

SEALAND COMMUNITY COUNCIL

DECISION SUMMARY OF THE MEETING OF COUNCIL HELD ON 15th SEPTEMBER 2025 AT SEALAND COUNTY PRIMARY SCHOOL, FARM ROAD, GARDEN CITY, CH5 2HH

PRESENT: Councillors: David Wisinger (Chair), Alex Lewis (Vice-Chair), Christine Jones (County Councillor, Brian Ward, Bob James, Mary Southall, Gwyneth Bullock, Lionel Prouvé, Barbara Hinds, and Shelley Webber.

OTHERS: Members of the public were in attendance.

Robin Davies, Headteacher - Sealand Primary School.

OFFICER: Ashley Griffiths – Clerk and Financial Officer.

25/97 APOLOGIES FOR NON-ATTENDANCE

Apologies were received from Councillors Norman Jones, Jean Fairbrother, and Linda Thomas.

RESOLVED – that the apologies be received and accepted.

25/109 PLANNING APPLICATIONS

PA Number	Application details	Location
FUL/000618/25	PROPOSAL: ERECTION OF 1NO. RETAIL UNIT (CLASS A1) WITH ASSOCIATED ACCESS AND SERVICING ARRANGEMENTS, MEANS OF ENCLOSURE TO CREATE EXTERNAL DISPLAY AREA AND HOLDING AREA, VEHICLE AND CYCLE PARKING, TROLLEY CORALS, LANDSCAPING, SUBSTATION, PLANT AND PLANT ENCLOSURE, AND ASSOCIATED WORKS.	RAF Sealand South Camp, Welsh Road, Garden City, Deeside, CH5 2RD
FUL/000429/25	PROPOSAL: CHANGE OF USE OF RETAIL AREA TO NEW CUSTOMER & STAFF TOILETS & CUSTOMERS DISABLED TOILETS ACCOMODATION. UPGRADE EXISTING EMERGENCY EXIT DOORS & INTERNAL AREAS. REPLACE SOME OF THE EXISTING WINDOWS. 95 CAR-PARKING SPACES.	Winfields Outdoors, Burgess Drive, Sealand, Chester, CH1 6EB
FUL/000429/25	PROPOSAL: CHANGE OF USE AND REFURBISHMENT OF EXISTING BUILDING AND SITE CURTILAGE TO FORM CAR SALES (SUI GENERIS) WITH ASSOCIATED CAFETERIA (A3), TOILET FACILITIES & CAR PARKING.	Winfields Outdoors, Burgess Drive, Sealand, Chester, CH1 6EB
FUL/000685/25.	PROPOSAL: NEW VEHICULAR ACCESS ONTO A548 - ACCESS TO SERVE AGRICULTURAL FIELD AND PROPOSED FORESTRY BUILDING (ALSO SUBJECT OF PRIOR APPROVAL APPLICATION WHICH IS PENDING, AS	Land adj. Inter-Leisure, Sealand Road, Sealand, Chester, CH1 6EB

	CONSIDERED PERMITTED DEVELOPMENT). A TRACK FINISHED IN WOOD CHIPPINGS, LOG STORAGE AREA, PARKING AREA, TIMBER POST AND RAIL BOUNDARY, AND ASSOCIATED WORKS.	
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RESOLVED -that –

- i. Observations be raised in respect of the planning application Ful/000618/25 regarding public transportation, and the review of the traffic management plan due to changes being made.
- ii. No objections be raised in respect of the above planning application - FUL/000429/25 and FUL/000429/25.
- iii. Observations be raised in respect of the planning application Ful/000685/25 regarding access concerns.

25/110 ACCOUNTS FOR PAYMENT

RESOLVED: - that-

- i) The under-mentioned accounts be approved for payment.
- ii) It is noted that the Lloyds Bank charges for the most recent periods (30/07/2025) are £15.50 - re £8.50 per month with an additional charge of 7 cheques x £1.00 = £7.00.
- iii) It is noted that the Lloyds Bank charges for the most recent period (29/08/2025) are £10.50 - re £8.50 per month with an additional charge of 2 cheques x £1.00 = £2.00.
- iv)

Cheque No	Payable to	Details	Amount	VAT	VAT Code	Expenditure Powers
Direct debit	NEST	Pension	£49.95			Local Govt Act 1972 (S112)
003714	Jolora Ltd	Website Maintenance – 2 months	£384.00	£64.00	294456859	Local Govt Act 1972 (S142)
003715	Ashley Griffiths	August 2025, Salary & Allowance	£969.27			Local Govt Act 1972 (S112)
003716	Ashley Griffiths	September 2025, Salary & Allowance	£969.47			Local Govt Act 1972 (S112)
Total spend			£2,372.69	£64.00		

25/111 CORRESPONDENCE

The biodiversity team at Flintshire County Council is offering plants to support pollinators within the community. The Ashley Griffiths (Clerk) has reviewed the planters in the area and recommended that those located at the Welsh Road play area be put forward for the grant.

The council agreed that the Clerk will liaise with Flintshire County Council to seek funding.

RESOLVED – that the clerk will contact Harry Owen, Flintshire County Council (Nature Recovery Project Officer).

25/117 PUBLIC RESILIENCE PLANNING

Ashley Griffiths (Clerk) reported to the Council that after speaking with the Reverend about St Andrew's Hub, the Reverend expressed optimism that the facility could be utilised to support critical utility needs, including serving as a drop-off point for water and providing access to the hub for residents during emergencies.

RESOLVED— that Reverend Paul Wheeler be asked to document this offer in writing for official record purposes.

25/118 REVIEW OF COUNCIL POLICIES AND PROCEDURE

The Clerk, Ashley Griffiths, advised that the Council is required to review its policies and procedures annually as per standard governance procedures; a number of the policies are subject to annual review. The following do not need updating: Financial Regulations, Record Management Policy, Retention of Records Policy, and Standing Orders. (A Copy has been circulated by email.)

The policy identified for review on this occasion is the Council's Training Plan for members of Council and the Clerk. (A Copy has been circulated by email), Copies of all other documents can be found on the Council's website.

RESOLVED-that-

- a) The report be noted.
- b) The training plan be approved.

The following be endorsed and approved without requiring amendments - Financial Regulations, Record Management Policy, Retention of Records Policy, and Standing Orders.

25/126 DATE OF COUNCIL'S NEXT MEETING – 20th OCTOBER 2025.

25/127 IN ACCORDANCE WITH THE SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT,

DECLARATION OF INTEREST— One Council member declared an interest to the Council. Cllr Christine Jones declared an interest in minute number 25/106 (b)

The meeting opened at 6:00 pm and closed at 8:26 pm.

..... Signed 20th October 2025, Chairperson of the Council