

**SEALAND COMMUNITY COUNCIL**

**MINUTES OF THE MEETING OF COUNCIL HELD ON 20<sup>th</sup> FEBRUARY 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), Jean Fairbrother, Alex Lewis, Lionel Prouve, Mary Southall, Linda Thomas, Brian Ward and Shelley Webber.

Peter Richmond - Clerk and Financial Officer.  
Three members of the public.

**22/220      APOLOGIES FOR NON-ATTENDANCE**

Apologies were received from Councillor Norman Jones.

RESOLVED – that the apologies be received and accepted

**22/221      CODE OF CONDUCT DECLARATION**

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

**22/222      MATTERS RAISED BY THE PUBLIC**

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

Petition being organised at Sealand Manor regarding the need for a full resurface and repair of Foxes Lane. Chris Jones County Councillor and the Clerk have already raised this issue with Wayne Jones at StreetScene and are awaiting a reply. Council fully supports the need for the work to be undertaken.

Public Consultation – Gateway Deeside was outlined. Members of Council as residents can complete the consultation process. Council will respond when the planning application has been submitted.

**22/223      MINUTES OF THE MEETING OF THE ANNUAL FINANCE MEETING OF COUNCIL HELD ON 16<sup>th</sup> JANUARY 2023**

RESOLVED - that the minutes of the Annual Finance meeting of Council held on 16<sup>th</sup> January 2023 be confirmed as a true and correct record.

**22/224      CHAIR'S REPORT AND ACTIONS SINCE 16<sup>th</sup> JANUARY 2023**

There was no report.

**22/225      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.

**22/226            POLICE ISSUES**

**a)            Community Speed Watch**

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

RESOLVED – that the report be noted.

**22/227            FLINTSHIRE COUNTY COUNCIL ISSUES.**

**a)            Underpass - Foxes Lane**

It was reported that silt is leaking from the side walls and collecting on the footway and road.

RESOLVED – that the issue be referred to Wayne Jones.

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

RESOLVED – that Robin Nursaw be asked again to advise 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**

Stef Connah Planning Officer – Enforcement advised on 17<sup>th</sup> January 2023 that she has spoken with the agent and they are aiming to get the applications submitted late January/early February 2023.

There has been a delay with the architect and getting the plans together, but Stef agreed that January was acceptable as they want to work with them in order to ensure the applications are submitted.

Note – Planning Applications 00083 and 00133 on now in the system.

RESOLVED – that Stef be asked for a progress report.

**d)            Sealand Ditches**

Neil Parry advised on 17<sup>th</sup> January 2023 that Wayne Jones has confirmed that he has not received any complaints about flooding on Seahill Road. Without any flooding occurring on Seahill Road there is little that can be done to instigate any action from NRW or the Environment Agency.

Neil has given an Order for the watercourse to be de-silted at the rear of Deeside Crescent. Works have commenced but have not been completed.

With regards to Garden City Drain from the Hotel Leprechaun Inn downstream, NRW have confirmed that this will be cleared out before the end of April 2023.

RESOLVED – that Neil Parry be advised that -

i) Council requests a site visit to discuss Council's concerns regarding drainage across Sealand

ii) Council is very concerned about the Seahill Road drainage ditch and requests that the NRW or the Environment Agency be asked to arrange for the ditch to be cleared of all debris to ensure its effective drainage operation.

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

Stef Connah Planning Officer – Enforcement advised on 17<sup>th</sup> January 2023 that she is currently in discussion with legal/Streetscene and highways. Once Stef has had a response from these she will be able to advise on where we are up to.

RESOLVED – that Stef be asked to provide 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 Acting Head teacher be advised that Council is still concerned about the tree(s) fronting on 50 Farm Road.

**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.**

There was no report.

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

Andy Farrow was asked whether Play Streets can be provided in Flintshire following the November and December 2022 meetings 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.

**n) Dropped curbs - junction of Sealand Avenue with Brookside and Sandy Lane.**

Wayne Jones has carried out an inspection of Sealand Avenue and Brookside junction and has passed his findings on to Lee Shone - Road Safety Manager. Wayne will discuss with Lee regarding funding for some new crossings to be installed as a part of the safer routes to school scheme if there is funding left from this year's allocation.

RESOLVED – that the report be noted.

**o) Link Road to Farm Road**

Wayne Jones has advised that the developers have agreed to provide three new dropped crossing points at locations where the paths meet the new commercial road and 3 visi rails at the entrance to the new foot path.

RESOLVED – that the report be noted.

**p) Parking on pavements, mainly on the cycle path/pavements at Welsh Road**

Still awaiting a report from Wayne Jones.

RESOLVED – that the report be noted.

**22/228 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 has been received and signed by the Clerk. A copy has been circulated to members of Council. 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 Flintshire County Council be asked to upgrade and replace 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 - £19,350 in total.

## **22/229                    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 £1,550.00 on grants.

RESOLVED – that the report be noted.

## **22/230                    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.

## **22/231                    PLANNING APPLICATIONS**

PA Number	Application details	Location
000058/23	Single storey side and rear extension and two storey side extension.	Meadowbrook Farm, Green Lane East, Sealand, Deeside, CH5 2LH
000590/22	Erection of new vehicle maintenance unit, ancillary drivers facility and office.	Land off unadopted road, Deeside Industrial Estate, Deeside, CH5 2LA
000658/22	Amendments to submitted application Approval of the reserved matters of layout, scale, appearance, landscaping and access pursuant to outline planning permission (ref. 063145) for the erection of 54 dwellings, public open space, internal roads and footpaths and other associated works.	Northern Gateway (Phase 3), Former Corus, Welsh Road, Garden City
000815/22	Change of Use to form specialist community hub including fitness resource, cafe and barber shop with 2 chairs and sports treatment facilities	Unit 64, Drome Road, Sealand, CH5 2LR

000071/23	Application for approval of reserved matters following outline approval 061125	Plot H4, The Airfields, RAF Sealand South Camp, Welsh Road, Garden City, Flintshire, CH5 2RD
000098/23	Replacement of existing driveway, path and 1sq meter patch of grass with patterned concrete in retrospect – 16sq meter in total.	34, Hawthorn View, Garden City, Deeside, CH5 2RQ
000103/23	Application for the creation of secure storage compound within the yard of Sealand Telephone Exchange.	British Telecom PLC, Telephone Exchange (ate), Tenth Avenue, Flintshire, Sealand, CH5 2UA
Amendments to submitted application 064058	Continued use of building for manufacturing purposes and erection of new storage building on hardstanding	Banks Farm, Deeside Lane, Sealand, Chester, CH1 6BX

RESOLVED – that no objections be raised in respect of the reported planning applications apart from 064058 where additional information is required to enable Council's consideration - regarding full details of what is proposed to be manufactured and an outline of the traffic flows to and from the site.

## **22/232      INVOICES FROM FLINTSHIRE COUNTY COUNCIL – STREET LIGHTING - VAT**

The Clerk advised that the most recent invoices received from Flintshire County Council for the first-time VAT has been added to the invoice. Street Lighting have been advised by their Finance Department that it recently discovered that these invoices were being raised with VAT code 'E' which is incorrect, all these invoices are for vatable supplies, the VAT can be reclaimed by Sealand Community Council. This will mean that the street lighting costs will increase by 20%. The VAT charge will be claimed back from HMRC at the beginning of the next financial year.

RESOLVED – that the report be noted.

## **22/233      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 £11.25 re £7.00 per month with an additional charge of 4 cheques x £0.85 = £4.25 = Total £11.25

Cheque No	Payable to	Details	Amount	VAT	Vat Code	Expenditure Powers
003548	Flintshire County Council	Supply and install 2 Led Lanterns - Ferry Lane	£474.00	£79.00	636613732	Highways Act 1980 (301)

003549	Flintshire County Council	Monthly inspections - October to December 2022	£382.82	£63.80		Highways Act 1980 (301
003550	St Bartholomew's Church	Rental January to March 2023	£135.00			Local Govt Act 1972 (\$150
003551	Jolora Ltd	Web site maintenance and support	£384.00	£64.00	294456859	Local Govt Act 1972 (\$142)
003552	P. Richmond	February 2023 Salary etc	£762.72			Local Govt Act 1972 (\$112)
003553	HMRC	February 2023 PR Tax - £448.40 and SCC NI - £50.05	£498.45			Local Govt Act 1972 (\$112)
003554	Flintshire County Council	2022/23 Play Areas Match Funding – Sealand Manor	£5,000.00			Local Govt (Miscellaneous Provisions) Act 1976 Section 19
<b>Total Spend</b>			<b>£7,636.99</b>	<b>£206.80</b>		

## **22/233      INCOME**

Lloyds Bank	Interest payment	£16.67
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RESOLVED – that the income be noted.

## **22/234      CORRESPONDENCE**

There was no report.

## **22/235      FRIENDS OF SEALAND –ST. BARTHOLOMEW’S CHURCH**

There was no report.

## **22/236      CONSIDERATION TO PROVIDE AN UPDATED 2023 COMMUNITY NEWSLETTER**

Councillor Brian Ward advised that he will submit a draft copy to the July 2023 meeting of Council.

RESOLVED – that the reports be noted.

## **22/237      SUMMARY OF ACCOUNTS – 2022/23 FINANCIAL YEAR**

The Clerk outlined the expenditure and income for the 2022/23 financial year up to cheque number 003554

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		£36.43	£6.00	£30.43
VAT Refund		£492.48	£500.00	-£7.52
<b>Total</b>		<b>£60,528.91</b>	<b>£60,506.00</b>	<b>£22.91</b>
<b>Expenditure</b>		<b>Actual</b>	<b>Anticipated</b>	<b>Difference</b>
Bank Charges		£126.30	£135.00	£8.70
Chairman's Fund		£400.00	£800.00	£400.00
Staffing Costs		£13,114.08	£13,190.00	£75.92
General Admin inc St Barts rental costs		£3,249.67	£3,670.00	£420.33
Insurances		£628.95	£700.00	£71.05
Play Schemes and New Play Equipment		£11,160.00.	£10,800.00	-£360.00
Street Furniture Repairs		£0.00	£400.00	£400.00
Street Lighting		£23,671.92	£21,700.00	-£1,971.92
Election Costs - Representation of the Peoples Act 1983 - RPA1983 S36C		£246.17	£4,500.00	£4,253.83
Council Web Site		£2,652 (inc VAT of £442)	£2,304.00 (inc VAT)	-£348.00
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>£56,799.09</b>	<b>£62,699.00</b>	<b>£5,899.91</b>
Current Summary	Balance as at 1 <sup>st</sup> April 2022 including £25,000 contingency fund.	£44,239.45		
	Total expenditure	£56,799.09		
	Total income	£60,528.91		
	Balance	£3,729.82		
End of Year Prediction	<b>Overall balance as at 20<sup>th</sup> February 2023</b>	<b>£47,969.27</b>		
	VAT Costs for 2022/23 financial year	£792.90		
	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>		



**22/238                    ACCESS TO INFORMATION - MEMBERS ALLOWANCES AND EXPENSES 2022/23**

The Clerk advised that a notice advising that – “In the 2022/23 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” has been 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.

**22/239                    LOCAL GOVERNMENT AND ELECTIONS(WALES) ACT 2021 - ANNUAL REPORT 2022/23**

From April 2022 community and town councils have a duty to prepare and publish a report about the council’s priorities, activities and achievements. The first report related to the financial April 2021- March 2022 and was published in April 2022.

The Clerk referred to the circulated draft Annual Report for 2022/23.

RESOLVED: - that the Annual Report 2022/23 be approved.

**22/240                    LLOYDS BANK – MANDATE**

Lloyds Bank have confirmed that the Council’s mandate has been updated and all members of Council can sign cheques

RESOLVED – that the report be noted.

**22/241                    MATTERS RAISED BY MEMBERS OF COUNCIL**

Blocked grids Bridge View and Kingsley Road

**22/242                    MATTERS RAISED BY MEMBERS OF THE PUBLIC**

No matters were raised.

**22/243                    DATE OF COUNCIL’S NEXT MEETING – 20<sup>th</sup> MARCH 2023**

**22/244                    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> March 2023

