TOWN HALL MANAGEMENT COMMITTEE

The Minutes of the proceedings of a meeting of the Town Hall Management Committee held in the Council Chamber, Town Hall, Flint on Monday the 14th January, 2019.

PRESENT: The Town Mayor Councillor D.L. Cox, J.P, (in the Chair for minute no's: 80 and 81, of the agenda):

Councillor M.W. Moore thanked members and took the Chair for minute no: 82-8

Councillors: Ms M. Buckley Mrs. J. Cunningham, P. Cunningham, Mrs. N. Davies, The Reverend B. Harvey, J. Johnson, M/s R. Johnson, Mrs E. Jones, Mrs. L.B Jones, J.P. S.K. License, M. W Moore, Mrs. M. Perfect, Mrs. V. Perfect, I.B. Roberts

APOLOGIES FOR ABSENCE: Councillors: M. Evans, Miss S.M. Moore.

IN ATTENDANCE: J.A. Loveridge, Town Clerk.
Mrs. S.C. Williams, P.A. to the Clerk.

80.
DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT:

There were no declarations of interest.

81.
APPOINTMENT OF CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018-2019:

Upon Councillor M.W.Moore being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor M. W. Moore be unanimously elected as chair of this Committee for the balance of the Municipal year 2018-2019.

82.
APPOINTMENT OF DEPUTY CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018- 2019:

Upon Councillor Mrs J. Cunningham being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor Mrs J. Cunningham be unanimously elected as deputy chair of this Committee for the balance of the Municipal year 2018-2019.

83.

TOWN HALL REFURBISHMENT:

The Town Clerk reported that the works were at last, over 12months in to a 5 month contract , approaching their final phase! The new external doors were due to be fitted and the handrail had been ordered . It remained a matter of regret that the balcony doors had proved an intractable problem and n resolution had been found that would permit the installation of double glazing also permit the doors to be opened . It was felt that access to the balcony was an important feature of the building and with the expiration of the Heritage scheme that item had had to be removed from the works . The Town Clerk hoped that all of the preparatory work already undertaken and the plans prepared would enable the issue to be addressed very soon in the future when the financial position had been resolved . He confirmed that he was to meet the Heritage architect who had been administering the scheme to establish the full extent of the Councils need for a PWLB loan as previously authorised .The Town Council had been fortunate in that the grant had been utilised to front end load the payments that had been made with the Town Council paying the VAT and professional fees that were not covered by the grant. This expenditure had been met from the Councils own resources and thus the Council had been spared the need to activate the loan and thus spared circa £10k in interest repayments in this financial year . The Town Clerk confirmed that the application for a loan would still have to be made in the sum of £150,000.00 due in large measure to the uncertainty over the recovery of VAT which would only be resolved when the final accounts had been prepared and an application for repayment of the VAT could be made to HMRC. There was no alternative to enable the scheme to be finished and the Council to honour its other commitments but to proceed with the loan and he repeated his earlier advice that if the VAT recovery was successful the Council should seek early repayment of a part of the loan up to the value of the recovered sum. The question of the balcony doors however may mean that the Council could consider the size of any early repayment afresh against the costs associated with resolving that problem

RESOLVED:

That the report be received and noted and that the

Town Clerk be authorised to proceed accordingly.

84.

TOWN HALL STAFFING ISSUES.

The Town Clerk reminded members that he was in fact serving his notice and only remained in post because he had been advised that the best time for a handover would be at the end of the financial year. An advertisement for the vacancy would be published this month. The Town Hall janitor had coincidentally handed in her notice and hoped to finish at the same time as the Town Clerk it would therefore be appropriate to also advertise for a replacement janitor now. Upon general agreement and noting the Town Clerks comments it was :-

RESOLVED:

That the position be noted and that vacancies for both posts be advertised as suggested .

85.

BUDGET PERFORMANCE OF THIS COMMITTEE 2018-2019.

_The Town Clerk advised that most of the Committees budget and a great deal more had been consumed in the major works on the Town Hall as discussed in the previous item .That situation would be addressed in year by the PWLB loan .Aside from the building works the committee had performed on target and had made some modest savings

RESOLVED:

That the report be received and noted

86.

BUDGET REQUIREMENTS OF THIS COMMITTEE 2019-20.

The Town Clerk referred to the previous discussions and indicate a number of pressures new to the committee. The Loan repayments of circa £10k would have to be budgeted for as would the increase in the minimum wage and the likely need to establish a pension scheme .Up until now the Town Council had had no employees eligible for automatic enrolment and none who wished to volunteer thus had not needed a scheme . It was likely that either or both the new Town clerk and the Janitor would be subject to automatic enrolment and thus the Council should be preparing for a scheme. There was also the question of allowances for members to budget for as required by the Independent Remuneration Panel for Wales this was especially so given the reversion to committees which begged the question of special responsibility allowances once again. Finally there was likely to be an increase in the insurance costs following the claims and the revaluation of the Town Hall from £600k to £1.2m.

RESOLVED:

That the Town Clerks report be received and that the budget pressures identified be recommended to the Finance and Policy Committee for inclusion in budget for 2019/20.

87.

COMMITTEE TERMS OF REFERENCE

The Town Clerk advised that there was np apparent need to address this item now.

RESOLVED:

That the report be noted

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of a meeting of the Town Hall Planning Committee held in the Council Chamber, Town Hall, Flint on Monday the 14th January, 2019.

PRESENT: The Town Mayor Councillor D.L. Cox, J.P, (in the Chair for minute no's: 88 and 89 of the agenda):

Councillor J. Johnson thanked members and took the Chair for Minute No: 90-94

Councillors: Ms.M. Buckley Mrs. J. Cunningham, P. Cunningham, Mrs. N. Davies, The Reverend B. Harvey J. Johnson M/s R. Johnson, Mrs. E. Jones, Mrs. L.B Jones, S.K. License, M.W. Moore, Mrs. M. Perfect Mrs. V. Perfect I.B. Roberts

APOLOGIES FOR ABSENCE: Councillors: M. Evans, Miss. S.M. Moore.

IN ATTENDANCE: J.A. Loveridge, Town Clerk.
Mrs. S.C. Williams, P.A. to the Clerk.

88.
DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT:

There were no declarations of interest.

89.
APPOINTMENT OF CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018-019

Upon Councillor J. Johnson being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor J. Johnson, be unanimously elected as chair of this Committee for the balance of the Municipal year 2018-2019.

90.
APPOINTMENT OF DEPUTY CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018- 2019.
Upon Councillor Mrs. L. Jones JP being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor Mrs. L. Jones JP be unanimously elected as deputy chair of this Committee for the balance of the Municipal year 2018-201

91.

TO CONSIDER THE PLANNING APPLICATIONS ON THE SCHEDULE TABLED:

1. Plan No: 059356
   Proposal: The retrospective application of the installation of an ATM installed through a composite security panel to the far left hand side of the shop front.
   Location: 40-42 Church Street.

2. Plan No: 059357
   Proposal: Integral illumination and screen to the ATM facia internally illuminated free cash withdrawals sign above the ATM blue LED halo illuminated to the surround.
   Location: 40-42 Church Street.

3. Plan No: 059399
   Proposal: Proposed erection of 52 dwellings including highways, Public open space, landscaping and all associated works.
   Location: Croes Atti, Chester Road, Oakenholt.

RESOLVED:

That there be no objection to the applications numbered 059256 & 059357.

BUT

That in relation to the application 059399 the Town Council express their concern at the value of any comment that they could make given the frequency of applications to vary or substitute house designs numbers or styles in any development and instructs the Clerk to seek the attendance of planning officer at a future Town Council meeting to address this issue .

92.

BUDGET PERFORMANCE OF THIS COMMITTEE 2018-2019.

The Town Clerk reported that there was little expenditure under the control of this committee and no income therefore there was little to report and it was:-

RESOLVED:

That the report be noted

93.
BUDGET REQUIREMENTS OF THIS COMMITTEE 2019-20

There being no need identified by members for any expenditure that would entail budget bids for this committee it was:-

RESOLVED:

That there be no additional budget bids from this committee

94.
COMMITTEE TERMS OF REFERENCE

The Town Clerk advised that there was no apparent need to address this item now and it was therefore:-

RESOLVED:

That the report be noted

GENERAL PURPOSES COMMITTEE

The Minutes of the proceedings of a meeting of the Town Hall Planning Committee held in the Council Chamber, Town Hall, Flint on Monday the 14th January, 2019.

PRESENT: The Town Mayor Councillor D.L. Cox, J.P, (in the Chair for minute no's: 95 and 96, of the agenda):

Councillor Mrs. M. Perfect thanked members and took The Chair for minute no: 97-102.

Councillors: Ms M. Buckley Mrs. J. Cunningham,
P. Cunningham, Mrs. N. Davies
The Reverend B. Harvey J. Johnson
M/s R. Johnson, Mrs. E. Jones,
Mrs. L.B Jones J P, S.K. License
M.W. Moore, Mrs. M. Perfect
Mrs. V. Perfect I.B. Roberts

APOLOGIES FOR ABSENCE: Councillors: M. Evans, Miss. S.M. Moore.

IN ATTENDANCE: J.A. Loveridge, Town Clerk.
Mrs. S.C. Williams, P.A. to the Clerk.

95.

DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT:

There were no declarations of interest.

96.

APPOINTMENT OF CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018-019

Upon Councillor Mrs. M. Perfect being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor Mrs. M. Perfect be unanimously elected as chair of this Committee for the balance of the Municipal year 2018-2019.

97.

APPOINTMENT OF DEPUTY CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018- 2019.

Upon Councillor S.K. License being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor S.K. License be unanimously elected as deputy chair of this Committee for the balance of the Municipal year 2018-2019.

98.

BUDGET PERFORMANCE OF THIS COMMITTEE 2018-2019:

The Town Clerk reported that this committee had performed within budget and had in the case of the Festival generated income which had not been budgeted for and which the Town Council had been pleased to distribute to those organisations who had most supported the events .An in year provision for the Top shops had been sufficient only for the limited works authorised.

RESOLVED:

That the report be noted.

99.

BUDGET REQUIREMENTS OF THIS COMMITTEE 2019-20:

The Town Clerk advised that he was only aware of one area for consideration .If it was the wish of members to pursue further works at the Top Shops a Budget bid should be made and members may wish to set a limit of an additional £1,000.00 on that bid .After some discussion and there being no further bids identified it was:-

RESOLVED:

That the Finance and Policy Committee consider a bid for the sum of £1,000.00 for works to the paved area at the top shops .

100.

FLINT HEALTH AND WELLBEING CENTRE ACTUAL SERVICES PROVIDED AGAINST PROPOSED SERVICES:

The Leader of the Council, Councillor I.B. Roberts said that he was concerned to establish whether Betsi Cadwalladr Health Board still had the aspiration to turn the new health centre into a Beacon of Excellence as they had proclaimed to the Town Council. He was concerned that this ambition which the Town Council had wholeheartedly endorsed may have been quietly abandoned in favour of a drift to mediocrity at best. It appeared that given the waiting times for what was there and the lack of meaningful access to promised services that that even mediocrity would be difficult to achieve. A number of members commented upon their own woeful experiences and complaints from constituents that covered a range of failings at the new centre. Councillor the reverend Brian Harvey pointed out that the information leaflets provided at the centre were four years old and were therefore of little value in informing patients of what services were currently available but rather served as a further irritant when comparing the contents to the actual position .After general discussion it was :-

RESOLVED:

That the Town Clerk do write to the Health Board and invite the Chair and senior managers to attend a future meeting of the Town Council to explain what services are actually being delivered and what is proposed for future delivery and whether or not the Centre remains on target to achieve Beacon Status and to seek an explanation as to why any services previously proposed for delivery are not in fact now being delivered Such letter to be copied to both the Town's MP and AM inviting their comments and or support.

101.

FLINT COMMUNITY HOSPITAL, HEALTH BOARD PROPOSALS FOR FUTURE USES:

The Leader of the Council, Councillor I.B. Roberts informed members that he understood that there was a covenant on the title to the former cottage hospital that restricted its user to purposes connected to health of residents of Flint .In the light of that and that the perceived shortcomings of the new health centre as detailed by many members in the previous item he asked that the Town Clerk do write to the Health board inviting them to comment upon their proposals for the future use of the hospital site and how it might best be used to assist the attainment of Beacon Status for Flint health Care provision . The clerk should send the letter at the same time as the one previously resolved and invite the responsible leaders of the Health board to address the Town Council upon these proposals.

RESOLVED:

That the Town Clerk do write to the Health Board in the terms set out above "inviting them to comment upon their proposals for the future use of the hospital site and how it might best be used to assist the attainment of Beacon Status for Flint health Care provision" and invite the responsible leaders of the Health board to attend a future meeting of the Council to address the Town Council upon their proposals.

102.

COMMITTEE TERMS OF REFERENCE:

The Town Clerk advised that there was no apparent need to address this item now as the terms of reference remained appropriate to the needs of the Committee and it was therefore:-

RESOLVED:

That the report be noted

FINANCE AND POLICY COMMITTEE

The Minutes of the proceedings of a meeting of the Finance and Policy Committee held in the Council Chamber, Town Hall, Flint on Monday the 14th January, 2019.

PRESENT: The Town Mayor Councillor D.L. Cox, J.P, (in the Chair for minute no's 103 and 104, of the agenda):

Councillor D.L. Cox thanked the members and took the Chair for minute no: 105-115.

Councillors: M/s M. Buckley Mrs. J. Cunningham, P. Cunningham, Mrs. N. Davies The Reverend B. Harvey, J. Johnson M/s R. Johnson, Mrs. E. Jones, Mrs. L.B Jones JP, S.K. License, M.W. Moore, Mrs. M. Perfect Mrs. V. Perfect I.B. Roberts

APOLOGIES FOR ABSENCE: Councillors: M. Evans, Miss. S.M. Moore.

IN ATTENDANCE: J.A. Loveridge, Town Clerk.
Mrs. S.C. Williams, P.A. to the Clerk.

103.
DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT:

There were no declarations of interest.

104.
APPOINTMENT OF CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018-019

Upon Councillor D.L. Cox being nominated and duly seconded and with no other nominations being made it was:-

RESOLVED:

That Councillor D.L. Cox be unanimously elected as chair of this Committee for the balance of the Municipal year 2018-2019.

105.
APPOINTMENT OF DEPUTY CHAIRMAN FOR THE BALANCE OF THE MUNICIPAL YEAR 2018- 2019.

Upon Councillor the Reverend B. Harvey, being nominated and duly seconded and with no other nominations being made it was:

RESOLVED:

That Councillor the Reverend B. Harvey, be unanimously elected as deputy chair of this Committee for the balance of the Municipal year 2018-2019

106.
ACCOUNTS FOR PAYMENT

The schedule of accounts was not available to members in the chamber and it was therefore:-

RESOLVED:

That the schedule of accounts be deferred until the next meeting.

107.
APPLICATIONS FOR FINANCIAL ASSISTANCE.

The Town Clerk reported that no such applications had been received.

RESOLVED:

That the position be noted

108.
BUDGET PERFORMANCE OF THIS COMMITTEE 2018-201.

The Town Clerk confirmed that this committee remained within budget notwithstanding the challenges previously reported and those anticipated for the remainder of the financial year.

RESOLVED:

That the report be received and noted

109.
BUDGET REQUIREMENTS OF THIS COMMITTEE 2019-20:

The Town Clerk reported that here were no particular initiatives that required budget bids .However the Town Council had not in the past made provision for reserves and that had made for interesting challenges in dealing with in year pressures and the recent review of Town and Community councils pointed towards the likely increase in financial demands over the coming years, members might therefore wish to consider the creation of a Policy reserve in this this committee.

RESOLVED:

That the report be received and noted and the issue of reserves be considered in the round when the full budget picture is laid out at the precept meeting.

110.

TRANSPORT FOR WALES PROPOSED FUTURE SERVICE PATTERNS AT FLINT STATION.

The Leader of the Council, Councillor I.B. Roberts had studied these proposals and now sought the support of members in efforts to ensure that there would be no loss of services at Flint Station .It was his view that the service should not simply be maintained but that it should be developed and enhanced .There was a danger that concentration on the development at Shotton station could mean a consequential loss to Flint and this would be most regrettable .Flint was after all uniquely placed as an interchange to cater for an expansion of passenger numbers, it had car parking facilities and space around the footprint to cater for buses taxis etc. and all that could be required to cope with the provision of more services. The Local MP had always championed the needs of railway users in Flint and his support should be enlisted as should that of the Assembly member, in attempting to open a dialogue with Transport for Wales and the Train companies concerned.

RESOLVED:

That the Town Clerk do write to the Minister at the Welsh Government enclosing a copy of this minute and expressing this Councils concern that there should be no loss of services for Flint and extending an invitation to the minister to attend or arrange for senior officers to attend a future meeting to explain how services could be enhanced for the benefit of Flint and this wider area of North Wales.

111.

TRANSPORT FOR WALES PROPOSED SERVICE DEVELOPMENTS AT FLINT STATION INCLUDING NORTH WALES METRO.

The Leader of the Council, Councillor I.B. Roberts expressed his concern that the current over concentration on Shotton as a rail hub was to the very real detriment of Flint .In particular the North Wales Metro would provide a valuable service to Flint, Mold, and Holywell etc operating from Flint rather than terminating at Shotton. This would provide the opportunity to address the historic neglect of this part of North Wales by the creation of an interchange at Flint which would have a huge catchment area and would open up access from the hinterland of the area. The Town Council should seize any and every opportunity to discuss proposals which could enhance the passenger experience. Not only could the border land travel be enhanced but the North South travel to and from Cardiff presented opportunities for the benefit of the whole of Wales. The strategic position of Flint appeared not to be acknowledged in current plans and the opportunities of direct links by dedicated bus service from Flint Station to the Deeside Industrial Park using the Flintshire Bridge appear not to have been even thought of . There was a compelling case for the enhancement of Flint Station into a regional hub and vibrant interchange. A number of members spoke in similar vein and it was noted that there appeared to be little forward thinking in current proposals after a further general discussion it was :-

RESOLVED:

That the Town Clerk do write to Transport for Wales and seek to establish ongoing dialogue with that body and all interested parties/organisations in efforts to enhance the travel experience in and through Flint whether local regional or national for the benefit of both operators and passenger

112.

PASSENGER LIFTS AT FLINT STATION.

The Leader of the Council, Councillor I.B. Roberts suggested that attention should be given to the disabled access to the platforms at Flint and the restrictions that were currently in place. Plans had been unveiled a long time ago for lifts to be installed but no progress appeared to have been made towards the actual installation. It was now high time that such progress was made.

RESOLVED:

That the Town Clerk do write to the Town's M.P. and the Department for Transport to urge progress on this provision.

113.

CONDITION OF THE BARDYN PUMPING STATION:

The Leader of the Council, Councillor I.B. Roberts informed members that in his view the pumping station had been allowed to become an eyesore which was detrimental to the amenity. It was furthermore entirely at odds with the partnership approach that was being followed with Cadw , The Welsh Government , the County Council, Town Council. RNLI, Football and Rugby Clubs to secure the exciting redevelopment of the foreshore area . something should be done to improve at least the appearance of the facility .

RESOLVED:

That the Town Clerk do write to Welsh Water and /or natural resources_Wales to seek immediate attention to this building and invite the owners to join in the foreshore project.

114.

CONSIDERATION OF THE COUNCIL'S OVERALL BUDGET REQUIREMENTS AND RECOMMEND PRECEPT OPTIONS TO THE TOWN COUNCIL MEETING ON MONDAY 28TH JANUARY 2019:

The Town Clerk reminded members of the financial climate for the next financial year which would be shaped by the need to begin repayments on the loan from the PWLB .Fortunately the previous loan for the passenger lift was coming to an end so that there would be minimal overlap .In real terms the Town Council would have to find approximately £15,000.00 to simply stand still and address the loan repayments, pension provisions, minimum wage increases and insurance increases. Bids for growth would also put pressure on the budget so that a figure of around £18,000.00 was a realistic increase .Increases in the council tax base as notified by Flintshire County Council indicated that this could be achieved with an increase of just over 4%. The Town Clerk had lamented in previous years the cumulative effect of the conscious policy of keeping the council tax down formerly adopted by the Town Council which meant that large percentage increases were necessary to achieve any actual usable increase in income because of starting from a low base. He suggested that now was the time to learn from that and ensure that the base was kept at a higher level. He therefore suggested that he Town Council should look to options for increase of between 4% and 5.5%.and that worked examples should be available for the precept meeting. A number of members commented upon the pressures and the need for increases with the Leader of the council confirming the increased council tax base and it was noted that the number of applications for development meant that this was likely to grow further After general discussion it was :-

RESOLVED:

That the Town Clerk's comments be noted and that he be instructed to prepare worked examples of an increase of between 4% and 5.5% for the Town Council to consider at the precept meeting .

115.

COMMITTEE TERMS OF REFERENCE

The Town Clerk advised that there was no apparent need to address this item now as the terms of reference remained appropriate to the needs of the Committee and it was therefore:-

RESOLVED:

That the report be noted

Before the meeting opened Councillor Paul Cunningham led those present in prayer.

FLINT TOWN COUNCIL

The Minutes of the proceedings of a meeting of the Flint Town Council held in the Council Chamber, Town Hall, Flint, on Monday the 28th January 2019.

PRESENT: The Town Mayor, Councillor D.L. Cox, J.P.
Deputy Mayor, Councillor Mrs. N. Davies.

Councillors: M/s M. Buckley, Mrs. J. Cunningham, P. Cunningham, M. Evans, M/s R. Johnson, J. Johnson, Mrs. L.B. Jones, J.P, S.K. License, M.W. Moore, Miss. S. Moore, Mrs. M. Perfect, Mrs. V. Perfect, I.B. Roberts.

Mrs E Jones

APOLOGIES FOR ABSENCE: Reverend B. Harvey,

IN ATTENDANCE: J.A. Loveridge, Town Clerk.
Mrs. S.C. Williams, P.A. to the Town Clerk.

116.

DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT:

There were no declarations of interest.

117.

MINUTES:

RESOLVED:

That the Minutes of the proceedings of the Flint Town Council Meeting held on Monday the Friday 18th December, 2018, be confirmed as a correct record and signed by the Town Mayor, Councillor D.L. Cox, J.P.

118.
MINUTES OF COMMITTEES:

The Minutes of the following committees were submitted for approval and adoption.

1 Town Hall Management Committee

Meeting held on Monday the 14th January 2019.

2. Town Planning Committee:

Meeting held on Monday the 14th January 2019.

3. General Purposes Committee:

Meeting held on Monday the 14th January 2019.

4. Finance and Policy Committee:

Meeting held on Monday the 14th January 2019.

RESOLVED:

That the minutes of each of the above Committees, held on the 14th January 2019 be approved and adopted.

119.

TO RECEIVE A PRESENTATION FROM OFFICERS OF FLINTSHIRE COUNTY COUNCIL PLANNING DEPARTMENT AS REQUESTED BY MEMBERS.

The Town Mayor welcomed Ms Mandy Lewis and Mr Karl Slater of Flintshire County Council to the meeting and explained that the Town Council had invited them to the meeting to address the Council's minuted concerns about the practice of developers applying for and obtaining permission for a development of a certain number of houses of particular descriptions only to subsequently seek to vary either or both of the numbers and descriptions which appeared to the Town Council to undermine the basis of the original grant . The Town Council was anxious to hear the officers' views of this position .M/s Lewis confirmed that she was the Development Manager for the County Council and as such she was responsible for managing the processing of all planning applications in Flintshire and that her colleague Karl Slater had particular experience of the developments past and present in the Flint area .M/s Lewis then outlined the legislative background and the constraints within which the County council had to work when processing a developers application .In short the legal position was that developers had a right to apply to vary the details of a grant of planning permission and the County Council were unable to refuse to accept the application which then had to dealt with strictly in accordance with planning law and practice . The reasons normally given for changes in numbers or housing types were that the whole process of identifying and planning for any development was a long term one and that developers necessarily took a long term view of what they thought the housing market was likely to be like a number of years into the future when designing the development and going through the planning process .by the time that the development was underway the developers often found that market forces meant that the demand for housing of different types had gone up or down leading to applications to vary the details of the grant to increase the saleability of the houses then being constructed .It was in fact a national feature that austerity had seen the demand for larger executive style housing fall away and a commensurate increase in demand for smaller more economic and manageable examples showed progressive room for the Council to meet its aspirations and to even begin to provide room to build up reserves. He reminded members that the Town Council had never had reserves as such and had survived from year to year on operating balances which whilst an interesting approach was one which carried significant challenges . From a Clerks point of view the 5.14% figure was the realistic maximum that he could expect from the Council and he acknowledged that in actual sums achieved the impact of an increase of over 5% may not be judged worth the negative impact that could be generated . Members were fully aware of the pressures facing the council and had before them the range of options to consider and given that the formula for the calculation was before them could indeed propose other examples . A number of members spoke against the idea of 5.14% and all acknowledged the pressures facing the Town Council and after general discussion there was a consensus in favour of the second example in the range prepared by the Town Clerk that of 4.33% and it was:-

RESOLVED:

That the Town Council budget be approved and the precept for The financial year 2019/20 be set in the sum of £ 222,750.00 which is an increase of 4.33% on a band D charge and that the Town Mayor and Town Clerk do notify the County Council accordingly

122.

TO DETERMINE THE COUNCIL'S RESPONSE TO THE BOUNDARY COMMISSION OF WALES UPON THE REVIEW OF THE ELECTORAL ARRANGEMENTS FOR FLINTSHIRE.

The Town Clerk reminded members of their previous considerations of this matter and advised that if any response was to be submitted by the Town Council then it would have to be authorised by this meeting . He confirmed that the review primarily concerned the County divisions but that there would inevitably be consequences down the line for the Town Council flowing from any changes that were made .He also confirmed that the Town Council did not have to make any response and that there would be a further consultation upon any draft proposals that the commission made in the future and the Town Council could if it chose keep it's powder dry and await that consultation to determine whether or not there was a need to make any response as it could be that the draft proposals were acceptable to the Town Council .That would however run the risk that it might in practice be too late to influence thinking and therefore change any part of the draft proposals that the town Council were unhappy with .It was the Town Clerk's advice that a response which noted the large number of extant permissions for development in Flint and the similarly large number of pending applications meant that there was a certainty of significant increase in population over the immediate future and very real probability of an even more significant increase over five year period relevant to the commission's deliberations .Any response could the argue for the status quo to be preserved at County Level as there was already an established community of interests and geographical identity which were properties . Mr Slater confirmed that this was indeed the main driver in the applications that were being made in relation to the Croes Atti development. In response to a number of questions both officers confirmed that the lead time on developments was such that it really was the case that even after almost 10 years of austerity the changes were still being driven by market forces and similarly that explained why developers who were only now submitting plans such as the Northop road proposals may be taking their own longer view rather than the already established developments .Councillor r. Johnson raised the issues of the conditions on the Croes Atti development around the medical centre and shops and sought confirmation that these would be enforced and also queried why residents were paying a green tax on open spaces to the developer . Responding Mr Slater confirmed that events at Betsi Cadwalladr with the new health centre had overtaken that particular condition but that similar but that shops were in prospect .On the issue of the green tax m/s Lewis advised that this was because the open space had not been adopted by the Council and indeed had not been requested to do so. The council therefore had no control over this and owners should have been made aware of these charges during the purchasing process. It was suggested that there should be a limit of say 10% for changes to permissions but M/s Lewis said this would require legislation In summary M/s Lewis emphasised the quasi-judicial nature of the planning process which circumscribed the ways in which the County council could act and that in addition the County Council had always to be aware of the right of appeal to the Welsh Government which could carry a penalty in costs. The Mayor thanked the officers for their attendance and their most informative presentation and answers to the questions posed by members.

When the officers left members considered a number of possible courses of action and after some further discussion it was:-

RESOLVED:

That the presentation be received and noted and that the officers be thanked for their attendance and that as a result there of the Town clerk to write to the towns Assembly member and the Welsh Government minister to seek changes in the law to protect areas from this creeping change to planning permissions after initial grant whether by way of limit or by other means and that the Council do consider further actions in the light of the responses received .

120.

TO APPROVE THE COUNCIL'S BUDGET AND SET THE PRECEPT FOR THE FINANCIAL YEAR 2019/2020.

The Town Clerk reminded members of the detailed consideration of the Council's budget requirements for the next financial year at the Committee meetings on the 14th January. In accordance with the resolution of the Finance and Policy committee he had prepared and circulated to members 4 worked examples of precept estimates which ranged from an increase of 3.44% by stages to an increase of 5.14%.He had started at 3.44% as that represented in his view the absolute minimum increase needed to enable the Council to meet its known and planned commitments .Each of the next 3