

MINUTES OF THE HYBRID COUNCIL MEETING OF SALTNEY TOWN COUNCIL HELD ON WEDNESDAY, 8 OCTOBER 2025 AT SALTNEY COMMUNITY CENTRE, SANDY LANE, SALTNEY.

PRESENT: Councillor, Ros Griffiths, Mayor, Councillors, A B Gregory, E Gregory, R Lloyd, R McKeown, A Roberts, , J Shallcross, K Shallcross and T Brown, Town Clerk.

Councillor Rodham was unable to join the meeting due unforeseen technical difficulties in streaming the meeting.

75. APOLOGIES

Apologies were received from Councillors J Brett-Roberts, P Brett-Roberts, and M Robinson. S Rodham

76. PUBLIC ATTENDANCE AT ORDINARY COUNCIL MEETINGS – PERSON WISHING TO SPEAK

There were 2 members of the public in attendance.

One member of the public spoke in relation to agenda item 10 Planning Application – To Change the Use from an Existing Former Public House to a House of Multiple Occupation (HMO). He spoke against the application as a concerned neighbour.

77. CODE OF CONDUCT - DECLARATIONS OF INTEREST

There were no Declaration of Interest were made.

78. MINUTES

RESOLVED: That

the Minutes of the Council meeting held on Wednesday, 10 September 2025 be confirmed as a correct record and signed by the Chairman.

79. MATTERS ARISING

There were no matters arising.

VACANCIES FOR CO-OPTION - MOLD JUNCTION AND STONEBRIDGE WARDS

Members considered the application received for the two vacancies in Mold Junction (1) and Stonebridge (1) Wards.

Members considered 1 application for the two vacancies in Mold Junction ward and Stonebridge ward.

The applicant gave brief description of what they would bring to the Town Council, following answering a series of informal questions from members, a vote was taken. And Michelle Anderson was co-opted on to the Town Council.

RESOLVED: That

Michelle Anderson, be co-opted on to the Town Council, in the Mold Junction Ward.

80. POLICE MATTERS

No representative was available to attend in person.

Issue of Electric Scooters on the coastal path on pavements and outside local schools was a continual issue.

Saltney Mold Junction | Police.uk (www.police.uk)

Saltney Stonebridge | Police.uk (www.police.uk)

81. STREETSCENE

The Clerk had written to Streetscene about the weeds along the high street, and the drains that were block around the township and asked for them to be cleared. No response had been received.

82. MAYORS COMMUNICATION

The Mayor reported that she had attended civic services for Llangollen Town Council, Flintshire County Council, Holywell Town Council.

Attended the Lord Mayors Charity Dinner at Eaton Hall.

The Mayor was thanked for reporting the events she had attended since the last meeting.

RESOLVED: That

the Mayors report be received.

83. PLANNING APPLICATIONS

Ref: 25/03016/FUL

Proposal: Demolition of existing buildings and the erection of a drive-thru restaurant
(Use Class E / Sui Generis) with associated access, servicing, car parking,

Location: hard and soft landscaping, substation and other associated works
Land At Junction of Chester Street and Boundary Lane Saltney Chester CH4 8RD

<https://www.cheshirewestandchester.gov.uk/residents/planning-and-buildingcontrol/see-or-comment-on-planning-applications.aspx/>

RESOLVED: That

Saltney Town Council submit its objection to the planning application.

Ref: FUL/000778/25

Proposal: To Change the Use from an Existing Former Public House to a House of Multiple Occupation (HMO)

Location: Corner Pin, 186, High Street, Saltney, Chester, CH4 8SQ

<https://digital.flintshire.gov.uk/FCC/Planning/Home/Details?refno=FUL/000778/25>

RESOLVED: That

Saltney Town Council submit its objection to the planning application.

84. PEDESTRIAN CROSSING OUTSIDE SALTNEY FERRY PRIMARY SCHOOL

The Clerk gave a verbal report to members concerning the streetlight outside the school. The streetlight in which the pedestrian crossing was linked up to belonged to Saltney Town Council.

The Town Clerk had received a request from Flintshire County Council for to adopt the streetlight from the Town Council .

RESOLVED: That

the Town Clerk be asked to inform Flintshire County Council that they could formally adopt the streetlight.

85. FLINTSHIRE DEVELOPMENT SUMMER PLAYSCHMES 2025 – END OF SUMMER REPORT

The report highlighted key successes, community engagement, and updates from across Flintshire.

RESOLVED: That

the report be received.

86. DEMOCRACY AND BOUNDARY COMMISSION CYMRU - DRAFT ANNUAL REPORT 2026-27

The report outlined the Commission's proposed determinations on the remuneration, expenses, and benefits for elected and co-opted members across Wales's principal councils, community and town councils, fire and rescue authorities, and national park authorities.

It was the first draft report since the Commission assumed responsibility for the remit from the Independent Remuneration Panel for Wales. It reflected a continuation of the robust framework inherited, whilst also initiating a forward-looking review of key areas including:

- Resettlement payments for councillors who are unsuccessful when seeking re-election.
- The remuneration framework for senior roles in principal councils and corporate joint committees.
- The methodology for annual uprating, including considering whether the Annual Survey of Hours and Earnings remained the most appropriate measure.
- Ongoing engagement with stakeholders such as the Welsh Local Government Association and One Voice Wales.

The Commission had proposed that the basic salary for elected members be increased to £21,044, in line with the rise in average earnings. The increase in the basic annual salary was 6.4%, and it was proposed to maintain the existing banding structure for

senior roles. Further details, including specific salary levels and allowances, are set out in the report.

RESOLVED: That

the Town Council note the Draft Annual Report for 2026-27

87. ACCOUNTS

In accordance with the instructions from the Auditors, to receive a copy of the cash book and the bank reconciliation reports.

No questions to the Clerk.

RESOLVED: That

the financial reports be received.

88. QUESTIONS

There was one question to the Clerk from Councillor Roberts

Q. Given the recent planning applications which are of increase community interest such as HMOs, McDonalds development etc would it be possible to have open applications listed for updates in Full Council Meetings until a final decision has been made by FCC?

A. the Clerk will investigate the work/time involved.

89. INFORMATION FROM THE LOCAL COUNTY COUNCIL MEMBERS

Councillor Shallcross reported that he, Councillors Lloyd and McKeown had attended a meeting regarding the proposed reorganisation of the Primary Schools in Saltney including St Anthony's.

The consultation results had been very high in opposing the closure of the primary schools. 96% against any closures.

Other members had supported Saltney Councillors in the process. The next step would be a report to cabinet for decision.

Councillor Lloyd reported that the road works on Sandy Lane, due to the bad behaviour of a member of the public the contractor have removed their workmen from the site. The water Board now have to find a new contractor to complete the work.

Councillor McKeown reported that local members now had a difficult vote with regards to the schools and it was likely that there would be a lot of misinformation on social media.

Whilst it should be exciting news for Saltney, with a new school and money being invested in St David's High School.

RESOLVED: That

the reports be received.

90. PAYMENTS OF ACCOUNTS

Payment of the following accounts.

Code	Cheque No.	Payee	Invoice	Amount
4000	100571	Staff	Clerk's salary for October 2025 as calculated by the Council's Agent, in accordance with Section 112 Local Government Act 1972 (as amended) (as per Payroll schedule)	
4001 4002	100569 100572	Staff	Clerk's salary for October 2025 as calculated by the Council's Agent, in accordance with Section 112 Local Government Act 1972 (as amended) (as per Payroll schedule)	

4200	100570	One Voice Wales	Annual Membership 2025-26	1,009.00
4042	100574	Lord Mayor of Chester	Civic event – Eaton Hall	60.00
4350	100575	Blachere Illuminations Uk Limited	Second payment	4,070.68
4033	100576	SLCC	Annual Membership	300.00
4070	100577	Zurich Insurance	Annual Fee	1,226.69
4008	100578	T Brown	Office Stationery	120.00
4008	100579	Vision ICT	Annual Fee	612.00
4011	100580	Wurkplace Ltd	Annual Fee	4,170.84
void	100564			
void	100573			

NB: Monthly				
4008	SO	Sandyford Properties Ltd	Office Rent	360.00
4022	DD	Information Commissioner	Annual fee	35.00
4020	DD	Prism	Telecoms	102.06
4003	DD	Prism	Internet provision	163.99
4010	DD	Wurkplace	Payroll	74.17

Chairman

Date: