

CYNGOR CYMUNED BRYCHDYN A BRETTION BROUGHTON & BRETTION COMMUNITY COUNCIL

SGJ/B&B 12.02.2026

17.02.2026

To: ALL MEMBERS OF COUNCIL

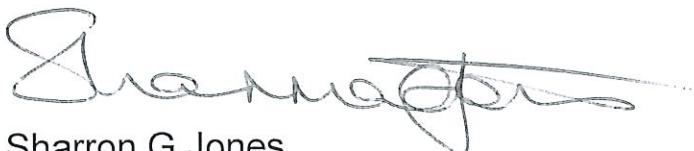
Dear Councillor

YOU ARE HEREBY SUMMONED to attend a **HYBRID MEETING** of the **BROUGHTON AND BRETTION COMMUNITY COUNCIL** on **TUESDAY 17th February 2026 at 6:30PM**. The meeting will be held in the Edwin Hall Council Chamber, Brookes Avenue, Broughton.

The agenda and papers are attached.

To join the meeting remotely please follow the instructions that will be sent via email on Tuesday afternoon on request. Members of the public are welcome to attend and observe the meeting either in person or remotely. Please contact the Clerk and Financial Officer on **07931 231770** if you require log-in details for the meeting, or if you have any problems logging in.

Yours sincerely



Ms Sharron G Jones
Clerk & Financial Officer

MRS SHARRON G JONES
Clerc a Swyddog Cyllidol *Clerk & Financial Officer*

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SWYDDFEYDD Y CYNGOR

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**CYNGOR CYMUNED BRYCHDYN A BRETTON
BROUGHTON AND BRETTON COMMUNITY COUNCIL**

HYBRID MEETING

17th February 2026

A G E N D A

COUNCIL MEETING:

- 1. APOLOGIES FOR ABSENCE:**
- 2. DECLARATIONS OF INTEREST:**
- 3. MINUTES OF THE PREVIOUS MEETING:**

To receive and approve the minutes of the previous hybrid meeting of the Council held on 20th January 2026, copy attached.

- 4. MATTERS ARISING FROM THE MINUTES:**
- 5. JOINT SERVICES COMMITTEE:**

To receive and note the minutes of the Joint Services Committee held on 23rd January 2026. Copy attached.

6. VACANCY IN THE BROUGHTON SOUTH WARD:

To receive a verbal update from the Clerk and Financial Officer.

7. CHAIR'S REMARKS:

PLANNING AND GENERAL PURPOSES COMMITTEE:

8. SECTION 6 DUTY – BIODIVERSITY THREE-YEAR REPORT:

Report attached.

9. PROPOSED DEVELOPMENT ON LAND TO THE NORTH OF BROUGHTON SHOPPING PARK:

Report Attached.

10. CONSULTATION ON DRAFT PLANNING ENFORCEMENT POLICY 2026:

Report attached and email sent with access to the link.

11. COMMUNITY REVIEW 2025 – DRAFT PROPOSALS:

Report attached.

12. PLANNING APPLICATIONS AND DECISIONS:

County Council Members:

- (i) To formally note that the participation of those Councillors who are also members of the County Council, in both the debate and subsequent vote, is on the basis that the views expressed are preliminary views taking account of the information presently made available to the Community Council. The County Councillors reserve their final views on the application until they are in full possession of all relevant arguments for and against.

- (ii) To consider the planning applications received to date for the month of January and to note the list approved at the December recess meeting.

Members are asked to view the applications on-line prior to the meeting via
<http://www.flintshire.gov.uk/en/Resident/Planning/Home.aspx>

- (iii) To note any planning appeals.
- (iv) To note the attached planning decisions for February.

13. POLICE MATTERS:

To consider any matters of concern.

14. HIGHWAY/STREETSCENE MATTERS:

To raise any relevant matters for communication to the Senior County Highways Officer.

15. COUNTY MEMBER ITEMS:

To receive any relevant information items.

16. MEMBERS INFORMATION ITEMS:

To receive any relevant information items.

LIGHTING AND AMENITIES COMMITTEE:

17. STREET LIGHTING:

To raise any street lighting faults or related matters.

FINANCE AND STAFFING COMMITTEE:

18. ACCOUNTS FOR PAYMENT:

To receive the list of payments for February, copy attached.

19. BANK RECONCILIATION:

To receive and note the bank reconciliation statement for the period ending 31st January 2026, *copy to follow.*

20. CLERK AND FINANCIAL OFFICER'S REPORT:

To receive a verbal report on the Council's contribution to the Joint Maintenance Committee for the month of February and any other relevant matters.



Minutes of the Hybrid meeting of
BROUGHTON AND BRETTON COMMUNITY COUNCIL
held on
20th January 2026

PRESENT: Councillor Ryan McKeown (Chairman)

Councillors: Klaus Armstrong-Braun, Jeff Brett-Roberts, Penny Brett-Roberts, Chrissy Gee, Barrie Gregory, Eileen Gregory, Ros Griffiths, Billy Mullin and Gareth Williams.

Officers: Ms S G Jones, Clerk & Financial Officer

Other: Three Members of the Public

94/25 APOLOGIES FOR ABSENCE:

Apologies for absence had been received from Councillors Sam Jennings, Mike Lowe and Sara Mason.

95/25 DECLARATIONS OF INTEREST:

There were none.

96/25 MINUTES OF THE PREVIOUS MEETINGS:

IT WAS RESOLVED: That the minutes of the previous meeting held on 18th November be approved as a correct record.

97/25 MATTERS ARISING FROM THE MINUTES:

A member referred to paragraph 74/25 referring to the disregarded bus stop in Broughton that no longer had a sign and was covered by overgrown trees. This had been reported to the County Council and the member requested that they receive a written response.

98/25 MINUTES OF THE SPECIAL MEETING OF THE COUNCIL HELD ON 27TH NOVEMBER 2025:

The Clerk and Financial Officer advised members that she had not ordered the flood barriers yet. Victoria Venn, the County Council's Flood and Coastal Erosion Risk Management Officer had requested further details about storage locations and safety together with the inclusion of a proper Flood Management Plan to evidence the viability of such a purchase.

It had been agreed at the Special Meeting that storage had been offered at the property on Main Road, Broughton which floods often, with a further location sought at Bretton.

The Flood Group do not yet have a formal Flood Plan in place due to the lack of volunteers but the Clerk and Financial Officer offered to assist the Flood Group with the development of a draft.

IT WAS RESOLVED: That the minutes of the Special Meeting held on 27th November, 2025 be approved as a correct record.

99/25 VACANCY IN THE BROUGHTON SOUTH WARD:

The Clerk and Financial Officer confirmed the vacancy in the Broughton South Ward. The vacancy would be advertised, in accordance with procedure, for a by-election.

IT WAS RESOLVED: that the Vacancy Notice be added to the council notice boards and the Community Council's website.

100/25 CHAIRMAN'S REMARKS:

The Chairman thanked members for their attendance at a number of Remembrance Day events which had been commemorative events. He had also attended the Special Meeting of the Council in November.

PLANNING AND GENERAL PURPOSES COMMITTEE:

101/25 PLANNING APPLICATIONS AND DECISIONS:

The Chairman welcomed a local resident to address the council about an upcoming planning application submitted by the supermarket Aldi that had been located behind her property.

She outlined the background to her appeal dating back a number of years when the first planning application had been submitted and she had been assured about a number of noise reduction measures and the maintenance of the land behind her property that had included trees and fencing to act as a sound barrier. She had maintained them at her own cost of approximately £400 per annum which was against the original conditions. The resident became particularly distressed during her address and members offered their sympathies.

The latest application related to replacement equipment to upgrade to CO2 efficient equipment as part of the installation so that the new refrigerators would be quieter than the existing ones. The resident had been concerned that work had already commenced without planning permission but the work had subsequently been stopped by the Planning Department. She had also been advised that the fire exit to the rear of her property would only be used in emergencies, however staff continued to use this exit as a regular smoking area which had resulted in its frequent use.

The resident made a plea for support from the Community Council members as she had felt let down by Aldi for not complying with the conditions of the original planning application, let alone any new conditions.

The Chairman had spoken to the Planning Officer in charge of this application earlier in the day and said that the final decision is made by the County Council but that the Community Council can certainly make representations on this application.

A member asked whether a site visit could be arranged with the Planning Committee to which the Chairman confirmed that this could be arranged. Another member said that they had also spoken to the Planning Department and been advised that the site meeting would probably be held in March which allowed members to submit their concerns to the Planning Department. A member said that Judith would be invited to attend the site meeting together with members.

The resident had outlined her experience of dealing directly with Aldi which had been disrespectfully negative; she had however spoken to a lady at the Headquarters who had been particularly helpful and sympathetic.

Members thanked the resident for her address and offered their support as a council and as individual councillors.

In relation to planning application number OUT/001010/25 a Member stated that they had been in contact with the Planning Officer earlier in the day on behalf of a large number of residents who had raised objections. The land in question had been prime agricultural land and the proposal including the erection of buildings. The Planning Officer had confirmed to the member that a number of assurances from the developer had been requested and without agreement of these, it would be likely that the application would include a recommendation for a refusal. It also appeared likely that the application might not be considered until May 2026.

IT WAS RESOLVED:

(a) County Council Members:

It was noted that the participation of those Councillors who were also Members of the County Council, in both the debate and subsequent vote, was on the basis that the views expressed were preliminary views taking account of the information made available to the Community Council. The County Councillors reserved their final views on the applications until they were in full possession of all relevant arguments for and against.

- (b) That the County Planning Authority be advised of this Council's observations on the applications submitted to it for consideration, as per the attached schedule.
- (c) That the planning decisions be noted.
- (d) There were no planning appeals.
- (e) That the Community Council and individual Councillors, on behalf of the local resident, relay the concerns as set out above and ask for definitive assurances around the matters affecting the local residents.
- (f) That in relation to planning application number OUT/001010/25, the Community Council will be submitting a strong representation on behalf of its residents.

102/25 POLICE MATTERS:

No issues had been reported, however a member advised that the abandoned vehicle that had been located at the side of the shops had recently been removed.

IT WAS RESOLVED: to note the information.

103/25 HIGHWAYS/STREETSCENE MATTERS:

Members advised of the following matters to be reported to the County Council's Senior Highways Officer:

- The trees outside the Offas Dyke pub had still not been cut back and continued to block the street light.
- The bus stop on Wynnstay Road remained in a bad state of repair and not visible to members of the public and the bus stop sign had not been replaced.
- A number of pot holes had reappeared on Forest Drive and the Boulevard.

A member informed councillors that John Griffiths had recently been working with contractors to replace the damaged pipe towards the underpass as it had caused obstructions to the flow of water which should be alleviated.

A member wished to express his gratitude John and his team for the recent pot hole repairs, using the Pot Hole Pro machine, on Church Road.

IT WAS RESOLVED: to note the information and report the matters to the County Council's Senior Highways Officer.

104/25 COUNTY MEMBERS ITEMS:

The County Members advised of the following:

- Daffodils had been planted and planters have been erected throughout village by the local volunteers.
- The volunteers had started to clean the community bus stops and should be commended for their work.
- There had been an increased number of reports about dog mess within the community. It was suggested that the dog mess dispensers be relocated at locations where properties had ring doorbells.
- There had been a few issues with flooding and animal mess at the Wood Lane Farm Shop due to recent inclement weather. This had been reported to Streetscene and the Water Board to look into this matter.
- A member had been in contact with the Trunk Road Agency (NMWTRA) about the two main roundabouts in Broughton and the need for speed reduction and safety measures. He had corresponded in December and January and the local M.S., Mark Isherwood had expressed an interest in the matter. The NMWTRA would liaise about dates in due course.

IT WAS RESOLVED: to note the updates.

105/25 MEMBERS INFORMATION ITEMS:

There were none.

LIGHTING AND AMENITIES COMMITTEE:

106/25 TREE PLANTING PROPOSAL FOR BROOKES AVENUE, BROUGHTON:

The Clerk and Financial Officer referred to the email from Flintshire County Council's Biodiversity Officer regarding the planting of trees at Brookes Avenue and sought member approval. She had asked for additional trees to be placed in the corner of the field to assist with flooding and noise pollution from the A55.

The maintenance of the trees would become the responsibility of the Community Council but the initial project work had been funded by the Bio-Diversity team.

IT WAS RESOLVED: that the project be approved.

FINANCE AND STAFFING COMMITTEE:

107/25 ACCOUNTS FOR PAYMENT:

IT WAS RESOLVED: that the list of payments for December and January be approved in the sum of £12,786.63 and £16,140.90 respectively.

108/25 BANK RECONCILIATIONS:

IT WAS RESOLVED: to receive the bank reconciliations for the periods ending October, November and December 2025.

109/25 CLERK AND FINANCIAL OFFICER'S REPORT:

The Clerk and Financial Officer stated that the cost to the council for the Service Level Agreement for January had been £8,649.10.

IT WAS RESOLVED: to note the update.

110/25 INCOME AND EXPENDITURE REPORT 2025-26:

IT WAS RESOLVED: that the Income and Expenditure report for the period 2025-26 be approved and noted.

111/25 DRAFT BUDGET AND PRECEPT DEMAND FOR 2026-27:

The Chairman of the Finance Committee referred to the comprehensive budget report, including the precept proposals, and said that together with the Chairman of the Council, the Vice-Chairman and the Clerk and Financial Officer had reviewed the draft budget line by line.

She referred to a slight reduction in employer pension payments at 23.3% from 23.8% due to the actuarial valuation and the provision of Electricity – Public Lighting. She reminded members that the contract with Southern Scottish Energy (SSE) had expired on the 31st March 2025 and it had been agreed to combine the council's contract with Flintshire County Council. However this process had been delayed by SSE and discussions had subsequently been held with Crown Commercial Services (CCS) who provided its energy to Flintshire County Council. This new arrangement should be in place by 1st April 2026 with a similar level of efficiencies previously agreed.

Mandatory member allowances are £156 per member, plus an amount of £52 per member for consumables; this total payment, which the council have previously agreed to, of £208 is mandatory unless a member elects, in writing, to forgo this payment. Cabinet Members are not eligible to receive this payment.

A meeting had been required with the Community Council, Broughton CP School, Gwella and Flintshire County Council about the Management Agreement between the three parties and a review of the management agreement and the annual spend.

A member queried the amount set aside for the budget to CCTV as recent experience had shown a lack of efficiency in accessing data; the Clerk and Financial Officer to report back.

The Chairman thanked the Clerk and Financial Officer for her hard work and effort producing the report. The budget as set would make a difference to the local community.

IT WAS RESOLVED: that the 2026-27 budget proposals and Precept Demand be approved as presented and including the following:

- (i) That the precept for 2026-27 be set at £180.000 which equated to a council tax band D property of £64.92 representing an increase of £6.02 (£6.41 *last year*) per annum, therefore £0.12p per week.
- (ii) That the public lighting contract details be noted.
- (iii) That the council's earmarked reserves remain as presented, with the addition of £6,000 added to Elections.

Broughton and Bretton Community Council
Planning Committee – 20th January 2026

Planning applications:

No.	Planning Application Number	Proposal	Address	CASE OFFICER
1.	ADV/001034/25 Ward: Broughton North East	Display the following: - 8 off illuminated Fascia signs - 9 off sets of illuminated Faux Neon signs - 1 off illuminated Directional sign	Slim Chickens, Broughton Shopping Park, Broughton, CH4 0DP	02.12.2025 Barbara Kinnear No Objections
2.	FUL/000991/25 Ward: Broughton North East	Removal of current UPVC porch and downstairs toilet. Extension of current integrated garage to end flush with the principal elevation (to include enclosed porch). Conversion of current garage area into office, downstairs toilet, and storage room.	The Orchard, Bretton Lane, Bretton, Chester, CH4 0DW	26.11.2025 Stef Connah No Objections
3.	OUT/001010/25 Ward: Broughton North East / Hawarden Mancot	Outline planning application for B2/B8 uses with matters of access, appearance, layout, and scale in detail, and landscaping reserved for future determination.	Land adj. Manor Lane, Hawarden Industrial Park, Broughton, CH5 3PJ	27.11.2025 James Beattie No Objections – however a Cllr would like to know what is being provided to compensate for the wildlife and the loss of biodiversity
4.				
5.				
6.				

BROUGHTON AND BRETTON Community Council
 Accounts for Payment
 Jan-26

Ref:	Voucher No:	Payee:	Amount	Amount Net	VAT
DD	BB/25/78	LVW Group - Service Parts for Van	£62.34	£51.95	£10.39
BACS	BB/25/79	Litter Collector - Salary - January	£1,516.11	£1,516.11	£0.00
CRD1732	BB/25/80	Clwyd Pension Fund - Salary - January	£537.29	£537.29	£0.00
BACS	BB/25/81	HMRC - Salary - January	£403.49	£403.49	£0.00
BACS	BB/25/82	Sealand Motor Company - MOT - TZW	£45.00	£45.00	£0.00
CRD1732	BB/25/83	Zoom - Hybrid working annual subscription	£129.90	£129.90	£0.00
CRD0734	BB/25/84	The Range - Bird Seed	£15.69	£15.69	£0.00
DD	BB/25/85	SSE Public lighting 01/08 to 31/10/25	£3,351.00	£2,792.50	£558.50
DD	BB/25/86	SSE Public lighting 01/11 to 30/11/25	£1,430.98	£1,192.48	£238.50
ES	BB/25/87	Hawarden CC SLA for Jan 2026`	£8,649.10	£8,649.10	£0.00
			TOTAL	£16,140.90	£15,333.51
					£807.39

Chairman:

Chair of Finance:

Clerk & Financial
Officer: