4,500.00	£4,253.83
Council Web Site	£2,268 (inc VAT £378.00)	£2,304.00 (inc VAT)	£36.00
S137 - Grants	£1,550.00	£3,000.00	£1,450.00
School Milk - Section 137	£0.00	£1,500.00	£1,500.00
<b>Total</b>	<b>£49,137.05</b>	<b>£62,699.00</b>	<b>£13,561.95</b>

Current Summary	Balance as at 1 <sup>st</sup> April 2022 including £25,000 contingency fund.	£44,239.45
	Total expenditure	£49,137.05
	Total income	£60,512.24
	Balance	£11,375.19
End of Year Prediction	<b>Overall balance as at 16<sup>th</sup> January 2023</b>	<b>£55,614.64</b>
	VAT Costs for 2022/23 financial year	£586.10
	Balance as at 1 <sup>st</sup> April 2022 including £25,000 contingency fund.	£44,239.45
	Total anticipated expenditure	£62,699.00
	Total anticipated income	£60,506.00
	Anticipated balance for the year	-£2,193.00
	<b>Anticipated Overall Balance as at 31<sup>st</sup> March 2023</b>	<b>£ 42,046.45</b>



**22/214                    2021/22 FINANCIAL YEAR ANNUAL FINANCIAL RETURN**

There was no report.

**22/215                    PRECEPT 2023/24**

At the Annual Finance Meeting held on 12<sup>th</sup> December 2022 the precept for the 2023/24 financial year was agreed in principle at £62,000 subject for a review at the January 2023 meeting.

The Clerk advised that the County Council require the completion of a precept mandate form to be signed by the Chairman and Clerk. This form has now been received.

Current year's precept – 2022/23 - £60,000

Current Tax Base of equivalent Band D properties is £1,367.40

The current Band D charge is £43.88

The precept for 2023/24 - £62,000

Tax Base for 2023/24 of equivalent Band D properties is £1,458.01

The band D charge for 2023/24 will be £42.52

The decrease in the Band D charge amount is £1.36

The percentage decrease in the 2023/24 Band D charge compared to the 2022/23 Band D charge is 3.09 %

RESOLVED: - that -

i) the Precept for 2023/24 be confirmed at £62,000.

ii) the Chair and Clerk should sign and date the precept form and for it to be submitted to Flintshire County Council .

**22/216                    MATTERS RAISED BY MEMBERS OF COUNCIL**

No matters were raised.

**22/217                    MATTERS RAISED BY MEMBERS OF THE PUBLIC**

No matters were raised.

**22/218                    DATE OF COUNCIL'S NEXT MEETING – 20<sup>th</sup> FEBRUARY 2023**

**22/219                    IN ACCORDANCE WITH SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT -  
DECLARATION OF INTEREST - NONE**

The meeting opened at 6pm and closed at 7.45pm

..... Signed    20<sup>th</sup> February 2023

