

SEALAND COMMUNITY COUNCIL

MINUTES OF THE MEETING OF COUNCIL HELD ON 15th JUNE 2026 AT SEALAND COUNTY PRIMARY SCHOOL, FARM ROAD, GARDEN CITY, CH5 2HH

PRE-MEETING PRESENTATION – SCHOOL

Before the commencement of the formal meeting, members received a presentation from the school's representatives on designing signage to address waste and dog fouling in the community. The presentation was received for information only, and no decisions were made.

PRESENT: Councillors: Alex Lewis (Chair), Christine Jones, County Councillor (Vice-Chair), David Wisinger, Bob James, Mary Southall, Brian Ward, & Barbara Hinds.

OTHERS:

Robin Davies - Headmaster – Sealand Community Council.

OFFICER: Ashley Griffiths – Clerk and Financial Officer.

26/36 APOLOGIES FOR NON-ATTENDANCE

Apologies were received from Councillors: Norman Jones, Jean Fairbrother, Gwyneth Bullock, Shelley Webber, Linda Thomas, & Lionel Prouvé.

RESOLVED – that the apologies be received and accepted.

26/37 IN-HOUSE TRAINING

The Council will deliver a scheduled in-house training session in July 2026.

RESOLVED – that the report be noted.

26/38 SEALAND COMMUNITY FLOOD PLAN AND FLOOD WARDENS

Ashley Griffiths (Clerk) reported that he had contacted Funding Cymru to explore potential funding opportunities for providing sandbags within the community. He advised that 33 funding schemes had initially been identified, offering grants of up to £1,000; however, many have now closed, leaving only a limited number of options for community groups. The Clerk stated that he would discuss the remaining opportunities with Gwenno from (NRW) to determine whether any suitable funding avenues could be pursued.

RESOLVED – that Gwenno Talfryn (NRW) be contacted regarding the funding.

26/39 CODE OF CONDUCT DECLARATION

RESOLVED - that it should be noted that one declaration of interest was made during the meeting.

- Cllr Christine Jones declared an interest in minute number 26/44 (b)

26/40 MATTERS RAISED BY THE PUBLIC

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

26/41 CHAIR'S REPORT AND ACTIONS SINCE 18th MAY 2026

Alex Lewis (Chairman) reported that he had attended Sealand Spartans FC's presentation evening, accompanied by the Clerk and several Councillors. On behalf of the Council, he presented the Council's Certificate of Appreciation to all recipients and subsequently presented the club's awards to the team. The Chairman also advised that he had met with the Clerk to review the relevant documentation in preparation for the forthcoming audit.

26/42 CHAIR'S FUND 2026/27

Ashley Griffiths (Clerk) reminded the Council that the agreed spend for the Chair's Fund for the 2025/26 and 2026/27 financial year is £800.00. Payments are being made under expenditure powers—Ancillary Power Local Government Act 1972 (S1).

RESOLVED – that the report be noted.

26/43 POLICE ISSUES

a) Community Speed Watch

A Scheduled speed watch will commence on 22nd May 2026.

RESOLVED – that the report be noted.

b) PCSO Aled Hughes – 3292

PCSO Aled Hughes advised the Council that he had been conducting spot checks on the parking issues on Foxes Lane and by the school.

Ashley Griffiths (Clerk) reported that North Wales Police had been present on Welsh Road and had undertaken a Community Speed Watch operation.

Councillor Barbara Hinds also reported that during a recent visit to the local police station, it was found to be closed and seeks clarification on this.

RESOLVED – that the Clerk seek clarification from North Wales Police regarding the station's opening hours.

26/44 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 15 June 2026 that the full pipe drainage crossing proposal is progressing through the FRAP process; however, no further update is currently available. Neil Parry further advised that he intends to meet with Natural Resources Wales (NRW), together with Paul Reeves, in the coming weeks and will escalate the matter, as his current contact at NRW is unavailable.

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

Paul Reeves, Flood and Coastal Erosion Risk Manager (Flintshire County Council), contacted the Council on 12 June 2026 to advise that a meeting had been requested with Natural Resources Wales (NRW), Neil Parry and the Environment Agency to discuss the matter further.

A further update, dated 15 June 2026, was received from Neil Parry, Project Engineer (Flintshire County Council), advising that he is awaiting the rescheduled meeting with Natural Resources Wales (NRW) to enable a site visit and the completion of a land survey.

RESOLVED – that Paul Reeves and Neil Parry be asked for an update.

iii) Banks Farm

Neil Parry, Project Engineer (Flintshire County Council), informed the Council on June 15, 2026, advising that a recent inspection of the watercourse had been undertaken and confirmed that the area was found to be in a satisfactory condition, with no issues identified at the time of the inspection.

RESOLVED – that the report be noted.

iv) West Green

Neil Parry, Project Engineer (Flintshire County Council), reported to the Council on June 15, 2026, advising that responsibility for clearing debris from the ditch rests with the adjoining landowner. Neil Parry further noted that debris had been fly-tipped onto the bank of the watercourse; however, at the time of the inspection, it was not considered to pose any significant concern for the flow or condition of the ditch.

RESOLVED – that Neil Parry be asked when the landowner will be removing the debris.

v) Steel Works Road

Neil Parry, Project Engineer (Flintshire County Council), reported to the Council on June 15, 2026, advising that Natural Resources Wales (NRW) is aware of the temporary trench box installed as an interim measure pending implementation of a permanent solution.

RESOLVED – that Neil Parry be asked for an update on the permanent solution.

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 June 11 2026, that the matter remains with the Council's Legal Department and the Developer to establish the next steps to resolve the issue.

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

RESOLVED— that Katie Wilby be asked for an update on the side access.

c) 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.

d) Problem with Trees- Orchard Way and North Green at Sealand Manor

Alex Philips (Housing Officer) informed the Council on 12 June 2026 that the repairs to the footpath on Orchard Way had been completed and noted that the tree stump on Orchard Way remains on the list of outstanding works.

Alex Philips further informed the Council that efforts are underway to contact the owner of the property with the trees, regarding the root systems of the nearby trees, which are causing uplift and damage to the adjacent pathway.

RESOLVED—Alex Philips (Housing Officer) be requested to provide a progress update on the removal of the trees/stump and David Barnes.

e) Foxes Lane – Underpass - Water leakage and Graffiti

Wayne Jones, Streetscene Officer (Flintshire County Council), reported to the Council on 15 June 2026 that the pump station is operational and has been serviced. He further reported that checks had been undertaken during both high and low tide conditions and noted that water levels will rise due to the existing water table; therefore, there is limited action that can be taken during periods of high tide.

Wayne Jones also reported that graffiti has been monitored and any offensive terminology has been removed. He advised that North Wales Trunk Road Agency (NWTRA) can be contacted regarding the removal of all graffiti; however, current information suggests that further graffiti may appear following any clearance works.

RESOLVED—that the report be noted.

f) Ferry Lane Footbridge

Katie Wilby, Streetscene and Transportation (Flintshire County Council), reported to the Council on April 20, 2026, that she had confirmation that they are able to use the active travel element of the Regional Transport Fund for the feasibility/design work for the bridge this financial year 2026/2027, and Lee Shone and his team will be commencing procurement of this over the next few months.

RESOLVED— that the report be noted.

g) Bus Stop Repairs (Sealand)

The bus shelter on Welsh Road has been replaced; however, repairs to bus shelters at the remaining locations are still required.

Lee Shone has been contacted, and the Council still awaits a reply.

RESOLVED— that Lee Shone (Streetscene) be asked for a further update.

h) Pot Holes

Wayne Jones, Streetscene Officer (Flintshire County Council), reported to the Council on 15 June 2026 that the A548 Sealand Road is included in the carriageway surface dressing programme for 2026-27.

RESOLVED – that the report be noted.

i) Surface deposits from burrowing activity

Rupert Frank (Flintshire County Council) informed the Council on 15 June 2026 that the companies have let down the Council, having been contracted to complete the work, and are currently seeking a new company to do so.

RESOLVED – that the report be noted.

26/45 COUNCIL'S STREET LIGHTING

Dylan Williams and Darrel Jones (Flintshire County Council) reported to the Council on May 18, 2026, that the 3 upgrades will be programmed for early July.

Thirty of the current lighting stock are in working order.

RESOLVED – that the report be noted.

26/46 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 2026/27 is Section 137 grants of £3,035.00.

Spending in 2026/27 so far is nil.

RESOLVED – that the report be noted

26/47 PLANNING APPLICATIONS

PA Number	Application details	Location
ADV/000409/26	Advertisement consent to install four non illuminated sponsorship signs 1000x500mm placed on the roundabout using a powder coated two posts and plate, passive sign system, one sign located facing each road entrance.	Roundabout, Airfield Road/Northern Gateway, Garden City, Deeside, CH5 2GD.
ADV/000424/26	Advertisement consent to install four non illuminated sponsorship signs 1000x500mm placed on the roundabout using a powder coated two posts and plate, passive sign system, one sign located facing each road entrance.	Roundabout 6, Tenth Avenue, Deeside Ind Est, Shotwick, Deeside, CH5 2UA.
ADV/000418/26	Advertisement consent to install four non illuminated sponsorship signs 1000x500mm placed on the roundabout using a powder coated two posts and plate, passive sign system, one sign located facing each road entrance.	Roundabout 33, Parkway/First & Second Avenues, Deeside Ind Est, Shotwick, Deeside, CH5 2NT.
ADV/000420/26	Advertisement consent to install four non illuminated sponsorship signs 1000x500mm placed on the roundabout using a powder coated two posts and plate, passive sign system, one sign located facing each road entrance.	Roundabout 34, Parkway/First & Fourth Avenues, Deeside Ind Est, Shotwick, Deeside, CH5 2NS.

ADV/000413/26	Advertisement to install three non-illuminated sponsorship signs 1000x500mm placed on the roundabout using a powder coated two posts and plate, passive sign system, one sign located facing each road entrance.	Roundabout 32, Drome Corner Roundabout, Garden City, CH5 2RF.
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RESOLVED -that –:

No observations be raised in respect of the above applications - ADV/000409/26, ADV/000424/26, ADV/000418/26, ADV/000420/26 and ADV/000413/26

26/48 MINUTES OF THE MEETING OF COUNCIL HELD ON 18th MAY 2026

RESOLVED—that the minutes of the Council meeting held on May 18th, 2026, be confirmed as a true and correct record.

26/49 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 unrecognised women 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 2 weeks' notice is needed to purchase a memorial item.

RESOLVED – that the report be noted.

26/50 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 period (29/05/2026) are £9.25 - re £4.25 per month for the account maintenance fee with an additional charge of 10 cheques x £0.50 = £5.00.

Cheque No	Payable to	Details	Amount	VAT	VAT Code	Expenditure Powers
Direct debit	NEST	Pension	£49.95			Local Govt Act 1972 (S112)
003776	Jo-Lora Ltd	Website maintenance	£384.00	£64.00	294456859	Local Govt Act 1972 (S142)

003777	Ashley Griffiths	June 2026, Salary, allowance & Refund (folder)	£975.13			Local Govt Act 1972 (S112)
Total spend			£1,409.08	£64.00		

26/51 INCOME

HMRC	2 nd VAT refund 2025/26	£341.00
Lloyds Bank	Interest Payment 09/06/2026	£32.02
Total Income		£373.02

RESOLVED – that the income received be noted.

26/52 FIT, FED AND READ PROGRAMME

The Council received correspondence from GWELLA regarding the Fit, Fed & Read Programme, confirming that an event would take place on 22 July 2026 between 17:00 and 18:30 hours.

Members considered the correspondence and requested further information on the locations where the programme would be delivered and the number of days per week it would operate.

Following receipt and consideration of the additional information requested, Members were satisfied that the programme aligned with the Council's community objectives.

A proposal was duly made and seconded and, following a vote of Members, was carried.

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

RESOLVED – That the Council approves a contribution of £1,000 towards the GWELLA Fit, Fed & Read Programme, and that the Clerk be instructed to notify GWELLA of the Council's decision.

26/53 CORRESPONDENCE

Councillor Christine Jones reported that the Flintshire County Council Valuation and Assets Team had proposed removing the former bomb shelter on the Welsh Road Playing Field.

The Clerk reported that Flintshire County Council had been contacted on 15 June 2026 to seek clarification regarding the proposal.

Following consideration of the information provided, Members agreed that removing the structure was in the best interests of public safety and endorsed the proposal.

The Clerk and Councillor Mary Southall reported that they had met with Christopher West of the NHS at Sealand Manor Play Area to consider a potential location for a public access defibrillator. Members noted that the proposed location was unsuitable and that the Shooting School may be considered an alternative, subject to the landowner's agreement.

The Clerk reported that the planters at Sealand Manor Play Area had been inspected and that Flintshire County Council's Biodiversity Department had been contacted to enquire whether pollinator planting could be provided, subject to the availability of grant funding.

RESOLVED – That the Council endorses the removal of the former bomb shelter on the Welsh Road Playing Field and that the Clerk be instructed to notify Flintshire County Council accordingly.

26/54 COMMUNITY REVIEWS UNDER THE LOCAL GOVERNMENT (DEMOCRACY) (WALES) ACT 2025

Ashley Griffiths (Clerk) reported that the Final Recommendations Report, approved by Flintshire County Council on Monday 8 June 2026, had been circulated to Members by email.

Members received and noted the report, confirming that Sealand Community Council would remain constituted with the current 13 Members.

RESOLVED – That the report be noted

26/55 SEALAND PLAYAREAS

At the Annual Finance Meeting held on 15 December 2025, the Council resolved to allocate £15,000 towards joint-funded projects at the parks in Sealand.

Richard Roberts advised the Council that Flintshire County Council had allocated £105,000 from its 2026/27 budget to match-fund improvements to children's play areas. He presented recommendations for improvements to the Kingsley Road Play Area as part of the match-funded programme.

The Clerk reminded Members that the Council had previously identified the replacement of the roundabout at Sealand Manor Play Area as a priority under its accessibility programme, following the replacement of the roundabout at Welsh Road Playing Field.

Following consideration of the available options, the Council voted to proceed with the replacement of the roundabout at Sealand Manor Play Area and to allocate the remaining £15,000 towards the recommended improvements at Kingsley Road Play Area.

RESOLVED – That the Council approves the replacement of the roundabout at Sealand Manor Play Area as part of its accessibility programme and allocates the remaining available funds towards the Kingsley Road Play Area improvement programme.

26/56 SCHOOL CORRESPONDENCE

Sealand County Primary School contacted the Council on behalf of the School Council to explore opportunities for collaboration on community projects. The School Council presented 12 designs for signage to address dog fouling and littering in local parks and playing fields.

The Council considered the designs and agreed to utilise them as part of a localised campaign to promote community cleanliness. Ashley Griffith (Clerk) was requested to obtain quotations for the production of the signage and seek information from Flintshire County Council regarding installation costs.

The Council also agreed to present a Certificate of Appreciation to all who participated in the design process, in recognition of their contribution and involvement in the community initiative.

RESOLVED –

- That the School Council's signage designs be adopted as part of a localised community cleanliness campaign.
- That the Clerk obtain quotations for the production of the signage and seek installation cost information from Flintshire County Council.

- That Certificates of Appreciation be provided to the headmaster to present to all who contributed to the design process.

26/57 DEESIDE BUSINESS FORUM

Councillor Bob James reported that he would be attending the next Renewable growth forum on 30 June 2026 from 08:00 – 13:00 and would report back to the Council with any news.

RESOLVED- That the report be noted.

26/58 FRIENDS OF SEALAND CHURCHES

RESOLVED- that there was no report.

26/59 NOTICE BOARD INSTALLATION

Ashley Griffiths (Clerk) reported to the Council that the new notice boards had been installed; however, the keys had not yet been received. The Clerk informed Members that enquiries had been made with the Flintshire County Council to establish the location of the keys and that the matter was being actively pursued.

RESOLVED- that the report be noted.

26/60 SUMMARY OF ACCOUNTS – 2026/27 FINANCIAL YEAR

Ashley Griffiths (Clerk) outlined the expenditure and income for the 2026/27 financial year up to cheque number 003777.

**Sealand Community Council - Summary Accounts
2026/27 Financial Year**

				Actual	Anticipated	Difference
Income	Precept			£21,333.33	£64,000.00	-£42,666.67
	Bank Interest and Refund of Fees			£91.54	£500.00	-£408.46
	VAT Refund Flintshire County Council			£0.00	£0.00	£0.00
	VAT Refund HMRC			£2,113.44	£1,831.44	£282.00
	Total			£23,538.31	£66,331.44	-£42,793.13

				Actual	Agreed Spend	Balance
Expenditure	Bank Charges			£16.50	£165.00	£148.50
	Chairman's Fund			£0.00	£800.00	£800.00
	Staffing Costs			£4,154.28	£16,839.84	£12,685.56
	General Admin inc			£1,790.70	£3,262.00	£1,471.30
	Insurances			£600.08	£665.00	£64.92
	Play Schemes and New Play Equipment			£0.00	£24,129.00	£24,129.00
	Street Furniture Repairs			£0.00	£7,600.00	£7,600.00
	Street Lighting			£873.11	£8,800.00	£7,926.89
	Seasonal amenity provisions			£0.00	£4,000.00	£4,000.00
	Council Web Site			£768.00	£2,400.00	£1,632.00
	S137 - Grants			£0.00	£3,035.00	£3,035.00
	Total			£8,202.67	£71,695.84	£63,493.17

Current Summary	Balance 1st April 2026 inc £34,000 contingency fund	£69,640.55
	Total Expenditure	£8,202.67
	Total Income	£23,538.31
	Balance	£15,335.64
	Balance as at 15th JUNE 2026	£ 84,976.19
	VAT Costs for 2026/27 Financial Year	£414.32

End of Year Prediction

Balance as at 1st April 2026	£69,640.55
Total Anticipated Expenditure	£71,695.84
Total Anticipated Income	£66,331.44
Balance Expenditure compared with income at 31st March 2026	-£5,364.40
Anticipated Closing Balance as at 31 March 2027	£ 64,276.15

26/61 INTERNAL AUDIT – ANNUAL FINANCIAL RETURN 2025/26 FINANCIAL YEAR

The Clerk advised the Council that JDH Business Services Limited reported on 6 May 2026 that the Council's systems of internal controls are in place, adequate for the intended purposes, and effective, subject to issue 1 in the internal audit report. Ashley Griffiths (Clerk) reported to the Council that issue 1 had been dealt with.

A copy of the report was added to the Council's website.

RESOLVED – That the report be noted.

26/62 EXTERNAL AUDIT – ANNUAL FINANCIAL RETURN 2025/26 FINANCIAL YEAR

The Clerk gave an overview of the requirement to the Council for the external audit, noting that the Audit packs must be submitted to Audit Wales' email address, by post to the Cardiff office only or via Objective Connect where required, with a deadline of 7th July 2026 and mandated the Council to publish an audit notice on all notice boards and the Council website. The Council requires that electors be given 20 working days of inspection from the 6th July to the 31st of July. Section 30 of the Public Audit Wales Act 2004 gives the right of the elector to inspect the Council's accounts.

The clerk received the Audit Notice 2026 for the audit of accounts and noted to the Council that he would send the relevant documents to the auditors in the near future, after he has received the internal audit back and outlined the accounts for the Council in the Local Council for Wales Annual Return for the year ended 31 March 2026.

The clerk noted that an interim copy of the Annual return had been added to the Council's website, with the final version to be added upon completion of the Audit. The Audit notice 2026 had been added to the website and notice boards, with an announcement dated 2nd June 2026, regarding electors' rights to inspect the accounts and all documents for the year ending 31st March 2026, from 6th July to 31st July 2026.

RESOLVED – That the clerk will send all the relevant documents to Audit Wales by 7th July 2026

26/63 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 to an external hosting provider, and that the resolution be adopted.

26/64 MATTERS RAISED BY MEMBERS OF THE COUNCIL

Councillor Bob James brought to the Council's attention concerns about trees on Sealand Avenue that may pose a risk in severe winds. Councillor James also reported that there is currently no gate at the bottom of Sealand Avenue from the Praxis site leading to the footpath.

Councillor Brian Ward reported issues with the condition of the drains on Sealand Road and requested that they be cleaned due to water pooling.

Councillor David Wisinger reiterated his previous concerns about the condition of the paths on Old Sealand Road, which are covered in moss and may pose a safety hazard.

Councillor Barbara Hinds highlighted several outstanding matters, including the replacement of the road sign to St Bartholomew's Court, the removal of fly-tipping, and the absence of a stop sign on the slip road from Sealand Road to Old Sealand Road.

Councillor Hinds further reported that a local resident had removed the fly-tipping and that residents of St Bartholomew's Court had undertaken works to clean their own road and footpath following the outstanding issues.

RESOLVED—that Ashley Griffiths (Clerk) report the above matters to the relevant departments.

26/65 MATTERS RAISED BY MEMBERS OF THE PUBLIC

26/66 HYNET – ROUTE

26/67 DATE OF COUNCIL'S NEXT MEETING – 13th JULY 2026.

26/68 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 26/44 (b).

The meeting opened at 6:00 pm and closed at 8:35 pm.

..... Signed 13th JULY 2026, Chairman of the Council