

SEALAND COMMUNITY COUNCIL

**MINUTES OF MEETING OF COUNCIL HELD ON 20th NOVEMBER 2023 AT SEALAND COUNTY
PRIMARY SCHOOL, FARM ROAD, GARDEN CITY. CH5 2HH**

PRESENT: Councillors: Barbara Hinds (Chair), Gwyneth Bullock, Jean Fairbrother, Chris Jones (County Councillor), Norman Jones, Alex Lewis, Mary Southall, Linda Thomas, Brian Ward, Shelley Webber and David Wisinger.

Robin Davies – Acting Headteacher- Sealand Primary School

Wayne Jones – StreetScene – Flintshire County Council

Peter Richmond - Clerk and Financial Officer.

23/129 APOLOGIES FOR NON-ATTENDANCE

Apologies were received and accepted from – Councillors Ashley Griffiths and Lionel Prouve.

23/130 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.

23/131 MATTERS RAISED BY THE PUBLIC

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

23/132 CHAIR'S REPORT AND ACTIONS SINCE 16th OCTOBER 2023

The Chair had previously advised that he had agreed to the proposal to do a matched funding 50/50 project with Aura at the Skate Park at Garden City – cost to Council £1,100.00 to provide roadway graphics. Expenditure is authorised through the Local Government (Miscellaneous Provisions) Act 1976 Section 19

RESOLVED – that the Chair's action be endorsed.

23/133 MINUTES OF THE MEETING OF COUNCIL HELD ON 16th OCTOBER 2023

RESOLVED - that the minutes of the meeting of Council held on 16th October 2023 be confirmed as a true and correct record.

23/134 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). No payments have yet been made. At the September 2023 meeting it was agreed that the Chair's Fund should cover the cost of refreshments at St Barts for Sunday November 12th Remembrance Service and Tuesday December 12th Christmas Concert. The Chair has proposed a payment of £100 to Dee-Sign BSL Choir who will be involved with the Christmas Concert

RESOLVED – that the proposed payment of £100 to Dee-Sign BSL Choir be endorsed.

23/135

POLICE ISSUES

a) Community Speed Watch

There was no report

b) Wesley Williams - North Flintshire District Inspector

There was no report.

c) PCSO Aled Hughes – 3292

PCSO Aled Hughes has advised that he not able to attend the meeting. Aled had attended the Remembrance Service at St. Barts.

23/136

FLINTSHIRE COUNTY COUNCIL ISSUES.

a) Ferry Lane Footbridge

i) Project to improve the footbridge to reduce the noise nuisance

There was no report.

ii) A frame barrier amendment proposals

The County Councillor advised that Mike Taylor – Coastal Ranger is actioning the proposed changes to the A frame barriers on the footbridge.

RESOLVED – that the report be noted.

b) Dandy's Top Soil – Sealand Road

Alison Dean advised on 10th November 2023 that the site has been looked at on a number of occasions by planning enforcement for complaints raised at the time and various applications have been invited to regularise development on the site. The latest application 000133/23 is retrospective for the new office buildings towards the front of the site, which are a replacement to some older buildings used previously as offices. Both County Councillors raised no issues for this application in the consultation response returned. In addition, no objections were raised by Sealand Community Council. There are no issues with this application from a policy perspective so this will be determined and sent over for sign off.

Alison also advised on an application for a Lawful Development Certificate under application LDC/000083/23 for the use of land as staff parking. The evidence and information submitted was assessed and this was granted 1st August 2023.

If there are any new enforcement matters that have not been addressed Alison advised that Council should email planningenforcement@flintshire.gov.uk and these will be looked into by one of the team.

It was agreed that Councillor David Wisinger should outline his comments and concerns regarding this site and email to the Clerk for him to action.

RESOLVED – that the report be noted.

c) Sealand Ditches

Neil Parry advised on 20th November 2023 that he carried out an inspection of the watercourse adjacent to Cottage Garage on Sealand Road on 18th November 2023 and confirmed that he will be contacting the riparian owner to ask them to remove impediments from this watercourse.

Neil also inspected Deeside Lane and noticed that NRW were present and had weed cut the Main River to the East of Deeside Lane. The section to the West of Deeside Lane had been weed cut earlier this year.

Neil also inspected the Main River near the Cycle Path crossing adjacent to the A494 in Sealand and reported that the water depth was circa 200 mm deep and flows were in an Easterly direction towards Saughall.

RESOLVED – that Neil Parry be thanked for his report and asked to advise on the condition of the drainage ditch that runs from Sealand Road to Deeside Crescent – off Deeside Lane.

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

The site meeting was held on Thursday 2nd November 2023 attended by Glyn Jones Team Leader - Development Management and Sue Thomas from Highways together County Councillor Chris Jones, Vice Chair, Clerk and Councillor Linda Thomas. The Clerk outlined the information provided at the meeting and the steps that now will be taken by the County Council. Email confirmation from the meeting is awaited.

RESOLVED – Glyn Jones be reminded that the report of the site meeting is still awaited.

e) Trees – Sealand Primary School – Farm Road

The Acting Headteacher advised that some additional work has been undertaken to the trees bordering with Farm Road.

RESOLVED – that the report be noted.

f) Damaged fencing – Cycle Bridge – A494

Traffic Wales advised on 19th September 2023 that they consider Council's enquiry to be operational in nature, requiring a detailed response. They have forwarded the enquiry to North and Mid Wales Trunk Road Agent.

RESOLVED – that the report be noted.

g) Sealand Road – A548 – Extend Street Lighting

Darell Jones asked on 27th September 2023 whether Council requests for a lighting assessment to be

undertaken in accordance with the BS and FCC policy. This was confirmed to Darell on the same date.

RESOLVED – that the report be noted.

h) River Dee Embankment – Coastal Path and Cycleway – Bluebridge to the Railway Bridge

Mike Taylor has previously advised that the repair cost is £200.00 per bench. Source for the funding is being investigated. Council has agreed that the seat formerly situated between the two road bridges should replace one of the existing 4 seats as above. Wayne has advised that he is waiting on Mike re-funding.

RESOLVED – that the report be noted.

i) Foxes Lane – Pot Holes – Need to carry out repairs

Wayne Jones advised that he is not aware of any extra funding for potholes if there is he will be chasing some of this money.

It was reported that repair work still needs to be undertaken.

RESOLVED – that the report be noted.

j) Overgrown Trees- Orchard Way and North Green at Sealand Manor

Chris Povey – Housing Officer advised on 17th October 2023 that he wanted to update Council on the inspections he has conducted for the mentioned trees. Regrettably, both locations fall outside of Council Land.

The trees behind Orchard Way are under the responsibility of North Wales Highways. Chris had a meeting with their tree surgeon earlier this year, who assured him that a team would be deployed in the Autumn/Winter to re-inspect the area and carry out necessary actions such as thinning, cutting back, and weeding. Although he cannot control their scheduling, he will escalate the matter by creating a chase ticket through the online portal to prompt their attention.

Additionally, the large conifer trees along the alleyway at North Green are situated within a private property. During our recent walkaround he addressed this issue with the property owner, urging them to attend to the trees. Chris also initiated an order for inspecting the pathway due to tree roots causing upheaval and posing a trip hazard.

Chris had a walkaround scheduled for 20th October 2023 which was cancelled and will be rearranged during which he will specifically check the areas as mentioned and address any concerns accordingly.

RESOLVED – that the report be noted.

23/115 **COUNCIL'S STREET LIGHTING**

Jamie Bennet has been asked to advise on the next 9 / 10 lights that should be replaced in the 2024/25 financial year. All 41 lights are working.

RESOLVED – that the report be noted.

23/137 **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 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 so far is £1,250.00 - Sealand Primary School £1,000 and for the Earl Haig Poppy Appeal for £250.00.

Welsh Government advised on 14th November 2023 and the email was copied to all members of Council on the same day that the Section 137 Expenditure Limit for 2024/25 is £10.81 per elector. The electoral role from Flintshire County Council at September 2023 was 2565. So, per elector produces a total of £27,727.65.

RESOLVED – that the report be noted.

23/138 **PROVISION OF NOTICE BOARDS – PRAXIS AND POCHINS**

Both Pochins and Praxis have been advised of the cost to order a notice board from Greenbarnes Ltd. Council has requested that Pochins and Praxis order and pay direct to Greenbarnes. Both parties have now ordered the notice boards from GreenBarnes. This has been agreed by both and they have ordered from GreenBarnes

Claire Morter Senior Planning Officer advised that subject to the boards not exceeding 1.2 square metres in area then advertisement consent is not required. The Clerk advised Claire that the proposed notice boards are 1270mm wide x 848mm high = which is 1.077 sq. meters - which is well inside the stipulated 1.2 sq. meters. Claire confirmed consent to install is not required.

Once installed the two notice boards will be added to Council's asset register and the Council's insurer will be asked to add to Council's insurance inventory

The Chair has agreed on locations for the two notice boards.

RESOLVED – that the report be noted.

23/139 **PLANNING APPLICATIONS**

PA Number	Application details	Location
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000926/23	Application for the removal or variation of a condition No 1 ,2 and 3 following the grant of planning permission.	Former Corus Garden City Site, Garden City, Sealand, Flintshire, CH5 2HJ
000930/23	Outline application (to include means of access) for the erection of 36 No residential apartments following the demolition of The Queensferry Hotel.	The Queensferry Hotel, 2 Welsh Road, Garden City, Deeside, CH5 2RA
000988/23	11 KV Substation for renewable energy connection.	Parkway One, Parkway Zone Two, Deeside Industrial Park, Sealand, Flintshire, CH5 2NS

RESOLVED – that –

- i) no objections be raised in respect of the above planning applications – 000926/23 and 000988/23.
- ii) objections be raised in respect of planning application 000930/33 on the grounds that -
 - a) the proposed access / egress to the site from Welsh Road due to its proximity to the bridge and heavy traffic flows will constitute a major traffic hazard.
 - b) the close proximity of the proposed development will create a major nuisance to existing dwellings on the basis of loss of privacy and the creation of noise and nuisance.
 - c) too many dwellings are proposed for the site.
 - d) the site is situated in the River Dee flood plain.
 - e) the impact of the site will add further to the issues being experienced by local amenities – school – health provision etc
 - f) Council is not aware of a local need for the proposed development.

23/140 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 £7.85 re £7.00 per month with an additional charge of 1 cheque x £0.85 = 0.85 and for the next period £9.55 re £7.00 per month with an additional charge of £2.55 for 3 cheques.

Cheque No	Payable to	Details	Amount	VAT	Vat Code	Expenditure Powers
003594	P. Richmond	November 2023 Salary etc	£775.19			Local Govt Act 1972 (S112)
003595	HMRC	November 2023 Income Tax - £461.60 and Emp NI - £54.62	£516.22			Local Govt Act 1972 (S112)

003596	Flintshire County Council	Street Light Maintenance – July to September 2023	£313.90	£52.32	636613732	Highways Act 1980 (301)
003597	Flintshire County Council	Street Light Energy – April to June 2023	£1,378.66	£229.78	636613732	Highways Act 1980 (301)
003598	SLCC	Annual Subscription	£183.00			Miscellaneous Powers LGA 1972 (S111)
003599	Dee-Sign BSL Choir	Payment from the Chair's Fund 2023/24	£100.00			Ancillary Power Local Government Act 1972 (S1)
Total Spend			£3,266.97	£282.10		

23/141 INCOME

Lloyds Bank	Interest payment	£56.26
Total Income		£56.26

RESOLVED – that the income be noted.

23/142 CORRESPONDENCE

There was no additional correspondence to report on.

23/143 FRIENDS OF SEALAND –ST. BARTHOLOMEW’S CHURCH

It was reported that an application has been submitted to the Diocese to grant a faculty that will allow the proposed defibrillator to be installed at St. Barts.

RESOLVED – that the report be noted.

23/144 WELSH ROAD SKATE FACILITY

Richard Roberts – AURA - Play Design Officer advised Council on 2nd November 2023 that notices have been provided at the Skate Park advising that ramps will be removed by the end of December 2023. As the contact details for Aura had been provided on the said notice the Chair agreed that additional signage was not required.

RESOLVED – that Richard Roberts be asked to advise on costings to provide a single skate ramp and as previously promised by him adult PE equipment. All for consideration for matched funding

23/145

NATIONAL PAY AWARD SETTLEMENT 2023/24

The NALC pay award 2023/24 has been advised on by the LGA via One Voice Wales and to be implemented from 1st April 2023. Copies of the pay award details and salary scales were circulated to members of Council on 7th November 2023.

Refer to Minute 21/80 – meeting 19th July 2021 - RESOLVED – that it be agreed that the Clerk should move to scale point 24 with effect from 1st April 2022 and then point 25 at 1st April 2023 and point 26 at 1st April 2024. Council also agreed under minute 21/80 that that with effect from 1st April 2022 that the home allowance payment is £312. Noting that the internal auditor advised on 22nd April 2021 that this amount is non-taxable.

Point scale 25 was £32,020 and from 1st April 2023 increased to £33,945. Pro rata 16 hours this is £13,846 to £14,678. Wainwrights Accountants Council's payroll provider have been advised to adjust the monthly payment accordingly from 1st January 2024 and have actioned this.

Point scale 26 is £34,834. Pro rata 16 hours this is £15,063. Wainwrights Accountants Council's payroll provider have been advised to adjust the monthly payment accordingly from 1st April 2024.

RESOLVED – that the report be noted.

23/146

PLAYSCHEME 2023 AND 2024

Before the meeting members of Council discussed the County Council's report regarding the 2023 Summer Playscheme with Darren Morris - Lead Officer Play Development Officer at Flintshire County Council and the indicated costs to provide the scheme in 2024. Sealand and Garden City were both 6-week sites in 2023 so would £3,831.60 per site at a total of £7,663.20 for 2024. The cost for a 3-wwek scheme is £1,915.80

Dareen referred to his circulated report and the costing structure for a one-year commitment and that of a three year. The first year for both the 1-year and 3-year commitment will be the same, but by opting in for the 3-year cycle you will be able to budget much further in advance and we as a team can plan much further in advance to ensure that we offer the children of your community the best service. As noted on the 3-year costings sheet, we will honour the costs set out for the 3-year period unless there is a significant increase in the cost of living to which we would contact you direct to discuss the best options.

RESOLVED – that Council should again fund both sites in 2024 for 6 weeks and to agree to a 3 – year commitment noting that Council can amend its commitments at any time regarding future years.

23/147

SUMMARY OF ACCOUNTS –2023/24 FINANCIAL YEAR

The Clerk outlined the expenditure and income for the 2023/24 financial year up to cheque number 003598.

2023/24 Financial Year		Actual	Anticipated	Difference
Income				
Precept		£41,333.33	£62,000.00	-£20,666.67
Refund VAT Flintshire County Council		£578.66	£0.00	£578.66
VAT Refund HMRC		£5,374.47	£500.00	£4,874.47
Bank Interest and Refund of Fees		£253.11	£30.00	£223.11
Total		£47,539.57	£62,530.00	-£14,990.43
Expenditure		Actual	Anticipated	Difference
Bank Charges		£79.60	£150.00	£70.40
Chairman's Fund		£0.00	£800.00	£800.00
Staffing Costs		£9,667.68	£14,848.00	£5,180.32
General Admin inc St Barts rental costs		£1,579.34	£4,395.00	£2,815.66
Insurances		£642.45	£650.00	£7.55
Play Schemes and New Play Equipment		£6,377.60	£11,378.00	£5,000.40
Street Furniture Repairs		£0.00	£200.00	£200.00
Street Lighting		£2,695.20 (inc VAT £449.20)	£25,800.00(exc VAT)	£23,104.80
Council Web Site		£1,536.00 (inc VAT of £320.00)	£2,400.00(inc VAT)	£864.00
S137 - Grants		£1,250.00	£4,000.00	£2,750.00
School Milk - Section 137		£0.00	£0.00	£0.00
Total		£23,827.87	£64,621.00	£40,793.13
Current Summary	Balance as at 1 st April 2023 including £25,000 contingency fund.	£41,104.96		
	Total expenditure	£23,827.87		
	Total income	£47,539.57		
	Balance	£23,711.70		
End of Year Prediction	Overall balance as at 20th November 2023	£64,816.66		
	VAT Costs for 2023/24 financial year	£792.80		
	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		

23/148 MATTERS RAISED BY MEMBERS OF COUNCIL

Councillor Norman Jones advised on changes to the Sealand Flood Wardens organised in partnership with NRW

23/149 MATTERS RAISED BY MEMBERS OF THE PUBLIC

No matters were raised.

23/148 DATE OF COUNCIL'S NEXT MEETING – 11th DECEMBER 2023

**23/150 IN ACCORDANCE WITH SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT -
DECLARATION OF INTEREST - NONE**

The meeting opened at 6pm and closed at 7.50pm

..... Signed 11th December 2023