

**SEALAND COMMUNITY COUNCIL**

**MINUTES OF THE MEETING OF COUNCIL HELD ON 19th JANUARY 2026 AT SEALAND COUNTY  
PRIMARY SCHOOL, FARM ROAD, GARDEN CITY, CH5 2HH**

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

OTHERS: Two members of the public.

OFFICER: Ashley Griffiths – Clerk and Financial Officer.

**25/219 APOLOGIES FOR NON-ATTENDANCE**

Apologies were received from Councillor: Linda Thomas, Norman Jones, Jean Fairbrother & Alex Lewis (Vice-Chair).

RESOLVED – that the apology be received and accepted.

**25/220 IN-HOUSE TRAINING**

The Council will deliver a scheduled in-house training session in the first quarter of 2026.

RESOLVED – that the report be noted.

**25/221 SEALAND COMMUNITY FLOOD PLAN AND FLOOD WARDENS**

Ashley Griffiths (Clerk) convened a Flood Warden meeting with Gwenno Talfryn (NRW, Hybrid) on behalf of the Lead Flood Warden at 5:30 PM. The group reviewed designated operational areas, considered arrangements for sandbag provision and storage, and approved amendments to the Flood Plan. A Deputy Lead Flood Warden was formally appointed.

A dedicated Flood Warden WhatsApp group was established to facilitate operational communication and coordination. Gwenno Talfryn (NRW) provided signposting to relevant training resources and delivered an overview presentation outlining the roles, responsibilities, and key actions that Flood Wardens may undertake.

RESOLVED – that the report be noted

**25/222 CODE OF CONDUCT DECLARATION**

RESOLVED - that it should be noted that two declarations of interest during the meeting were made:

- Cllr Christine Jones declared an interest in minute number 25/228 (b)

**25/223 MATTERS RAISED BY THE PUBLIC**

Ashley Griffiths (Clerk) had not received a request to hold a hybrid meeting.

**25/224 CHAIR'S REPORT AND ACTIONS SINCE 15<sup>th</sup> DECEMBER 2025**

David Wisinger (Chairman) reported to the Council that he attended St. Bartholomew's Christmas service and noted that discussions had taken place with Ashley Griffiths (Clerk) concerning possible replacements for the damaged notice boards. The inspection of all bus shelters and submission of a condition report to Street Scene were discussed.

RESOLVED – that the report be noted.

## **25/225 MINUTES OF THE MEETING OF COUNCIL HELD ON 15<sup>th</sup> DECEMBER 2025**

RESOLVED—that the minutes of the Council meeting held on December 15<sup>th</sup>, 2025, be confirmed as a true and correct record.

### **25/226 CHAIR'S FUND 2025/26**

Ashley Griffiths (Clerk) reminded the Council that the agreed spend for the Chair's Fund for the 2025/26 financial year is £800.00. Payments are being made under expenditure powers—Ancillary Power Local Government Act 1972 (S1).

The Chairman proposed that a payment of £200.00 from the Chair's fund be approved for St Bartholomew's Church, towards the civic remembrance refreshments in November and secular costs for the community-focused element of the Christmas celebration in December.

RESOLVED – that £200.00 from the Chair's Fund be approved for St Bartholomew's Church

Spend so far - £ 500.00

### **25/227 POLICE ISSUES**

#### **a) Community Speed Watch**

A scheduled speed watch was conducted on the 16<sup>th</sup> January 2026 in Garden City, and data was forwarded to the relevant parties.

RESOLVED – that the report be noted.

#### **b) PCSO Aled Hughes – 3292**

PCSO Aled Hughes advised the Council on the 19<sup>th</sup> January 2026 that he was unable to attend the speed watch session due to illness, but confirmed that the relevant information had been forwarded to the sergeant.

Cllr Christine Jones reported that a community walkabout has been organised and will take place upon his return.

RESOLVED – that PCSO Aled Hughes be asked to investigate the continuation of speeding e-bikes in the community.

### **25/228 MATTERS REFERRED TO FLINTSHIRE COUNTY COUNCIL**

#### **I. Sealand Ditches**

##### **i) The Main River watercourse is adjacent to Dandy's**

Neil Parry (Project Engineer, Flintshire County Council) reported to the Council on December 2, 2025, that all previously identified impediments have been addressed. It was noted that NRW had been informed of the landowner's intention to follow the FRAP process and submit an application to NRW for the full pipe drainage crossing. Due to the complexity of the process and the time required, this work remains ongoing; therefore, no further updates are available at this stage. NRW will be contacted for an update.

RESOLVED – that Neil Parry will be asked for an update on the application to NRW.

**ii) The main river watercourse is located in England and crosses beneath Seahill Road**

Neil Parry, Project Engineer (Flintshire County Council), informed the Council on January 19, 2026, that he will be undertaking an inspection at the fisheries. He also discussed the impediments within the main river watercourse with NRW and is awaiting a site survey from NRW. He noted that it is a joint partnership with the Environment Agency due to the border with England. Consequently, this results in a longer process.

RESOLVED – that Neil Parry will be asked for the NRW report once the survey has been completed, and an update on the fisheries inspection.

**iii) Banks Farm**

Neil Parry, Project Engineer (Flintshire County Council), informed the Council on January 19, 2026, that, further to his last inspection of the watercourse at one of the landowners' sites and the observations of the clearing of all impediments, a further site visit will be undertaken within the next month.

RESOLVED – that Neil Parry will be asked for an update upon completion of his next inspection.

**iv) Sealand Avenue**

Neil Parry, Project Engineer (Flintshire County Council), informed the Council on January 19, 2026, that the majority of the area has been desilted by NRW, with a small section to be manually desilted shortly due to restored access.

RESOLVED – that Neil Parry, Project Engineer (Flintshire County Council), be asked for an update from NRW once the site has been desilted.

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

Katie Wilby, Streetscene and Transportation (Flintshire County Council), reported to the Council on January, 16, 2026, noting that the road upgrade has not met the standards for the highways network.

*Cllr Christine Jones declared an interest regarding the condition of the side access to the Spar Shop.*

RESOLVED— that Susan Cordiner, Katie Wilby and Matthew Parry-Davies be asked to provide further clarification on the next steps regarding the completion of the resurfacing of the road.

**c) Sealand Road – A548 – Extend Street Lighting**

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

The Council noted that, notwithstanding efforts to secure external funding for new benches, it was necessary to proceed with the procurement of a replacement unit of one of the benches.

A resolution was duly proposed, seconded, and carried unanimously to procure a replacement bench.

RESOLVED – that Ashley Griffiths (Clerk) contact Mike Taylor (Coastal Ranger) regarding the proposed bench due to the possibility of a local organisation funding the replacement benches.

### **Problem with Trees- Orchard Way and North Green at Sealand Manor**

Alex Philips (Housing Officer) reported to the Council on January 14, 2026, that the tree stump on Orchard Way is on the list of outstanding jobs and that he will speak to management regarding its removal. Additionally, there are no further updates on North Green, as the trees are on private land. Streetscene has been informed of the concerns.

RESOLVED—Alex Philips (Housing Officer) be requested to provide a progress update on the tree process with Streetscene, including the removal of the tree stump on Orchard Way.

#### **e) Foxes Lane – Underpass - Water leakage and Graffiti**

Wayne Jones, Streetscene Officer (Flintshire County Council), informed the Council that the pumping station is operational and an ACCO drain was installed several years ago to discharge water from the footway to the road.

RESOLVED—that Wayne Jones be asked again to inspect the underpass with a view to the jet washing of the area and removal of the Graffiti.

#### **f) Ferry Lane Footbridge**

Katie Wilby, Streetscene and Transportation (Flintshire County Council), reported to the Council on November 28, 2025, that during 2020-21 the bridge was looked at and no funding was available, and at that time the bridge was registered on the Active Travel Network Map and could have been assessed for potential financing via the Welsh Government's active travel grant but was not due to the significant cost of replacing the structure. Furthermore, due to substantial changes to funding and the administration of transport infrastructure grant schemes in Wales, these schemes are no longer available for active travel. Flintshire County Council prioritises maintenance based on safety, inspection, and condition surveys, so it does not have the budget for the issue raised.

RESOLVED— that Katie Wilby and cc Neil Cockerton be contacted to organise a site visit to discuss any alternative methods to stop the noise.

#### **g) Welsh Road play area (biodiversity)**

Ashley Griffiths (Clerk) reported to the Council that the biodiversity planting has been completed.

RESOLVED – that the report be noted.

#### **h) Bus Stop Repairs (Sealand)**

Wayne Jones, Streetscene Officer (Flintshire County Council), reported to the Council on December 2, 2025, that he was awaiting an update on repairs. Ashley Griffiths (Clerk) presented a list of issues affecting various bus stops, and David Wisinger (Chair) reminded Councillors to report any additional problems at the next meeting.

RESOLVED – that the report be noted.

### **25/229 COUNCIL'S STREET LIGHTING**

Dylan Williams (Street Lighting Team Leader) has been asked to advise the Council on several of the selected replacement lights for the 2025-26 financial year.

Jake Smith, Flintshire County Council (Street Lighting Technical Officer), reported to the Council on December 2, 2025, that after reviewing the columns for upgrade, the Council will only replace whole

roads or sections of lights next to each other, as opposed to individual streetlighting; therefore, the Council will only upgrade Villa Road.

It was also noted that the Clerk and Chairperson undertook a site visit in 2025, during which the selected lighting columns were inspected and agreed with Dylan Williams (Street Lighting Team Leader).

Darrel Jones (Operational North & Street Lighting Manager) reported to the Council on January, 14, 2026, that adoptions are with him and are set in policy and specification, so he is the only one who can sanction such workstream elements.

Thirty-three of the current lighting stock are working after the last repair.

RESOLVED – that Darrel Jones be contacted for a site meeting regarding the proposed lighting stock upgrade.

### **25/230 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 Eye 2 Eye (Charity number: 1099471). – An up-to-date copy of the bank statement has been provided

A grant request has been received from Marie Curie Daffodil Appeal.

A grant request has been received from Sealand Spartans football club to support the children's participation in the club. – An up-to-date copy of the bank statement has been provided, the Club constitution, the Development plan, the Complaints policy, the safeguarding policy, and the equality & anti-discrimination policy.

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 £150.00 to Eye 2 Eye, which is in the best interest 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 £50.00 to Marie Curie Daffodil Appeal, to support palliative care and services that provide direct benefit to the area and inhabitants.
- IV) In accordance with Section 137 of the Local Government Act 1971, the Council should award a grant of £150.00 to Sealand Spartans football club, to provide direct benefit to the area and inhabitants.

Spending in 2025/26 so far is £1,850.00.

RESOLVED – that the report be noted

## **25/231 PLANNING APPLICATIONS**

PA Number	Application details	Location
RES/001085/25	PROPOSAL: Proposed employment development for general industrial and storage and distribution uses with ancillary offices, associated accesses, parking, service yards, electricity substations, pump house and landscaping.	Plot B, The Airfields, Northern Gateway, Deeside, Flintshire, CH5 2RD.
FUL/000731/25	PROPOSAL: Erection of a new separating wall to subdivide the existing building into two units, including internal alterations to suit the new tenants' basic requirements.	Unit 13, Deeside Industrial Park, Fourth Avenue, Sealand, Deeside, CH5 2NR.

RESOLVED -that –:

No objection be raised in respect of the above planning application – RES/001085/25

The Council reaffirmed its no-objection to the above planning application – FUL/000731/25.

## **25/232 REMEMBRANCE ITEMS**

The Council considered the acquisition of additional items to commemorate those who served in wartime. After due consideration and discussion, it was formally resolved that:

- i) Twenty additional poppies will be purchased for display on lampposts.
- ii) A memorial to honour the unreconciled woman who served during the war will be commissioned to be erected alongside the existing Unknown Tommy statue in St Bartholomew's church.

A resolution was duly proposed, seconded, and carried unanimously to purchase the remembrance items.

THEREFORE, IT BE RESOLVED THAT the Council adopts the following resolution.

Ashley Griffiths (Clerk) informed the Council that he has liaised with the Royal British Legion, and the Council can order the memorial online and pay by cheque when required

RESOLVED – that the report be noted.

## **25/233 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 (30/12/2025) is £12.50 - re £8.50 per month with an additional charge of 4 cheques x £1.00 = £4.00.

Cheque No	Payable to	Details	Amount	VAT	VAT Code	Expenditure Powers
Direct debit	NEST	Pension	£49.95			Local Govt Act 1972 (S112)
003739	HMRC	PAYE – Income Tax and National Insurance, October, November & December	£1,151.90			Local Govt Act 1972 (S142)
003740	St Bartholow's church	Payment from Chairs' fund 2025/26	£200.00			Ancillary Power Local Govt Act 1972 (S1)
003741	Ashley Griffiths	January Salary, Allowance & mileage/paper refund	£1000.98			Local Govt Act 1972 (S112)
003742	Eye 2 Eye	Grant Payment	£150.00			Section 137 of the Local Govt Act 1971
003743	Marie Curie Daffodil Appeal	Grant Payment	£50.00			Section 137 of the Local Govt Act 1971
003744	Sealand Spartans Football Club	Grant Payment	£150.00			Section 137 of the Local Govt Act 1971
Total spend			<b>£2,752.83</b>			

## **25/234 INCOME**

Flintshire County Council	Precept - 3 <sup>rd</sup> and final payment 23/12/2025	£21,333.33
Lloyds Bank	Interest Payment 09/01/2026	£33.89
<b>Total Income</b>		<b>£21,367.22</b>

RESOLVED – that the income received be noted.

## **25/235 CORRESPONDENCE**

There was no additional correspondence to report on.

## **25/236 FRIENDS OF SEALAND –ST. BARTHOLOMEW’S CHURCH**

Brian Ward (Friends of Sealand) informed the Council that they hold a prayer meeting every Monday and that the Fig Tree Café is open Monday to Wednesday, 10:00 am to 2:00 pm.

RESOLVED- that the report be noted.

## **25/237 SEALAND COMMUNITY COUNCIL – BANK RECONCILIATION – 31<sup>ST</sup> DECEMBER 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 - £10,038.15 - Account – No 7326098 - £81,035.42. Total - £91,073.57

Unpaid – Cheque number	Payable to	Amount -
003728	SLCC	£144.00
003729	Jolora Ltd	£228.00
003730	Jolora Ltd	£384.00
003731	SLCC	£200.00
003733	Eye 2 Eye	£50.00
003734	50 Plus Action Group	£50.00
003735	St Bartholomew’s church	£50.00
003736	Sealand County Primary School	£50.00
003737	Waverton Bell Ringers	£50.00
<b>Total</b>		<b>£1,206</b>

Total bank accounts - £91,073.57 less unpaid cheques of £1,206 as outlined above, leaves a net balance of £89,867.57. This amount cross-references with the summary of the income and expenditure report as at 31<sup>st</sup> December 2025.

The Vice-Chair was absent from the meeting; therefore, the Chairman of the Council signed two hard copies of the bank reconciliation statements.

RESOLVED- that the report be noted.



## 25/238 SUMMARY OF ACCOUNTS – 2025/26 FINANCIAL YEARS

Ashley Griffiths (Clerk) outlined the expenditure and income for the 2025/26 financial year up to cheque number 003744.

### Sealand Community Council - Summary Accounts 2025/26 Financial Year

		Actual	Anticipated	Difference
Income	Precept	£64,000.00	£64,000.00	£0.00
	Bank Interest and Refund of Fees	£404.34	£525.10	-£120.76
	VAT Refund Flintshire County Council	£0.00	£0.00	£0.00
	VAT Refund HMRC	£976.18	£1,000.00	-£23.82
	<b>Total</b>	<b>£65,380.52</b>	<b>£65,525.10</b>	<b>-£144.58</b>

		Actual	Agreed Spend	Balance
Expenditure	Bank Charges	£119.50	£150.00	£30.50
	Chairman's Fund	£500.00	£800.00	£300.00
	Staffing Costs	£14,460.04	£14,592.65	£132.61
	General Admin inc	£2,358.04	£4,266.64	£1,908.60
	Insurances	£492.27	£650.00	£157.73
	Play Schemes and New Play Equipment	£15,538.40	£16,813.00	£1,274.60
	Street Furniture Repairs	£0.00	£200.00	£200.00
	Street Lighting	£4,783.27	£28,750.00	£23,966.73
	Election Costs	£0.00	£0.00	£0.00
	Council Web Site	£2,172.00	£2,400.00	£228.00
	S137 - Grants	£1,500.00	£3,035.00	£1,535.00
	<b>Total</b>	<b>£41,923.52</b>	<b>£71,657.29</b>	<b>£29,733.77</b>

Current Summary	Balance 1st April 2025 inc £25,000 contingency fund	£64,041.63
	Total Expenditure	£41,923.52
	Total Income	£65,380.52
	Balance	£23,457.00
	<b>Balance as at 19 January 2026</b>	<b>£ 87,498.63</b>
	<b>VAT Costs for 2025/26 Financial Year</b>	<b>£1,325.81</b>

### End of Year Prediction

Balance as at 1st April 2025	£64,041.63
Total Anticipated Expenditure	£71,657.29
Total Anticipated Income	£65,525.10
Balance Expenditure compared with income at 31st March 2025	-£6,132.19
<b>Anticipated Closing Balance as at 31 March 2026</b>	<b>£ 57,909.44</b>

## **25/239 EXTERNAL AUDIT – ANNUAL FINANCIAL RETURN 2024/25 FINANCIAL YEAR**

The Clerk gave an overview of the requirement to Council for the external audit noting that the documents can be sent to the Cardiff office via recorded delivery or By secure data transfer via Objective Connect with a deadline of the 30th June 2025 and mandated the Council to publish an audit notice by the 16th of June on all notice boards and Council website for a minimum of 14 calendar days, after the forementioned period it is the requirement of Council to allow the electors 20 working days of inspection from the 1st July to the 28th of July between the hours of 10:00 and 17:00 from Monday to Friday in line with Section 30 of the Public Audit Wales Act 2004 gives the rights of the elector to inspect the Council's accounts.

The clerk received the audit notice for 2025, which pertains to the audit of accounts, and informed the Council that the relevant documents have been sent via email to the auditors for submission to the Local Council for Wales in the Annual Return for the year ended March 31, 2025.

### **Publication of audited accounts for the year ending 31 March 2025**

Regulation 15(5) of the Accounts and Audit (Wales) Regulations 2014 (as amended) requires that by 30 September 2025, Sealand Community Council publish its accounting statements for the year ended 31 March 2025 together with any certificate, opinion, or report issued, given or made by the Auditor General. The accounting statements in the form of an annual return have been published on the Council's website. However, the accounts are published before the conclusion of the audit. The Auditor General has not yet issued an audit opinion.

Ashley Griffiths (Clerk) informed the Council that the audit of accounts for Sealand Community Council for the year ending 31 March 2025 has been concluded, and the annual return is available for inspection by any local government elector for the area of Sealand Community Council upon application. Members of the Council noted the external auditor general's recommendations.

Audit General Opinion: Unqualified. On this basis of my audit, in my opinion, no matters have come to my attention to give cause for concern, in any material respect, the information reported in this Annual Return.

### **Other matters and recommendations**

I draw the Council's attention to the following matters and recommendations, which do not affect my audit opinion but should be addressed by the Council.

- i) Response to assertion 9 in the annual governance statement
- ii) The Council is required to adopt and publish an amended compliance training plan
- iii) Website organisation of Finances and audit section

RESOLVED – that the report be noted and Ashley Griffiths (Clerk) will prepare actions to address the recommendations for approval at the next meeting and for future compliance going forward, and the Audit report be published in accordance with statutory requirements.

## **25/240 ONE VOICE WALES DIGITAL MATURITY RECOMMENDATIONS FOR IMPROVED DIGITAL OPERATIONS**

Ashley Griffiths (Clerk) informed the Council that he had completed the One Voice Wales programme of Digital Maturity Assessments for councils and had received the conclusion, which included several recommendations that were not mandatory. Furthermore, the Clerk presented a comprehensive report outlining a range of website hosting and content management system options, including the current provider and alternative packages. The report included a comparative analysis of features, costs, ease of use, and feedback from other Councils.

Following a thorough discussion and consideration of the options, members recognised the advantages of the Clerk's preferred choice, particularly in terms of value for money, user-friendliness, and positive experiences reported by comparable councils and voted unanimously to change providers.

THEREFORE, IT BE RESOLVED THAT the Council adopts the following resolution.

RESOLVED— that the Council shall proceed with the setup and migration of a new website with an external hosting provider, and that the resolution be adopted.

## **25/241 MATTERS RAISED BY MEMBERS OF THE COUNCIL**

Cllr Mary Southall reported concerns regarding litter being deposited in the ditch at West Green, Sealand. Cllr David Wisginer raised concerns about rubbish being dumped in the vicinity of the pharmacy in Garden City.

RESOLVED— that Wayne Jones, Streetscene Officer (Flintshire County Council), Environmental Enforcement and Neil L Parry (S&T - Drainage) will be contacted.

## **25/242 MATTERS RAISED BY MEMBERS OF THE PUBLIC**

Residents raised concerns regarding increased traffic volumes and noise on the A494 and requested consideration of noise-mitigation fencing along the footpath. Concerns were also raised about vehicle-related crime and parking issues on Ferry Lane, as well as about parked vehicles on Foxes Lane.

RESOLVED— That NMWTRA be contacted regarding issues on the A494, PCSO Aled Hughes regarding vehicle-related crime, and Kevin Crumplin, Streetscene and Transportation (Flintshire County Council regarding parking concerns.

## **25/243 DATE OF COUNCIL'S NEXT MEETING – 16<sup>th</sup> FEBRUARY 2026.**

## **25/244 IN ACCORDANCE WITH THE SEALAND COMMUNITY COUNCIL'S CODE OF CONDUCT, DECLARATION OF INTEREST—** One Council member declared an interest to the Council.

Councillor Christine Jones declared an interest in minute number 25/228 (b)

The meeting opened at 6:00 pm and closed at 7:35 pm.

..... Signed 16<sup>th</sup> February 2026, Chairperson of the Council