

SEALAND COMMUNITY COUNCIL

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5th May 2015

To – Members of Council.

Dear Councillor

Annual General Meeting – Monday 18th May 2015.

The next meeting of Council will be held on Monday 18th May 2015 at the Sealand Primary School **beginning at 6.30pm**

The agenda is detailed below.

Yours sincerely



Peter Richmond
Clerk & Financial Officer

SEALAND COMMUNITY COUNCIL
ANNUAL GENERAL MEETING COUNCIL - MONDAY 18th MAY 2015

SEALAND PRIMARY SCHOOL
START 6.30 pm

AGENDA

1. To Receive Notice of the Meeting.
2. To request members of the public to comment on matters relating to the agenda, or to raise matters for the Council's attention.
3. Declaration of Interest
4. To receive apologies for non-attendance.
5. To receive details of the Chairman's actions since the meeting held on 20th April 2015.

Objections submitted in respect of planning application - 053203 Extension to caravan park to provide for 88 touring caravans with associated landscaping and planting

Council has major concerns about this planning application.

- a. The site in question is totally inadequate for this proposed development.
- b. Council is very concerned that the development will lead to a major loss of privacy to existing properties on this site. These properties would also suffer from a risk of visual intrusion.
- c. The access to the proposed site is totally inadequate an increase in traffic flows onto Ferry Lane. Ferry Lane is well used by cyclists and as this section of Ferry Lane has no street lighting the traffic hazards will increase.
- d. The access from Ferry Lane onto Sealand Road is already hazardous due to its location on a bad bend onto Sealand Road. Any increase in traffic will only make the hazard worse especially with regard to traffic coming from the west towards Chester and trying to turn right into Ferry Lane.

- e. A major concern to Council for this site is that it sits within the River Dee flood plain. For mitigation purposes the whole site would need to be raised by over 2 metres to bring it level with the top of the flood defence at the riverbank at the end of Ferry Lane.
 - f. Ferry Lane has no mains sewerage. All properties have septic tanks except Fir Trees Caravan Park which has a macerating system which pumps waste to the mains drain in Western Avenue, Blaenau via a small (50mm.) pipe. I understand that this system is working at optimum capacity and has no reserve to cope with the extra waste from 88 extra caravans. At times of very heavy rainfall, this system has been flooded out and unable to cope. Tankers have had to be drafted in to remove excess sewerage to alleviate the problem and prevent pollution of the nearby Sealand Main Drain.
6. Election of Chair for the Council Year – 2015/16.
 7. Election of Vice Chair for the Council Year -2015/16.
 8. To endorse the Minutes of the Meeting of Council held on 20th April 2015. Copy enclosed.
 9. Matters Arising.
 10. To receive details of the Ombudsman’s revised guidance on the Code of Conduct – see attached copy of the Ombudsman’s letter dated 21st April 2015 and a copy of the amended flowchart page 38 and pages 12 and 13. A full copy can be downloaded at – www.ombudsman-wales.org.uk
 11. To receive and consider the report outlining changes to -
 - a) Community and Town Councils – Electronic Publication of Information
 - b) Registers of Members’ Interests
 12. To receive details of the Council’s current overall income and expenditure for the 2015/16 financial year.
 - 13.** To consider planning applications received from Flintshire County Council.

053532 - Display of illuminated signs on external fascia of building at 90 First Avenue, Sealand, Deeside, Flintshire, CH5 2NU.

053570 - Change of use to gymnasium/health and fitness centre/martial arts centre at Unit 62, Third Avenue, Deeside Industrial Park, Deeside, CH5 2LA

14. To note planning decisions made by Flintshire County Council.

052698- Display of 7 no. fascia signs, 1 no. box sign and 4no stacker signs at Winfields Outdoors Limited Burgess Drive, Sealand, Chester, CH1 6BT.

Decision Type: Approved

15. To consider requests received for financial assistance.

16. To approve accounts for payment.

17. To receive income.

18. To receive correspondence.

19. To receive details of matters requiring attention.

20. To invite members of the public to raise matters for discussion.

21. Date of the next meeting of Council Monday 15th June 2015 – Venue Sealand Primary School – Start time 6.30pm