

**SEALAND COMMUNITY COUNCIL**

**MINUTES OF THE MEETING OF COUNCIL HELD ON 8<sup>th</sup> SEPTEMBER 2014 AT THE SEALAND PRIMARY SCHOOL.**

**PRESENT: Councillors:** Norman Jones (Chairman), Mrs Gwyneth Bullock, John Griffiths, Mrs. Barbara Hinds, Mrs Chris Jones (County Councillor), Alex Lewis, Mrs Mary Southall, Mike Walker and David Wisinger.

Peter Richmond - the Clerk and Financial Officer.

Also in attendance –  
Wayne Jones – Flintshire County Council  
Three members of the public.

**14/87            APOLOGIES FOR NON-ATTENDANCE**

Apologies were received from Councillors John Dodd, Wayne Morris and Mrs. Shelley Webber.

**14/88            REGISTER OF INTEREST**

The Clerk asked that members of Council should advise him when they wished to make a change to their forms.

RESOLVED – that the report be noted.

**14/89            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.

**14/90            MATTERS RAISED BY THE PUBLIC**

No matters were raised.

**14/91            CHAIR'S ACTION SINCE 21<sup>st</sup> JULY 2014**

The Chair advised that he had attended five Council Civic Services since the last meeting of Council.

The Clerk advised that the Chairman had approved the following planning applications –

052342- Change of use of ground floor offices to use for the storage and display of fireplaces with ancillary sales - front building only (in retrospect) at Hyperion House, Deeside Lane, Sealand, Chester, CH1 6BP

052363 - Proposed first floor extensions together with additional alterations and car parking at Corbett Bookmakers 74-78 Welsh Road, Garden City, Deeside, CH5 2HU.

RESOLVED – that the Chairman’s action be endorsed and noted.

**14/92            MINUTES OF THE MEETING OF COUNCIL HELD ON 21<sup>st</sup> JULY 2014**

RESOLVED - that the minutes of the Meeting of Council held on 21<sup>st</sup> July 2014 be confirmed as a true and correct record.

**14/93            FLOOD AWARENESS – SEALAND**

The Chairman advised that he had emailed Huw Webb at the Environmental Agency requesting the provision of identify badges for the Sealand flood wardens. A reply is still awaited.

RESOLVED – that that the report be noted.

**14/94            COUNCIL’S CHAIN / BADGE OF OFFICE**

Members of Council looked at the Chain of office and all agreed that the Clerk should obtain costs for Council to purchase a new chain for the existing badge of office.

RESOLVED – the Clerk should contact Fattorini to request a brochure and price list of their chains for Council to consider at its meeting. .

**14/95            POLICE ISSUES**

The Chairman welcomed CBM Nicola Sutton and CBM Dave Huxley to the meeting.

Issues raised at the meeting held on 16<sup>th</sup> June 2014 -

1. Problems with youths at sandy Lane – Police will maintain visits.
2. Speeding BMW car throughout the day – Welsh Road. Dave requested that the car be reported via 101.
3. Parking is obstructing the footway o/s Sealand primary School on Farm Road – it was reported that new signs have been installed highlighting that car parking is not allowed at specific locations near to the school. Police will maintain visits.

RESOLVED – that the reports be noted.

14/96

**FLINTSHIRE COUNTY COUNCIL MATTERS**

- a) **Need to clarify re-routing of public right of way in the area of the closed steel works offices**

RESOLVED – that the matter be deferred pending receipt of the detailed planning application for this area that will include details of proposed routes for public rights of way.

- b) **20 mph Advisory Speed Limit – Sealand County Primary School**

It was reported that the new signs have been installed.

It was also reported that a member of the public had complained about the sign outside their house and had requested that it should be repositioned. Wayne Jones advised that he will investigate.

RESOLVED – that reports be noted.

- c) **Litter Bins – Sealand Manor Recreation Field**

RESOLVED – that the provision of two new litter bins be deferred pending the completion of the landscaping work at the site of the former Community Centre.

- d) **Changes to Speed Limits – Seahill Road, Old Sealand Road and A548 Sealand Road**

The County Councillor advised that the changes to the speed limits will shortly be put into place.

**Schedule 1 – Proposed Extension of existing 30 mph speed limit**

**Old Sealand Road** - From a point 180metres south east of its junction with Seahill Road for a distance of 38 metres.

**Schedule 2 – Proposed 40 mph speed limit**

**Old Sealand Road** - From its junction with A548 Sealand Road to its junction with Seahill Road for a distance of 162 metres.

**Seahill Road** – From its junction with the Old Sealand Road to the boundary of Flintshire with Chester and Cheshire West a point approximately 266 metres north east of its junction with Elm Tree Road

### **Schedule 3 – Proposed 50 mph speed limit**

**A548 Sealand Road** - From a point 150 metres of its junction with Manor Road – in an easterly direction to the County Boundary with Chester and Cheshire West.

RESOLVED – that the reported be noted and that the Clerk should contact the Clerk of Saughall Parish Council to find out whether their Council intends to install speed cameras on Seahill Road.

#### **e) Additional Waiting Restrictions – Farm Road and Foxes Lane**

The Clerk referred to the previous meeting of Council when he reported on correspondence with the County Council regarding Council's requests for additional waiting restrictions. These relate to Farm Road and Foxes Lane at their junctions with Welsh Road. These sites are now on the appropriate list for consideration.

RESOLVED – that the reports be noted.

#### **f) Change of street lighting at High Grove Estate**

The Clerk reported that the Council has four lighting columns at this estate two will be part of the County Council's scheme and will be replaced by the County Council and adopted the remaining two are on private unadopted land at Station Cottages and will not be replaced by the County Council. The lighting project is now being planned and a site visit is being held on Friday 12<sup>th</sup> September 2014.

RESOLVED – that the report be noted.

#### **g) Replacement Notice Board for Ferry Lane**

Wayne Jones advised that he will obtain a cost for Council to have an opening lockable front fitted to the notice board.

RESOLVED – that the report be noted.

#### **h) Fly Tipping – Green Lane East**

RESOLVED - that Wayne Jones will arrange for Richard Blake to provide additional No Tipping signs to be installed as well as ensuring that dumped rubbish is removed.

### **14/97 LIGHTING MATTERS**

#### **a) Street Lighting Report**

The Clerk reported all lights 138 columns / 140 lights were working.

The Clerk advised that with regard to the insurance claim for the replacement light on Deeside Lane a new payment less the excess had been received - £1025.00

RESOLVED – that the report be noted.

**b) Electrical Inspection –Street Columns**

The Clerk advised that he has again requested Darell Jones again to provide the list of the individual columns that have been electrically tested. This information will be added to the Council's lighting inventory.

RESOLVED – that the report be noted.

**c) Lighting Improvements – 2013/14 and 2014/15**

The Clerk reminded Council that at the Annual Finance Meeting it allocated £14,000 for new / replacement columns for the 2014/15 financial year. This should enable 6 lights to be replaced, upgraded and adopted. This will mean that the Council's lighting stock will reduce to 132. At the meeting held on 17<sup>th</sup> February 2014 it was resolved that three lights be upgraded and adopted at Brookside taking the new lights to the junction with Sealand Avenue and three upgraded and adopted lights be provided at Sealand Manor.

The Council accepted the quotation received from the County Council to install and connect to cable network and adoption of column – Cost per column £2,200 and agreed that the following six columns be replaced and adopted – Brookside 76,77 and 78 and Sealand Manor 39, 43 and 44. Total cost - £13,200.

The Columns have all been installed and the power transferred from the adjacent columns.

RESOLVED – that the report be noted.

**14/98                    SECTION 137 – LOCAL GOVERNMENT ACT 1971**  
**PAYMENT OF GRANTS**

The Clerk advised that the Government has confirmed that 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 of 1964 and £6.50 per head produces an upper limit of £12,766

Allocation for the 2014/15 financial year is £3000 awarded to date £1,197.96

Grants will be considered for payment at the May 2014, November 2014 and February 2015 meetings of Council.

The Clerk advised that at the July 2014 meeting Council resolved to pay a grant of £150 to the Quay Project. Payment to be made on receipt of an original copy of a recent bank statement.

The Clerk advised that he has been informed by Christopher Ashworth, Project Worker at the Pennaf Housing Group that the Quay Project does not have a separate bank account as the Pennaf Company holds all the accounts in St. Asaph. Christopher has requested that the cheque be made payable to Clwyd Alyn Housing Association.

The Clerk advised that he had consulted with the Chairman on this issue. The Chairman decided that Christopher Ashworth be advised that Clwyd Alyn Housing Association should write to Council requesting a grant for the Quay Project and outlining what the Council's grant of £150 would be used for. Christopher Ashworth has been advised of this and a reply is awaited.

RESOLVED:- that the report be noted.

#### **14/99            PLANNING APPLICATIONS**

The Clerk advised on the planning applications that had been received electronically from Flintshire County Council since the meeting of Council held on 21<sup>st</sup> July 2014.

052421 - Removal of condition no. 4 attached to planning permission ref: 4/8/14367 relating to occupancy restriction at The Smithy, Sealand Road, Sealand, Deeside, CH5 2LQ

The County Councillor advised that this planning application is being considered further by the County Council's Policy team and that at present Council should defer giving consideration to the planning application.

RESOLVED:-that consideration of PA 052421 be deferred pending receipt of further information from Flintshire County Council.

#### **14/100            NOTIFICATION OF PLANNING PERMISSIONS**

The Clerk advised that the Head of Planning had advised that the following planning Applications have been approved –

051501 – Change of use of land and buildings from B1 Use with storage in connection with that use, to use of the building for a mixed B1/B8 Use and the land for ancillary storage in connection with that use and for caravan storage at the Owl Halt Industrial Estate, Manor Road, Sealand CH5 2SB

052306 – Demolition of existing single storey outbuilding and construction of new workshop extension at Taylor House at Quality Hydraulic Power Ltd, Taylor House, Minerva Avenue, Sealand. CH1 4QL

Approved after payment of Commuted Sum – Section 106 Agreement.

051518 – Erection of 16 no dwellings to include 6 no 2 bed houses, 6 no 1 bed apartments and 4 no 2 bed apartments at Starlight’s Social Club, Sealand avenue, Garden City. CH5 2HL

Refused

052109 – The use of land for the storage of motor vehicles for a temporary period of 6 months (Resubmission of 051519) at the Owl Halt Industrial Estate, Manor Road, Sealand CH5 2SB

RESOLVED - that the report be noted.

**14/101            ACCOUNTS FOR PAYMENT**

RESOLVED:- that the under mentioned accounts be approved for payment.

<b>Cheque No</b>	<b>Payable to</b>	<b>Details</b>	<b>Amount</b>	<b>VAT</b>	<b>Vat Code</b>
002833	P. Richmond	Salary – September 2014	£592.52		
002834	HM Revenues and Customs Only	Income Tax – PR – September 2014	£189.60		
002835	UHY Hacker Young	External Audit Fee – 2013/14	£354.00	£59.00	160357284
<b>Total Spend</b>			<b>£1,136.12</b>	<b>£59.00</b>	

**14/102            INCOME**

The Clerk advised that Council had received the following income –

Lloyds Bank                                      Bank Interest                                      £1.75

Aon Insurance	Insurance Claim	£1025.00
Flintshire County Council	Precept - 2 <sup>nd</sup> payment	£17,666.67
<b>Total</b>		<b><u>£ 18,693.42</u></b>

RESOLVED - that the income be received.

**14/103            CORRESPONDENCE**

The Clerk reported on the following correspondence –

**Head of Planning – Flintshire County Council** - re 052337 Use of the site as a storage and transshipment depot, refurbishment and recladding of existing warehouse building, erection of transshipment facility and canopy with photovoltaic panels on roof, erection of a warehouse and ancillary offices with associated car parking and formation of a vehicular access onto Fourth Avenue at Edge Transport Ltd Fourth Avenue, Sealand, Deeside, Flintshire, CH5 2NR – Planning and Development Control Committee – 3<sup>rd</sup> September 2014

**Dwynwen Williams, Camargue ,Corporate and B2B Communications** - following our conversation last week about the Parc Adfer project, and ahead of your meeting on Monday, here’s an email as promised to outline the possible arrangements for a site visit to the Four Ashes site, for representatives of Sealand Community Council. Four Ashes is located in Staffordshire, an estimated 90 minutes’ drive from your area. Tours of this kind are usually held during the 10am–12noon and 2pm–4pm windows. The two hour window would start with a Health and Safety briefing and an introduction to the plant. There would be tea and coffee available before and after the tour.

We would like to invite a representation of around 3-4 people from the community council to attend. The dates that have been offered to us at present are Thursday 2nd October and Tuesday 7th October. I’m aware that you said that the 7th is unlikely to be possible for you, but I thought I’d still include it here in case your situation has changed.

I’d be very grateful if you could raise this opportunity at Monday's meeting and, if the members are eager to take part in such a visit, let me know roughly which date/time would suit you best, and we can proceed from there to discuss the finer details.

Councillors Chris Jones and David Wisinger advised that they are available to attend on all the offered dates.

Clerk to action.

**Colin Everett, Chief Executive – Flintshire County Council** regarding the Big Budget Conversation.

Further to my earlier e-mail (22 August) I would like to invite yourself and your Chairperson to meet with myself, Councillor Aaron Shotton and Councillor Bernie Attridge to discuss to



the risks we face in being able to maintain local services under such intense budget pressure, and the opportunities for greater community control and responsibility for local asset based services such as community buildings, play areas, and open spaces. As you have previously and correctly pointed out there is a need for early discussions prior to the setting of precepts if there are to be opportunities for local choice and action.

I would like to offer you and your Chairperson the option of two dates: 15 September at 6.30 p.m. on 2 October at 6.30 p.m. (venue for both is the Alyn & Deeside Room, County Hall, Mold).

Clerk and Chairman to attend on 2<sup>nd</sup> October 2014

**Director of Finance, Wales Audit Office** – notification that Council can claim its designated £30 in respect of the retributions of reserves held at 31 March 2014 to Local Government-Bodies. The Clerk has submitted the required claim form with payment being made by BACS

RESOLVED – that the correspondence be received and actions noted.

**14/104            AREA TO THE REAR OF FARM ROAD, BROOKSIDE, KINGSLEY ROAD AND BRIDGE VIEW**

The Clerk reminded Council that at the June 2014 meeting he advised that he has been informed by Neil Moffatt, Director of Housing Services, Clwyd Alyn Housing Association that the potholes have indeed been inspected both a few months and again in late May 2014 and there is no dispute that they require attention. The delay which Council refers to was whilst separate planned maintenance works were completed; the works compound cleared and the resulting reduction in traffic. Now that this is completed and hopefully the better weather is upon us, instructions to repair/fill the potholes will be issued this week. The repairs should all be completed by the end of June 2014.

Works have been completed although not of a very high standard.

RESOLVED – that the report be noted.

**14/105            REMEMBRANCE SUNDAY – 9<sup>th</sup> NOVEMBER 2014**

Prior to the 2014 meeting Councillors met with Jennifer Watson - the following has been agreed –

Clerk to read a passage.

For the service on Remembrance Sunday – to arrive by 10am. March to start from St. Bartholomew's Court at 10.30am Service at 11am. Refreshments after the event.

Chairman to contact Captain Dean to discuss and agree details of the march.

Father John Williams will be taking the Service.

Clerk to liaise with the police regarding their support required regarding the march to the church.

Police will provide their own wreath

Councillor John Griffiths to order wreaths for the Council, Merchant Navy, British Legion, St Bartholomew's Church and two for Queensberry Community Council.

Refreshments will be served to all, at the back of the church, following the Service.

Jennifer will produce details of the service that will go on the Council's web site and notice boards.

RESOLVED – that Jennifer Watson be invited to attend the September meeting at 6pm.

**14/106      SEALAND COMMUNITY COUNCIL – SUMMARY ACCOUNTS**

The Clerk outlined expenditure and income for the 2014/15 financial year up to cheque number 002834.

**2 0 1 4 / 1 5**  
Financial Year

		<b>Actual</b>	<b>Anticipated</b>	<b>Difference</b>
<b>Income</b>	General Admin Inc. Precept / contribution towards Council's web site.	£35,333.33	£53,000.00	-£17,666.67
	Bank Interest	£6.48	£20.00	-£13.52
	Insurance Claims / Refunds	£1,025.00	£0.00	£1,025.00
	VAT Refund	£646.11	£750.00	-£103.89
	Milk Claims	£0.00	£600.00	-£600.00
	<b>Total</b>	<b>£37,010.92</b>	<b>£54,370.00</b>	<b>-£17,359.08</b>
		<b>Actual</b>	<b>Anticipated</b>	<b>Difference</b>
<b>Expenditure</b>	Play Areas	£0.00	£9,200.00	£9,200.00
	Staffing Costs	£3,846.30	£7,637.00	£3,790.70
	General Admin Costs	£2,364.10	£5,760.00	£3,395.90
	S137 Grants	£1,197.96	£3,000.00	£1,802.04

	CCTV	£0.00	£250.00	£250.00
	Street Lighting	£6,025.07	£25,100.00	£19,074.93
	Notice Boards	£0.00	£1000.00	£1000.00
	Insurances	£2,356.02	£2,500.00	£143.98
	Milk	£1,151.22	£3,800.00	£2,648.78
	<b>Total</b>	<b>£16,940.67</b>	<b>£58,247.00</b>	<b>£41,306.33</b>
C u r r e n t Summary	Balance as at 31 March 2014	£40,623.37		
	Total Expenditure	£16,940.67		
	Total Income	£37,010.92		
	Balance	£20,070.25		
	Overall balance as 8 2014	£60,693.62		
	VAT Costs for 2014/15 financial year	£223.80		
End of Year Prediction	Balance as at 31 March 2014	£40,623.37		
	Total Anticipated Expenditure	£58,247.00		
	Total Anticipated Income	£54,370.00		
	Anticipated Balance for the year	-£3,877.00		
	Anticipated Overall Balance as at 31 March 2015	£36,746.37		

RESOLVED - that the report be noted.

#### **14/107      REPORT – ANNUAL FINANCIAL RETURN – 2013/14**

The Clerk advised that the Annual Return was sent to the External Auditor following the July 2014 meeting. The external auditor has now completed the audit, has signed the Return and issued a Notice of Conclusion of the Audit. The required notice was added to the Council's web site and was placed on the Council's notice boards on 22<sup>nd</sup> August 2014.

The next audit for the 2015/16 financial year will start in April 2015.

RESOLVED: - that the report be noted.

**14/108            SEALAND COMMUNITY COUNCIL WEB SITE.**

The Clerk advised that it would benefit from news items from Councillors.

RESOLVED – that the report be noted.

**14/109            NEW MODEL COUNCIL FINANCIAL REGULATIONS**

The Clerk reminded Council that he has previously advised that he had received a new draft set of Financial Regulations from One Voice Wales. The Clerk had worked his way through the draft amending to bring into line with Council and had circulated copies at the July 2014 and copies were circulated to members not at the meeting.

At the meeting it was resolved that members should read through the proposed new Financial Regulations and to bring their comments to the September meeting of Council

RESOLVED – that the draft Financial Regulations be adopted, reviewed annually and for a copy to be added to the Council's web site.

**14/110            TRUST – FORMER PARISH ROOMS**

The Chair advised that he had been in discussion with one of the current trustees who confirmed that it's the trustees to decide upon how the remaining funds are allocated – whether this is in Sealand or in the surrounding area. The trustee confirmed that the trust is being wound up.

RESOLVED – that the report be noted.

**14/111 MATTERS RAISED BY MEMBERS OF COUNCIL**

- Need to have hedge cuttings removed from the highway shortly after hedges are cut - Wayne Jones to action.
- Need to arrange for the Pochins hedge on Farm Road to be cut back.
- Pensioners at Stoneleigh Close are concerned about the risk of flooding and need confirmation of the date that the flood defence works will be started and finished.
- Three break ins at Old Sealand Road
- Groundwork Flintshire considering various projects in Sealand.
- Need for overtaking lines to be installed on the railway bridge / Seahill Road.

**14/112 MATTERS RAISED BY MEMBERS OF THE PUBLIC**

No matters were raised.

**14/113            DATE OF COUNCIL'S NEXT MEETING – 20<sup>th</sup> OCTOBER 2014**

RESOLVED – that the next meeting be held on Monday 20<sup>th</sup> October 2014 at 6.30pm – with a meeting at 6pm Jennifer Watson regarding the 2014 Remembrance Sunday Service

The meeting opened at 6.30 pm and closed at 8.25 pm.

**14/114 DECLARATION OF INTEREST**

No matters were raised during the meeting.

Signed .....

20<sup>th</sup> October 2014

**Chair –(Sealand Community Council) PR**