

SEALAND COMMUNITY COUNCIL

DECISIONS SUMMARY OF THE MEETING OF COUNCIL HELD ON 20th OCTOBER 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, Lionel Prouvé, Barbara Hinds.

OTHERS: Members of the public were in attendance.

OFFICER: Ashley Griffiths – Clerk and Financial Officer.

25/128 APOLOGIES FOR NON-ATTENDANCE

Apologies were received from Councillors Gwyneth Bullock, Norman Jones, Jean Fairbrother, Linda Thomas and Shelley Webber.

RESOLVED – that the apologies be received and accepted.

25/139 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 roll. The Welsh Government has advised that the Section 137 Expenditure Limit for 2024/25 is £10.81 per elector. The electoral roll from Flintshire County Council was 2538 in December 2022. So, per elector produces a total of £28,062.76.

The allocated spending in 2025/26 is Section 137 grants of £3,035.00.

Several grant requests have been received.

A grant request has been received from Sealand County Primary School.

A grant request has been received from Sealand Happy Group – An up-to-date copy of the bank statement has been provided.

RESOLVED – that

- I) The report be noted
- II) In accordance with Section 137 of the Local Government Act 1971, the Council should award a grant of £1000.00 to Sealand County Primary School, which is in the best interests of the area and its inhabitants.
- III) In accordance with Section 137 of the Local Government Act 1971, the Council should award a grant of £150.00 to Sealand Happy Group, which is in the best interests of the area and its inhabitants.
- IV) In accordance with Section 137 of the Local Government Act 1971, the Council should award a grant of £200.00 to the Earl Haig Poppy Appeal, which is in the best interests of the area and its inhabitants.

Councillors Alex Lewis, Christine Jones and David Wisinger declared an interest regarding the grant payment to Sealand C.P. School.

Spending in 2025/26 so far is £1,500.00.

25/140 PLANNING APPLICATIONS

PA Number	Application details	Location
OUT/000930/23	PROPOSAL: Outline application (to include means of access) for the erection of up to 36no. Residential apartments following the demolition of the Queensferry Hotel.	The Ferry Hotel, 2 Welsh Road, Garden City, Deeside, CH5 2RA.
FUL/000731/25	PROPOSAL: Demolition of two-storey offices at front of building with erection of new external wall with loading access bays, and erection of new separating wall to subdivide the residual building into two units including subdivision of two-storey office facilities at rear of the building.	Unit 13, Deeside Industrial Park , Fourth Avenue, Sealand, Deeside, CH5 2NR
FUL/000794/25	PROPOSAL: Erection of perimeter mesh fencing 2.4m in height.	28, QUAY PHARMACEUTICALS LTD, QUAY HOUSE, Parkway, Sealand, Deeside, CH5 2NS

RESOLVED -that –:

- i. Objections be raised in respect of the planning application OUT/000930/23 regarding:

Safety – Vehicular access is proposed from the brow of a bridge with restricted visibility and a converging cycle path, creating a constrained junction that is unsuitable for additional traffic.

Flood Risk – The site lies adjacent to the River Dee estuary and is potentially susceptible to flooding. Development in this location would exacerbate risk unless appropriate mitigation is demonstrated.

Ecology – The river corridor provides habitats for bats and other protected species; the development would compromise established ecological networks.

Overdevelopment – The proposal exceeds the site's capacity, detracting from local character, open space, and the landscape setting of the river corridor.

Impact on Adjacent Properties – The positioning of dwellings would allow direct views into neighbouring properties, diminishing privacy.

- ii. No objections be raised in respect of the above planning application – FUL/000731/25 and FUL/000794/25

25/141 ACCOUNTS FOR PAYMENT

RESOLVED: - that-

- i) The under-mentioned accounts be approved for payment.
- ii) It is noted that the Lloyds Bank charge for the most recent period (30/09/2025) is £17.50 - re £8.50 per month with an additional charge of 9 cheques x £1.00 = £9.00.

Cheque No	Payable to	Details	Amount	VAT	VAT Code	Expenditure Powers
Direct debit	NEST	Pension	£49.95			Local Govt Act 1972 (S112)
003717	Flintshire County Council	Council Contribution-Play Scheme 2025 6 Weeks full days	£8,902.80			Local Govt Act (Miscellaneous Provisions Act) 1976 (S19)
003718	Jolora Ltd	Website Maintenance – 2 months	£384.00	£64.00	294456859	Local Govt Act 1972 (S142)
003719	Flintshire County Council	Street Lighting Inspection – July, August & September 2025	£252.65	£42.11	636613732	Highways Act 1972 (301)
003720	Flintshire County Council	Match funding 2025/26 play area	£6,500.00			Local Govt (Miscellaneous Provisions) Act 1976 Section 19
003721	HMRC	PAYE – Income Tax and National Insurance, July, August & September	£1,376.86			Local Govt Act 1972 (S142)
003722	Ashley Griffiths	October Salary & Allowance	£969.27			Local Govt Act 1972 (S112)
003723	Sealand County Primary School	Grant Payment	£1,000.00			Section 137 of the Local Govt Act 1971

003724	Earl Haig Poppy Appeal 2025	Grant Payment	£200.00			Section 137 of the Local Govt Act 1971
003725	Sealand Happy Group	Grant Payment	£150.00			Section 137 of the Local Govt Act 1971
Total spend			£19,785.53	£106.11		

25/143 SEALAND COMMUNITY COUNCIL- BANK RECONCILIATION – 30th September 2025

In line with the Council's Financial regulations and audit requirements, the Clerk submits details of the Council's overall bank balance in respect of – as at the 30th June, 30th September, 31st December and 31st March each year.

Account – No 0388217 - £8,432.17 - Account – No 7326098 - £83,593.56. Total - £92,025.73

Unpaid – Cheque number	Payable to	Amount - £
003714	Jolora Ltd	384.00
Total		384.00

Total bank accounts - £92,025.73 less unpaid cheques of £384.00 as outlined above, leaves a net balance of £91,641.73. This amount cross-references with the summary of the income and expenditure report as at 30th September 2025.

The Vice–Chair signed two hard copies of the bank reconciliation statements.

RESOLVED— that the report be noted.

25/148 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 policies identified for review on occasion are the Biodiversity Policy/Notice – Annual Investment Strategy – Complaints Procedure – Data Protection Policy – Freedom of Information Access Arrangements – Health and Safety Policy – Grants Policy – Information Asset Register – Information Security – Internal Financial Controls Policy – Press and social media Policy – Public Participation Protocol – Risk Assessment Processes – Scheme of Delegation – Multi Location Meeting Policy - Members Self-Regulatory Protocol. (Copies have been circulated by email.) Copies of all other documents referenced above are available on the Council's website.

RESOLVED-that-

- a) The report be noted.
- b) Consideration of the Clerk's Risk Assessment Report be accepted as the formal risk assessment for the 2026/27 financial year.

- c) The key risks relate to the Council's assets, bank accounts, internal controls, and insurance cover for statutory and other purposes.
- d) The arrangements highlighted in the Risk assessment detail are that the Council takes all the appropriate steps to minimise risks in conjunction with the Council's internal financial controls and that the Risk Assessment 2026/27 be noted.
- e) JDH Business Services Ltd be reappointed as the Council's internal Auditor.
- f) The Annual Investment Strategy 2026/27 – Bio Diversity Policy/Notice, Information Asset Register, Internal Financial Controls Policy 2026/27, Risk Assessment Processes, Health and Safety Policy, Press and social media Policy, be approved.

The following be endorsed without requiring amendments – Complaints Procedure, Data Protection Policy, Freedom of Information Access Arrangements, Grants Policy, Information

25/156 DATE OF COUNCIL'S NEXT MEETING – 17th NOVEMBER 2025.

25/157 IN ACCORDANCE WITH THE SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT, DECLARATION OF INTEREST— Several Council members declared an interest to the Council.

Councillor Christine Jones declared an interest in minute number 25/137 (b)

Councillors Alex Lewis, Christine Jones and David Wisinger declared an interest in minute number 25/139.

The meeting opened at 6:00 pm and closed at 8:31 pm.

..... Signed 17th November 2025, Chairperson of the Council