

SEALAND COMMUNITY COUNCIL

**MINUTES OF MEETING OF COUNCIL HELD ON 19th JUNE 2023 AT ST. BARTHOLOMEW'S CHURCH,
OLD SEALAND ROAD, SEALAND, DEESIDE. CH5 2LQ**

PRESENT: Councillors: Ashley Griffiths (Chair), Gwyneth Bullock, Jean Fairbrother Barbara Hinds (Vice-Chair), Chris Jones (County Councillor), Lionel Prouve, Mary Southall, Linda Thomas, Brian Ward, Shelley Webber and David Wisinger

Peter Richmond - Clerk and Financial Officer.

23/29 APOLOGIES FOR NON-ATTENDANCE

Apologies were received from Councillors Norman Jones and Alex Lewis

RESOLVED – that the apologies be received and accepted

23/30 CODE OF CONDUCT DECLARATION

It was noted that the Chair signed his Declaration of Acceptance of the Office of Chair for the Council Year 2023/24.

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

23/31 MATTERS RAISED BY THE PUBLIC

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

23/32 CHAIR'S REPORT AND ACTIONS SINCE 15TH MAY 2023

The Chair had recently attended Buckley Town Council's Civic Service.

RESOLVED – that the report be noted.

**23/33 MINUTES OF THE MEETING OF THE ANNUAL GENERAL MEETING COUNCIL HELD ON
15TH MAY 2023**

RESOLVED - that the minutes of the Annual General Meeting of Council held on 15th May 2023 be confirmed as a true and correct record.

23/34 CHAIR'S FUND 2023/24

The Clerk reminded Council that the agreed spend for the Chair's Fund for the 2023/24 financial year is £800.00. Payments being made under expenditure powers - Ancillary Power Local Government Act 1972 (S1).

RESOLVED – that the report be noted.

a) Community Speed Watch

Councillor Ashley Griffiths advised speed checks have recently been undertaken along Welsh Road. Further checks will be carried out on the road that links Welsh Road to the Dutton Fields housing development

RESOLVED – that the report be noted.

b) Wesley Williams - North Flintshire District Inspector

The Inspector advised on 11th June 2023 that there is not a great deal for him to provide for the area from a policing perspective. He is grateful for contact that he and the team have received from councillors.

We have increased our visibility in the area with targeted foot patrols which have been documented on our social media sites. These patrols have enabled us to engage with the public and get a real good feeling for the areas they want us to be at. ASB is low, several persons have been arrested for drug related offences which have been as a direct result of information provided locally.

He is aware that at previous meetings vehicles turning right at Amazon had been mentioned, on a number of occasions our staff have parked up the vehicle to observe vans. After noticing many turning right the management were spoken with at Amazon, who have highlighted this to their drivers.

PCSO Zoe Harrison has been successful in a recruitment process for PC and has left the area.

Aled Hughes is the new PCSO - C3202 / Police Community Support Officer C3202 – Tel No - 07974 243329

RESOLVED – that the report be noted.

a) Ferry Lane Footbridge – Noise Nuisance

Robin Nursaw advised on 30th May 2023 that he has received some funding to develop the cycle path along the South side of the River Dee and he will include the Ferry Bridge in the brief. The Clerk responded to Robin asking if he can indicate what work he will propose for the bridge. A reply is awaited.

RESOLVED – that the report be noted.

b) Dandy's Top Soil – Sealand Road

Glyn Jones - Team Leader - Development Management confirmed on 15th June 2023 that as advised, applications have been invited and these have been received. The applications are presently being dealt with by planning officer, Ms. Alison Dean. Ms. Dean can be contacted via the following e-mail

to seek progress updates in these applications - Alison.Dean@flintshire.gov.uk . Alison has been asked to provide a progress report.

RESOLVED – that the report be noted.

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

Claire Morter has been advised that the bund is needed to raise a strip of land about one metre high on the Garden City side of the main drainage ditch in order to protect properties from flooding should the ditch get full and overspill. This will protect properties

The bund needs to run along the rear of Brookside from Farm Road to Sealand Avenue. Can you please advise on this

RESOLVED – Claire Morter be asked to provide a reply copying in towncouncil@flintshire.gov.uk

d) Sealand Ditches

Neil Parry advised on 25th May 2023 that he apologises for his slow response due to workload. He did visit the Cottage Garage and Deeside Crescent on 24th May 2023. The Cottage Garage ditch was dry which was no good from his viewpoint consequently he will inspect again around 2nd October 2023 following rainfall and will update then. The Deeside Crescent ditch was also dry so conditions are now ideal for the Contractor to return to site to complete his works. Neil will update when the works have been completed.

RESOLVED – that the report be noted.

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

Glyn Jones - Team Leader - Development Management confirmed on 15th June 2023 that this matter is presently being investigated by colleagues within the Council's Streetscene and Highways Development Control (HDC) departments. The latest understanding in this matter is that HDC colleagues are awaiting a response from Streetscene in relation to the road widening issue as set out in the S.106 agreement. Glyn will ask his fellow team leader in HDC for an update in this regard.

RESOLVED – that the report be noted.

f) Trees – Sealand Primary School – Farm Road

It reported by members of the school Governing Body the trees will be inspected.

RESOLVED – that the report be noted.

g) Damaged fencing – Cycle Bridge – A494

Wayne Jones advised on 2nd May 2023 that he has spoken to a NMWTRA supervisor and he is going to investigate as there is some confusion on who owns the fence either them or Sustrans.

RESOLVED – that the report be noted.

h) Sealand Road – A548 – Extend Street Lighting

On 27th 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 previously advised that he is waiting to receive details of the accident.

RESOLVED – that the report be noted.

i) Morriston Farm Green Lane

Glyn Jones - Team Leader - Development Management advised on 15th June 2023 that they have consulted with HDC colleagues in respect of this issue and can advise that there would be no highways objection as the road serving the site is not a classified road. It is considered that the use would be acceptable (an HGV repair business but only up to 4 vehicles arriving a week. The rest were for personal maintenance of the house they are doing up). An application to regularise the situation has been invited but to date, has not been submitted. The County Councillor was advised of the outcome of this investigation.

RESOLVED – that Glyn Jones be advised that Council is not happy with his reply and it understands that more than 4 HGVs visit the site daily rather than the stipulated maximum of 4 a week.

j) River Dee Embankment – Coastal Path and Cycleway

On 17th May 2023 Mike Taylor Coastal Ranger advised that the footpath from the clock tower to the Blue Bridge is no longer a Wales Coast Path.

There are 4 metal benches 2 were funded by Council and installed by the County Council in 2008. Wayne Jones has been asked on whether StreetScene have a responsibility for the other 2 benches between the Bluebridge and the railway bridge. Wayne Jones advised that FCC has no responsibility for seats along the riverbank. The fifth seat – metal / wooden has recently been repaired by a local resident and is in good condition. This section of the riverbank was raised and strengthened in 2010 and it is concluded that the Council's two benches were removed by the contractors and were replaced with the current four benches. As a result, the Council's Asset Register will be amended accordingly.

The Clerk has asked Mike if he could organize one off repairs and restoration of the 4 metal benches and to liaise with County Councillor Chris regarding local funding possibilities. Mike is ascertaining the repair costs.

Mike advised that a grant package for 2024/25 will be explored for benches between the new bridge and Ferry Lane.

RESOLVED – that the report be noted.

k) Go Safe Wales – 20 mph speed limit

RESOLVED – that it be noted that the County Council will update Council on this.

l) Flintshire County Council – Policy regarding responding to emails etc

The Customer Services Manager advised that we aim to respond within 10 working days. Were sorry to hear that on some occasions you have not received a timely response. You might find it helpful in these circumstances to email towncouncil@flintshire.gov.uk This inbox is monitored by Customer Services who can provide help and support.

It was agreed that should an officer not respond within 2 weeks that a reminder be sent and copying in towncouncil@flintshire.gov.uk

RESOLVED – that the report be noted.

m) Strip of land on Elm Tree RD (part of the High Grove estate) - Stewart Milne Homes

At the May 2023 meeting of Council the Clerk advised that a member of the public advised Stewart Milne Homes have not maintained this land since 2021. Last year the footpath was un-useable due to the overgrowth. The Clerk advised that following a conversation with County Councillor Christine Jones he referred the issue to Mark Harris – Planning at Flintshire County Council on 9th May 2023. Three reminders have been no replies received.

RESOLVED – that a further reminder be sent copying in towncouncil@flintshire.gov.uk

n) Footway – Seahill Road

RESOLVED – that Wayne Jones be advised that weeds / hedging needs to be cut back along the Seahill Road footpath.

23/37 COUNCIL'S STREET LIGHTING

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

Flintshire County Council have been 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. Jamie Bennet has advised that the lighting works will start in June 2023 with a likely adoption date of 1st August 2023. This will reduce the lighting stock to 41. Jamie Bennet has been asked to advise on the next 10 lights that should be replaced in 2024/25.

RESOLVED – that the report be noted.

23/38 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 2023/24 is Section 137 grants of £4,000 and for school milk £0.00. Spend in 2023/24 will be £1,000.

The Clerk outlined the grant request received from the Acting Headteacher at Sealand CP School

- i) report be noted.
- ii) in accordance with Section 137 of the Local Government Act 1971 that the Council should award a grant of £1,000 to Sealand CP School which is in the best interests of the area and its inhabitants.

23/39 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.

23/40 PLANNING APPLICATIONS

PA Number	Application details	Location
000479/23	Change of Use to form specialist community hub including fitness resource and cafe	Unit 64, Drome Road, Sealand, Deeside, CH5 2LR
000506/23	FULL PLANNING APPLICATION FOR B1 (B) (C), B2 AND B8 EMPLOYMENT SPACE, WITH ANCILLARY B1A OFFICE USE; ASSOCIATED SERVICING AND INFRASTRUCTURE INCLUDING PARKING; VEHICLE AND PEDESTRIAN CIRCULATIONS; CREATION OF NEW ESTATE ROAD; EARTHWORKS TO CREATE DEVELOPMENT PLATFORMS; LANDSCAPING; CREATION OF DRAINAGE FEATURES; ELECTRICAL SUBSTATION; PUMPING STATION, AND ECOLOGICAL WORKS.	Land at Former Corus site, Northern Gateway, Garden City, Sealand, Flintshire, CH5 1PY

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

23/41 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 £12.10 re £7.00 per month with an additional charge of 6 cheques x £0.85 = £5.10.

Cheque No	Payable to	Details	Amount	VAT	Vat Code	Expenditure Powers
003573	Jolora Ltd	Web Site Maintenance - 2 months	£384.00	£64.00	294456859	Local Govt Act 1972 (\$142)

003574	P. Richmond	June 2023 Salary etc	£775.19			Local Govt Act 1972 (\$112)
003575	HMRC	June 2023 Income Tax - £461.60 and Emp NI - £54.62	£516.22			Local Govt Act 1972 (\$112)
003576	Sealand CP School	Grant Payment	£1,000.00			Local Govt Act 1972 (\$137)
Total Spend			£2,675.41	£64.00		

23/42 **INCOME**

Lloyds Bank	Interest payment	£24.48
Total Income		£24.48

RESOLVED – that the income be noted.

23/43 **CORRESPONDENCE**

RESOLVED – that the report be noted.

23/44 **FRIENDS OF SEALAND –ST. BARTHOLOMEW’S CHURCH**

There was no report,

23/45 **2023 COUNCIL INFORMATION BOOKLET**

Councillor Brian Ward provided an update to Council before the meeting and will update Council again ahead of the July meeting.

RESOLVED – that the report be noted.

23/46 **PAYMENT TO MEMBERS OF COMMUNITY COUNCILS 2023/24 FINANCIAL YEAR**

The remaining one Councillor Jean Fairbrother signed the required form.

RESOLVED: that it be noted that all members of Council have chosen to not receive the payments of £156 and £52 relating to household expenses and consumables.

23/47 **ANNUAL FINANCIAL RETURN – 2022/23**
AND NOTICE OF AUDIT

The Clerk referred to the public notice and details of the public inspection arrangements. Inspection runs from 3rd July 2023 to 28th July 2023. The notice is now displayed on the Sealand notice boards and the Council’s web site.

The Clerk advised that the completed Annual Return and all requested information will be posted to Audit Wales on 10th July 2023 during the period of public inspection.

RESOLVED – that the report be noted.

23/48 WELSH ROAD SKATE FACILITY

Richard Roberts – AURA - Play Design Officer advised that from early initial estimates the cost of providing a like for like new version of the skatepark at Welsh Road would be in the region of £80k. The Clerk has advised Richard that the Council has an allocated £5k or play equipment joint funded projects in 2023/24. Richard advised that he is available to discuss further if there are any potential groups or interested parties who are prepared to fund raise a potential replacement skate park with ramps facility.

Richard has been invited to attend the next meeting of Council.

RESOLVED – that the report be noted.

23/49 NEW MODEL STANDING ORDERS – NALC – ONE VOICE WALES

The referred to the draft Standing Orders that he had circulated to members of Council by email. The Clerk had reviewed the Standing Orders amending sections to comply and make relevant with Council's requirements

RESOLVED – that the new Standing Orders be adopted and for a copy to be added to the Council's web site.

23/50 SUMMARY OF ACCOUNTS –2023/24 FINANCIAL YEAR

The Clerk outlined the expenditure and income for the 2023/24 financial year up to cheque number 003576.

2023/24 Financial Year	Actual	Anticipated	Difference
Income			
General Admin Inc. Precept	£20,666.66	£62,000.00	-£41,333.34
Bank Interest and Refund of Fees	£48.55	£30.00	£18.55
VAT Refund	£5,374.47	£500.00	£4,874.47
Total	£26,089.68	£62,530.00	-£36,440.32
Expenditure	Actual	Anticipated	Difference
Bank Charges	£26.75	£150.00	£123.25
Chairman's Fund	£0.00	£800.00	£800.00
Staffing Costs	£3,625.38	£14,848.00	£11,222.62
General Admin inc St Barts rental costs	£1,019.50	£4,395.00	£3,375.50
Insurances	£642.45	£650.00	£7.55
Play Schemes and New Play Equipment	£0.00	£11,378.00	£11,378.00
Street Furniture Repairs	£0.00	£200.00	£200.00
Street Lighting	£382.82 (inc VAT £63.80)	£25,800.00(exc VAT)	£25,417.18
Council Web Site	£768.00 (inc VAT of £128.00)	£2,400.00(inc VAT)	£1,632.00
S137 - Grants	£1,000.00	£4,000.00	£3,000.00
School Milk - Section 137	£0.00	£0.00	£0.00
Total	£7,464.90	£64,621.00	£57,156.10

Current Summary	Balance as at 1 st April 2023 including £25,000 contingency fund.	£41,104.96
	Total expenditure	£7,464.90
	Total income	£26,089.68
	Balance	£18,624.78
End of Year Prediction	Overall balance as at 19th June 2023	£59,729.74
	VAT Costs for 2023/24 financial year	£279.30
	Balance as at 1 st April 2023 including £25,000 contingency fund.	£41,104.96
	Total anticipated expenditure	£64,621.00
	Total anticipated income	£62,530.00
	Anticipated balance for the year	-£2,091.00
	Anticipated Overall Balance as at 31st March 2024	£ 39,013.96

23/51 MATTERS RAISED BY MEMBERS OF COUNCIL

Overgrown grass – footway that links Foxes Lane to the Riverbank – will be referred to Sustrans
(mention to Wayne Jones)

23/52 MATTERS RAISED BY MEMBERS OF THE PUBLIC

No matters were raised.

23/53 DATE OF COUNCIL’S NEXT MEETING – 24th JULY 2023

**23/54 IN ACCORDANCE WITH SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT -
DECLARATION OF INTEREST - NONE**

The meeting opened at 6.05 pm and closed at 7.55pm

..... Signed 24th July 2023