

SEALAND COMMUNITY COUNCIL

MINUTES OF THE MEETING OF COUNCIL HELD ON 21st OCTOBER 2013 AT THE SEALAND PRIMARY SCHOOL.

PRESENT: Councillors: Mrs Mary Southall (Chairman), Mrs Gwyneth Bullock, John Dodd, Mrs Chris Jones (County Councillor), Alex Lewis, Mike Walker, Mrs Shelley Webber and David Wisinger.

Peter Richmond - the Clerk and Financial Officer.

Also in attendance -

Romilly Scragg - North Wales News.
Wayne Jones – Flintshire County Council – Streetscene.
Six members of the public.

13/99 REMEMBRANCE SUNDAY – 10TH NOVEMBER 2013

Prior to the meeting members of Council met with Mrs C J Watson - Church Warden at St Bartholomew's Church, Sealand and two of her colleagues to discuss arrangements for the Remembrance Sunday Service.

It was agreed that the service will be held at St. Bartholomew's Church starting at 10am.

Councillor John Dodd will provide details of the service and the list of fallen soldiers to Mrs C J Watson - Church Warden at St Bartholomew's Church.

The Chairman will fund the cost of refreshments to be provided at the church.

Councillors will provide transport for Garden City residents to travel to the service picking up on Farm Road o/s Sealand Primary School at 9.30am

The Clerk to produce a notice to go on the Council's notice boards detailing the service details.

Three wreaths have been requested.

RESOLVED – that the reports be noted and actions confirmed.

13/100 APOLOGIES FOR NON-ATTENDANCE

RESOLVED – that apologies be received from Councillors John Griffiths, Norman Jones and Wayne Morris.

13/101 COUNCILLOR GEOFF SHOTTON - RESIGNATION

The Clerk advised that he had received a letter from Councillor Geoff Shotton resigning from the Council. Geoff explained that due to a promotion at work he would find it difficult to attend future Council meetings and felt his resignation would open up an opportunity for another Sealand resident to contribute to community affairs.

The Clerk advised that he has been in touch with Jayne Moss – Electoral Services Officer, Flintshire County Council who confirmed that Council will need to display a notice and also send to the County Council so that they are aware of the deadlines.

When the notice has been received Jayne will let Council know the expiry date and keep the Clerk informed of the situation and what action needs to be followed e.g. we have received 10 names and we will go along the Election route or that Council can co-opt.

The Council advised on the details of the required notice -

1. There is a vacancy on the above Council caused by the resignation of Councillor Geoff Shotton.
2. A by-election to fill the vacancy will be held if within 14 days (not including Saturdays, Sundays and bank holidays) from the date on the notice 21st October 2013 (later amended to 24th October as West Ward had to be added to the notice) ten electors for the community give notice in writing requesting such an election be called to the Returning Officer.
3. The address of the Returning Officer is County Hall, Mold, Flintshire. CH7 6NR
4. If no such notice is given the Community Council will fill the vacancy by co-option.

RESOLVED – that –

- a) Geoff Shotton's resignation be received
- b) Geoff should be thanked for his support as a Community Councillor in Sealand and wishing him well for the future.
- c) the required notice be attached to Council notice boards and for a copy to be sent to Jayne Moss – Electoral Services Officer, Flintshire County Council.

13/102 CODE OF CONDUCT DECLARATION

RESOLVED – that it be noted that no declarations were made to Council at the beginning of the meeting.

13/103 MATTERS RAISED BY THE PUBLIC

No matters were raised.

13/104 CHAIR'S ACTION SINCE 16th SEPTEMBER 2013

The Chairman advised that she had attended the One Voice Wales Conference on 5th October 2013 at Builth Wells. She has also bought tickets for the County Council's Casino Event on 11th October 2013 but had been unable to attend.

RESOLVED – that the report be noted.

13/105 MINUTES OF THE MEETING OF COUNCIL HELD ON 16th SEPTEMBER 2013

RESOLVED - that the minutes of the meeting of Council held on 16th September 2013 be confirmed as a true and correct record.

13/106 WITHDRAWAL OF STATEMENT AND APOLOGY

The Clerk reminded Council that Councillor John Griffiths stated that at the May 2013 meeting that the Clerk was giving out illegal advice. Members of Council agreed that Councillor John Griffiths did make that statement on more than one occasion.

At the June 2013 meeting Council resolved that it considered it appropriate for Councillor John Griffiths to be asked at the next meeting to withdraw his statement that the Clerk had given illegal advice to Council and to apologies to the Clerk.

At the September 2013 Councillor John Griffiths said that he will be contacting the County Council's Monitoring Officer to discuss the issue and then he will consider whether he should withdraw his statement that the Clerk had given illegal advice to Council and to apologies to the Clerk.

Councillor John Griffiths had submitted his apologies for non-attendance at today's meeting.

RESOLVED - that the matter be deferred to the next meeting of Council.

.13/107 FLOOD AWARENESS – SEALAND

Members of Council advised that they had attended the Flood Awareness meeting on 15th October 2013.

RESOLVED – that the report be noted.

13/108 COUNCIL'S CHAIN / BADGE OF OFFICE

The Clerk reminded Council that at the previous meeting for Council it agreed to give further consideration on how additional links should be attached to the chain of office and that it was

agreed that the Council should seek quotations to add additional links across the front of the chain and to obtain a complete new chain identical to the current chain. Councillor Mrs. S. Webber advised that she has contacted the service provider who is preparing a quotation for Council to consider.

RESOLVED – that the report be noted.

13/109 POLICE ISSUES

The Chairman welcomed PCSO Gareth Price and PCSO Martin Price to the meeting.

The following is a summary of the police reports.

1. Fun Day – Although was not massively attended Gareth has received good feedback from the locals and everyone seemed to enjoy it and no issues. And thank you to the council for the funding. Agreed that if held again next year will need to start planning much earlier in the year.
2. Cycle Path - Patrols are still continuing. Need as much information as possible coming into Gareth or via the 101 service.
3. Anti-Social Behaviour and crime are still one of the lowest in Deeside.
4. Youth Club – Garth has spoken with local residents who have stated that the youth club seems to be in order as there is security on the door. There is now only one weekly session at the youth club - Mondays starting at 7pm. There are issues to do with one particular issue who has been banned from the youth club.
5. SPAR – Nothing has been reported to Gareth or 101 but patrols will continue.
6. OWL – Still a push for as many people signed up to owl as possible so residents are aware of what is going on in their area. Gareth to provide details of OWL to the Clerk and for the information to be displayed on the Council's notice boards.
7. Parking Sealand CP – Patrols are continuing and drivers will be dealt with if committing any offences.
8. Parking Foxes Lane – Patrols are continuing.
9. Neighbourhood Police Meetings. The police clarified the arrangements for these meetings. The meeting held today at 5pm failed to attract any attendees.

RESOLVED – that the reports be noted.

13/110 FLINTSHIRE COUNTY COUNCIL MATTERS

a) Improvement to Road Surface – Brookside.

Wayne Jones advised that the works are programmed to be undertaken in late 2013.

RESOLVED - that the report be noted.

b) 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.

c) Pot Holes – Bridleway – Green Lane East

Wayne Jones has previously advised that the pot holes in the bridle way Green Lane East are the responsibility of Public Rights of Way - John Davies. Wayne Jones said he will contact John Davies again.

RESOLVED - that the report be noted.

d) Green Lane East – Need for a CCTV – Dumping of Rubbish

The Clerk advised that he had reported at the June 2013 meeting that he had been informed by Gerwyn Davies - Anti-Social Behaviour Co-ordinator that he has apologised for the delay. A few of the County's dummy cameras have been vandalised recently and have been away for repair. When we have one back consideration will be made regarding this area.

It was reported that there hasn't been any dumping for a number of weeks.

RESOLVED - that the report be noted.

e) Speed Limit Review – Locations in Sealand

The County Councillor referred to the report she gave at the July 2013 meeting when she advised on the outcome of the review and said that the Council's proposals have been accepted and will be implemented in due course or as part of other schemes e.g. Taith safety scheme. Sealand Road needs cross boundary consultation with Chester and Cheshire West Council. 20mph will be looked at under safety outside schools scheme in respect of Sealand Primary School.

The Clerk reported on a letter received from the Head of Legal and Democratic Services regarding Road Traffic Act – 1984 Proposed Flintshire County Council (A548 Deeside Park Interchange and Green Lane East) (50 MOH Speed limit and Restricted Road Amendment)

Order 20 providing a copy of a Notice which appeared in the Flintshire Leader and also the Standard on Thursday 10th October 2013 regarding this proposal. The reason for the proposal is that it will reduce speed limits along the affected roads which will reduce the speed of vehicles and the risk of road casualties. Council is requested to make any observations or objections. Council is advised that if it hasn't responded by 7th November it will be assumed that it has neither observations nor objections

RESOLVED – that –

- a) the report be noted.
- b) Council has no observations or objections with regard to the proposal set out by the Head of Legal and Democratic Services.

f) Female Black Poplar Tree – St. Bartholomew's Church

Wayne Jones re confirmed that the female black poplar tree has been passed to the Council's tree inspector requesting a review to be undertaken to determine whether it requires attention.

RESOLVED – that the report be noted.

g) Ferry Lane Footbridge - Noisy

RESOLVED – that the Clerk should contact Rob Nursaw – Flintshire County Council to gain a progress report on the remedial works needed to remove the noise nuisance.

h) Sealand Flyover – Leaves on the highway / chevrons

RESOLVED – that Wayne Jones will inspect the flyover after the meeting of Council.

i) Litter Bins – Sealand Manor Recreation Field

RESOLVED – that the provision of new litter bins should be deferred pending the removal of the Community Centre.

j) Need for a 40mph speed limit on Seahill Road

Councillor Mike Walker advised that he has arranged for Seahill Road to be inspected by officers from the Institute of Advanced Motoring who will provide their views on the need to apply a 40mph speed limit along Sealand Road. The County Councillor advised that Ian Jones from the County Council should be asked to attend the meeting.

NOTE – Following the meeting the County Councillor advised on progress regarding the need to have a reduced speed on Seahill Road. Ian Jones (Traffic) provided an update on the current speed review /proposals in Sealand. He confirmed that consultation is on-going with West Cheshire and Chester in regards to the speed reduction on Sealand Road. To provide a

smooth transition for traffic along Sealand Road and onto 'feeder' roads - that is Seahill Road into Saughall. There is discussion on-going to maybe introduce a 40mph along this road.

RESOLVED – that the matter be deferred.

k) Foxes Lane – Mud on the Highways

Wayne Jones advised that the County Council highways team will be cleaning Foxes Lane later today.

RESOLVED – that the report be noted.

l) St Bartholomew’s Court / Old Sealand Road – Sealand Road

RESOLVED – that Ian Jones – Flintshire County Council be asked whether cul-de-sac signs or street name plates that indicate a cul-de-sac can be installed at St Bartholomew’s Court and Old Sealand Road

m) Enforcement Hot Spots – Dog Fouling and Parking

RESOLVED – that Head of Streetscene at the County Council be asked to attend to the Sealand Hot Spots for parking – outside Sealand Primary School on Farm Road and Welsh Road junctions with Riverside Park / Foxes Lane. And also the Hot Spots for dog fouling – Sealand Road (from Manor Road to underpass), Foxes Lane, Farm Road and Welsh Road.

13/111 LIGHTING MATTERS

a) Street Lighting Report

The Clerk reported that he had been advised prior to the meeting by the County Council that all lights were working. Following the previous meeting the Clerk observed that the lights below were not working and immediately reported them to the County Council. 7 of the lights had been vandalised.

Foxes Lane - 6 lights 60 to 65 - Manor Road - 2 lights - 29 and 25

RESOLVED – that –

- a) the report be noted.
- b) when members of Council see that a light isn't working they should either contact the Clerk by email/text/phone or StreetScene.

b) Electrical Inspection – 40% of Street Columns

The Clerk advised that the first 40% of the lights have been inspected by the Lighting

Engineers at Flintshire County Council – the next 20% will be undertaken in the 2014/15 financial year.

RESOLVED – that the report be noted.

c) Review of Street Lighting Responsibilities – Flintshire County Council

The Clerk reminded Council that Darell Jones from Flintshire County Council had submitted the energy report via PDA and SP to gain the costing from the Mpan. This process is now complete with the transfer date being 5th August 2013 – the closing invoice has been received from Scottish Power and paid at the September meeting.

The Clerk advised that he has requested that the Council be invoiced for the period 5th August 2013 to 31st March 2014 and from then onwards Council to be invoiced on a half yearly basis.

RESOLVED – that the report be noted.

d) Lighting Improvements – 2013/14

The Clerk advised that all works have now been completed with new lights in place – working and adopted by Flintshire County Council.

The Council now has 138 columns having passed 32 over to Flintshire County Council for adoption since Council decided on its policy to reduce its lighting stock.

The Clerk suggested two or three columns could be upgraded and adopted in the 2013/14 financial year.

RESOLVED – that Flintshire County Council be asked to submit a quotation to upgrade the three remaining non adopted columns at East Green, Sealand Manor – columns 45, 46 and 49 and to include adoption costs.

13/112 FOXES LANE UNDERPASS

RESOLVED – that the matter be deferred to the next meeting pending the outcome of further rainfall.

**13/113 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

Grants will be considered for payment at the May 2013, November 2013 and February 2014 meetings of Council.

Allocation for the 2013/14 financial year is £4000. Spent so far is £1,150.00

The Clerk advised that a grant request has been received from Mrs C J Watson - Church Warden at St Bartholomew's Church, Sealand.

RESOLVED – that –

- a) in accordance with Section 137 of the Local Government Act 1971 that the Council should award a grant of £150 to St Bartholomew's Church which is in the best interests of the area and its inhabitants.

Payment to be made at the November 2013 meeting of Council.

- b) in accordance with Section 137 of the Local Government Act 1971 that the Council should award a grant of £100 to the Earl Haig Poppy Appeal which is in the best interests of the area and its inhabitants.

13/114 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 16th September 2013.

051256 - Conversion of existing loft space to provide two bedrooms and demolition of existing ground floor extension and rebuild to create new kitchen and dining area at 118 Welsh Road, Garden City, Deeside, CH5 2HX.

051282 - Application for variation of condition 42 of planning permission (049320) to amend the timing for the submission of the land contamination information from 'Prior to the commencement of development' to 'Prior to the commencement of each phase being occupied' at RAF Sealand South Camp, Welsh Road, Sealand, Deeside, CH5 2RD.

051291 - Erection of a free-standing sign at junction with Sealand Road Deeside Lane, Sealand, Chester, CH1 6BS.

051314 - Retrospective change of use of building and associated land to retail use Burgess Agricultural, Burgess Drive, Sealand, Chester, CH1 6BT

RESOLVED:- that –

- a) no objections be raised in respect 051256, 051282 and 051314.
- b) objections be raised with regard to 051291 on the grounds that the sign would not be in keeping with the open landscape of this area of Sealand. The sign would also act as a

potential traffic hazard on this section of the A548 whilst blocking driver's line of sight when accessing Sealand Road from Deeside Lane.

13/115 NOTIFICATION OF PLANNING PERMISSIONS

The Clerk advised that the Head of Planning had advised that the following planning application has been approved –

050748 – Change of use by addition of A1 retail shop at Unit 1, Deva Business Park, Welsh Road, Deeside. CH5 2HR

051138 – Siting of 2 portable units – stacked for use as canteen and toilet facilities at Deeside Farm, Deeside Lane, Sealand.

RESOLVED - that the report be noted.

13/116 ACCOUNTS FOR PAYMENT

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

Cheque No	Payable to	Details	Amount	VAT	Vat Code
002762	P. Richmond	Salary – October 2013	£555.39		
002763	HM Revenues and Customs Only	Income Tax – PR – October 2013	£188.00		
002764	Earl Haig Poppy Appeal	Wreaths and Grant	£100.00		
Total Spend			£843.39		

13/117 INCOME

The Clerk advised that Council had received the following income –

Lloyds TSB	Bank Interest	£1.77
Total		£1.77

RESOLVED - that the income be received.

13/118 CORRESPONDENCE

The Clerk detailed the following correspondence –

Head of Regeneration – Flintshire County Council – Diary Marker - Deeside Forum – 9th December 2013 4pm to 5.30pm Council Chamber – Connah’s Quay Town Council.

Pegasus Group - Public Consultation for Proposed Solar Park at land north of the A548 – Deeside. Wednesday 23rd October 2013 2pm to 8pm at Quay Building, Fron Road, Connah’s Quay.

Head of Street Scene –Flintshire County Council – Preparations for the Coming Winter.

RESOLVED- that the correspondence be noted.

13/119 REVIEW OF COMMUNITY AREAS AND COMMUNITY ELECTORAL ARRANGEMENTS

The Clerk advised that he had received emails from Peter Evans, Democracy & Governance Manager, Flintshire County Council providing an update on the community review process.

Firstly, I would like to thank your Council for having responded to the first consultation stage. All proposals received as part of that process have been carefully considered and this has contributed to a delay in moving the process onto the next stage. The next stage is for there to be a report to the County Council meeting on the 23 October to consider the draft proposals the Council's officers have prepared. I attach an advance copy of those draft proposals.

The proposals received from a small number of Town & Community Councils involved changing the wards so that they would not correspond to the County electoral divisions as this would cause an anomaly between community wards and County electoral divisions for the scheduled 2017 local government elections. Such proposals have not been incorporated into the Council’s draft proposals (see paragraph 3.04 of the attached report).

Where a Town or Community Council proposed changing its external boundary the County Council has consulted with the neighbouring town or community affected to obtain its views. The agreement or objection received from that neighbouring Town or Community Council has been an important factor in deciding whether to amend the external boundary in the County Council's draft proposals.

Where a Town or Community Council has made proposals that correct a current anomaly the County Council's draft proposals by and large have adopted that proposal provided it Complies with the guiding principles.

Following consideration by County Council on the 23 October it is the intention to submit a report to the next meeting of the Cabinet on the 19 November for it to agree the Council's draft proposals for the purposes of consultation. Unless there are to be significant changes to

the current version of the draft proposals, it is the intention that at the end of November there will be a further period of 9 weeks of public consultation on the draft proposals. I will write to you again at that time with the draft proposals as agreed by Cabinet. As with the first period of consultation I am also making arrangements for a series of consultation meetings for Town & Community Council representatives. Details of these meetings will be sent to you once the arrangements are finalised.

If at any stage you have any queries I trust you will not hesitate to contact either myself or my colleagues in the Electoral Services Team.

Sealand Community Council proposed that it should be de-warded and the overall membership increased from 12 to 13. The local County Councillor also made the same proposal. Flintshire's proposal is to agree that the Community Council and the local County Councillor should have its warding arrangements removed and the membership of the Community Council should be increased from 12 to 13 Councillors as required by the first guiding principle.

RESOLVED - that the report be noted.

13/120 PLANNING APPLICATION - 051107
PROPOSED RESIDENTIAL DEVELOPMENT – SMITHY GARAGE –
SEALAND ROAD.

The Clerk advised that he has received an email from the Chief Planning Officer referring to recent correspondence received in connection with the above application submitted under code no 051107. This application proposes the variation of condition 1 attached to planning permission 043041 (permitted October 2011), in order to extend the time period for the commencement of residential development at the above location for a further two years. I wish to advise that progression of the previous application submitted under code no 043041 was extremely protracted in order to ensure that satisfactory drainage proposals to serve the development are in place given that there is no adoptable mains drainage system in proximity to the site.

A consultant drainage engineer has been commissioned by the applicant and a drainage report undertaken on which consultation was undertaken with both the Environment Agency (now Natural Resources Wales) and Councils Technical Services Drainage Department in order to assess the acceptability of the drainage proposals advanced.

In summary a ground investigation report indicated that the sub strata was unsuitable to be used for the disposal of surface water by infiltration and the water table was potentially within 1m of the ground surface. As a result, foul waste has been designed to be dealt with by use of a private foul waste treatment unit such as the Klargest BF Biodisc. Discussions have taken place with the Environment Agency and provided that the foul water design complies with Pollution Prevention Guideline 4 (PPG4) and that the treatment unit meets the effluent discharge standards there is no objection to the use of a single unit, the capacity of which is acceptable to serve the 6 dwellings proposed. A foul water pumping station is also being

provided in order to lift the foul waste into the packaged treatment unit. In order to limit the amount of pumping equipment, the area for the treatment unit and mound is being lifted to provide a gravity flow and the whole area is to be contained within a brick wall enclosure. In terms of the disposal of effluent, it is proposed to provide a filtration system in the form of a suitably designed raised treatment mound with the levels set such that the effluent will be collected above the water table and routed into the existing highway ditch system. The raised mound filtration system will improve the quality of the waters so that it can discharge into the ditches whether they are dry or contain surface water. There is no objection to this approach from the Environment Agency or Councils Technical Services Drainage Department.

I also wish to advise that the drainage consultant confirms the need to carry out maintenance works to the drainage ditches including the removal of both silt deposits and saplings within the channel bed and banks as this will assist the highway authority with normal maintenance operations as well as improving the efficiency of the channel.

RESOLVED - that the report be noted.

13/121 SEALAND PRIMARY SCHOOL – REPRESENTATION ON THE GOVERNING BODY

The Clerk advised that he has been informed by Stephen Baldwin, Clerk to the Governing Body, Sealand Primary School that at the last governors' meeting at Sealand Primary School he received a resignation letter from Cllr Gwyneth Bullock. This leaves the Community Council unrepresented on the governing body until your Council can find a replacement. I will leave this with you, but can you please make it clear to whoever it turns out to be that they will need to make contact with the school as soon as possible to arrange for an enhanced CRB disclosure. The Clerk confirmed that the newly elected member of the Governor Body will serve a four year period that will start from the date the Clerk of the Governing Body receives details of the Council's new representative.

RESOLVED- that –

- a) the report be noted.
- b) Councillor David Wisinger be elected as the Council's representative on the school's governing body.

13/122 SEALAND MANOR COMMUNITY CENTRE

It was reported that there is still a delay in concluding on contracts for the demolition of the centre whilst arrangements to remove the asbestos is concluded.

RESOLVED – that the report be noted.

SEALAND COMMUNITY COUNCIL – SUMMARY ACCOUNTS
2013/14 FINANCIAL YEAR

The Clerk outlined overall estimated expenditure and income for the 2013/14 financial year up to cheque number 002763

2 0 1 3 / 1 4
Financial Year

	Actual	Anticipated	Difference
Income			
General Admin Inc. Precept	£35,333.33	£53,000.00	-£17,666.67
Bank Interest	£10.28	£20.00	-£9.72
Insurance Claims / Refunds	£0.00	£0.00	£0
VAT Refund	£1,500.21	£1,500.00	£0.21
Milk Claims	£0.00	£750.00	£0
Total	£36,843.82	£55,270.00	-£18,426.18
	Actual	Anticipated	Difference
Expenditure			
Play Areas	£0.00	£9,200.00	£0
Staffing Costs	£4,396.26	£7,537.00	£3,140.74
General Admin Costs	£2,571.42	£4,870.00	£2,298.58
S137 Grants	£1,150.00	£4,000.00	£2,850.00
CCTV	£0.00	£1,285.00	£0
Street Lighting	£10,158.02	£25,800.00	£15,641.98
Notice Boards	£0.00	£500.00	£0
Insurances	£2,295.21	£5,600.00	£3,304.79
Milk	£1,462.65	£4,700.00	£3,237.35
Election Costs	£0.00	£0.00	£0
Total	£22,033.56	£63,492.00	£41,458.44
C u r r e n t Summary			
Balance as at 31 March 2013	-	£41,708.04	
Total Expenditure		£22,033.56	
Total Income		£36,843.82	
Balance		£14,810.26	
Overall balance as at 21st October 2013		£56,518.30	
VAT Costs for 2013/14		£549.61	

