

GREAT SANKEY PARISH COUNCIL

Minutes of meeting: Wednesday 12th June 2024
Tim Parry Community Centre

Chair: P Watson
Councillors: T Williams C Wren M Hussain
A Muqeem H Cooksey N Catlow
N Cotter S Pennington

Also present: K Carter, Parish Clerk
D Price, Director, Sankey Station CIC & Police & Crime Commissioner
1 member of public

1. To receive apologies for unavoidable absence.

Apologies had been received from Cllrs Morley, Cameron, Lynas, Simpson and L Hussain.

2. To approve the minutes of the meeting held on Wednesday 15th May 2024.

The minutes had been circulated prior to the meeting and were approved as an accurate record.

PARISH/2024/43: To approve minutes of the meeting held on Wednesday 15th Mayl 2024 as a true and accurate record.

3. To receive declarations of interest.

None.

4. Annual Governance and Accountability Return (AGAR): To consider and approve Council accounts for the year ending 31st March 2024

4.1 To approve the Annual Governance Statement

PARISH/2024/44: To accept and sign the Annual Governance Statement for the year-ending 31.3.24 as recommended by the Finance Committee (Accounts & Audit Regulations 2015, reg 12).

4.2 To approve the Accounting Statement

PARISH/2024/45: To accept and sign the Accounting Statements for the year-ending 31.3.24 as recommended by the Finance Committee (Accounts & Audit Regulations 2015, reg 12).

5. Community Projects Committee: to receive the draft minutes of the meeting held on 23.5.24 and have the opportunity to ask question on any item of business.

The meeting was convened to finalise arrangements for Sankey Summer Fun Day which were explained to members. An on-site safety briefing will take place on 20th June for marshals and volunteers ahead of the event.

6. Finance Committee: to be informed of the meeting held on 4.6.24 to receive the draft minutes of the meeting.

Received and noted. A question was asked about the donation for Warrington Armed Forces Day from a new councillor. It was confirmed that the Parish Council resolved in January 2023 to provide funding of up to £3000 towards the event for 3 years with the amount subject to review each year.

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6.2 to consider recommendations and decide whether to approve them.

The recommendation relating to Brentnall Boat Park was discussed under agenda item 9. The remaining recommendations were accepted with no questions.

PARISH/2024/46: *To allow the food hub continued free use of Hood Lane Community Centre with a review in 3 months. To further allow the group to offer a quiet space and drinks during Armed Forces Day on Saturday 29th June providing the group supervises during and cleans afterwards (LG (Misc. Prov.) Act 1976, 1976 (2)).*

PARISH/2024/47: *To purchase a Hayter Harrier 56 Pro lawn mower, c. £1,200 for use at Tim Parry Rose Garden, Vicarage Community Park and community centre gardens (Open Spaces Act 1906, s10).*

PARISH/2024/48: *To give a donation of £200 to St Mary's Church towards the renovation of their community space (LGA 1972, s137).*

7. Police Advisory Group: to be informed of meetings with Police on 28.5.24 and 7.6.24 regarding the review of the SLA for the Parish-funded PCSO.

The group met with Chief Inspector Drum and Inspector Hart to discuss the role of the Parish-funded PCSO and review the SLA. The police have experienced some staff turnover in the last year, and this has impacted the consistency of service at times. A temporary PCSO is in place to cover for sick-leave and the council will receive a refund on missed cover. The SLA allows the council to tailor the activities of the PCSO to best serve residents, but the previous wording was vague. The council wants to address this as well as improve communications between the council, PCSO and local policing team by reinstating a Police Liaison who will meet with the Beat Sergeant on a monthly basis. Cllr Wren was proposed and accepted in this role.

PARISH/2024/49: *Cllr Wren to be Police Liaison for GSPC (Police Act, 1996, s92).*

The second meeting was with the Beat Sergeant for Warrington West – this is also being covered on a temporary basis but the new postholder should be in place shortly and will be fully briefed on the discussions. Draft proposals for revised priorities of the funded PCSO and reporting structure were discussed to ensure they were feasible to implement. The next steps will be to relate this to Chief Inspector Drum for comment before being finalized at the July council meeting.

8. To set up and agree membership and Terms of Reference for the Grounds Strategy Committee.

The Grounds Strategy Committee is being set up to work in conjunction with the Grounds Team to develop a program of work to meet the objectives within the Landscape Management Plan. It was agreed that this should be a formal committee with some delegated authority for decision making and budget with a minimum of 3 members. Cllr Williams was proposed and agreed as Chair with Cllrs Muqeem and Pennington as additional members. Those Councillors absent from the meeting will be contacted to see if they are interested in joining. The terms of reference for the committee will be drafted at their first meeting for subsequent approval by the full council.

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PARISH/2024/50: *Cllr Williams to be Chair of the Grounds Strategy Committee with Cllrs Muqeem and Pennington as additional members (LGA 1972 s102).*

9. To be informed of, and discuss, Draft Heads of Terms from Your Housing for Brentnall Boat Park.

The draft Heads of Terms document was discussed, and several concerns raised, particularly in relation to the clause restricting searches. The Parish Council would not be able to take on ownership of the park without appropriate searches being conducted. The Head Gardener had inspected the site and reported on items for consideration by the council. There are a lot of mature trees surrounding the site that will need ongoing inspections and maintenance as well as regular leaf clearance. The Maintenance Officer is due to inspect the equipment, fencing and playground surface and report on any areas of concern. The current volunteers who open and close the playground are still keen to continue and Cllr M Hussain is willing to lead the group. It was agreed to arrange a meeting with Your Housing to discuss the council's concerns regarding the Heads of Terms.

PARISH/2024/51: *To arrange a meeting with Your Housing to discuss the Heads of Terms for Brentnall Boat Park; to clarify the extent of the land to be transferred, to allow searches of the land and to request current inspection reports especially for the trees and playground equipment (LGA 1972, s124).*

10. To discuss provision of laptops/tablets for Councillor use.

It was noted that there may be an issue in the future for anyone using Windows 10 as there will be no support or security updates from October 2025. The council will discuss the provision of alternatives at a future meeting.

11. Project updates:

11.1 Sankey Station

A full briefing on the status of the project was given by Mr Price, who is one of the directors of Sankey Station CIC. The CIC is a not-for-profit organisation, therefore any profit from sub-letting will be reinvested in the community and the building. The membership of the CIC includes Matt Baker (Rise Associates) as project manager, Cllrs Watson and Morley along with Mr Price and 4 residents who bring a range of skillsets which benefit the project.

The council's solicitor in this matter, Taylor Rose, is currently negotiating the leases with Arch Co and Northern Rail. These are complicated as it involves a tripartite agreement; the leases will be held by GSPC to be sublet to the CIC who will in turn be able to sublet to organisations and businesses. The rental rates are very favourable; the agreement for the station ticket office (Northern Rail) will be a peppercorn rent and the station house (Arch Co) will be rent-free for 3 years, followed by £3k per annum (not index linked) for a further 27 years. The CIC will manage the estate, not GSPC. A request had been made to GSPC to fund the legal costs for Northern Rail (£1908) and for a further £1000 for the relevant searches to be undertaken. This was agreed.

PARISH/2024/52: *To forward £2908 to Taylor Rose for legal costs and searches relating to the lease with Northern Rail for the station ticket office (LGA 1972, s133).*

Taylor Rose had also requested written confirmation from the Chair for the Parish Clerk to be able to give instructions on behalf of the council. It was clarified that the Clerk would not

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be making decisions for the council but would be passing on the council's decisions to the solicitor. This was agreed.

PARISH/2024/53: *To allow the Parish Clerk to give instructions relating to the Sankey Station project to Taylor Rose on behalf of the Parish Council (LGA 1972 s101).*

The CIC has several funding applications in progress. Unfortunately, they have been unsuccessful in securing the largest of these which would have allowed works to start on both buildings. The project will still be able to go ahead with the remaining funding in two phases, the first being the refurbishment of the station house.

11.2 Parish Playing Field drainage.

The funding application for the Football Foundation has been moved from pre-application to full application. There is a closing date of 12 July 2024 for this application which the council was only informed of on 3rd June.

A final project plan is being completed with help and information from WHJFC as the Football Foundation has requested further data on the number of teams, participants and development plans. They also want details on the agreement between GSPC and WHJFC, maintenance plans and costs. Much of this information has already been provided in the business plan and project forms previously completed. The planning process also needs to be started. A planning consultant has been contacted to complete this on behalf of the council at a flat fee of £1650 - agreed.

PARISH/2024/54: *To engage Nuko Planning Consultants to complete and submit the planning application for the drainage system on the Parish Playing Field at a cost of £1650 + VAT (Open Spaces Act 1906 s10)*

11.3 Sankey Heritage

This is a research project being conducted by Dr Fletcher into the history of sites within Great Sankey. The resulting information will be published online, and display boards installed at various locations around the Parish. An initial meeting has agreed the locations where research will be focused (Lingley Green, Sankey Station, Vicarage Park, Lane Ends, Dakota Park, Bewsey Barns) as well as provisional timeframes. The main research will be completed by the end of the year with a view to producing display boards for installation in spring 2025.

12. To consider planning applications received by the Council and decide if any objections are to be raised.

Noted with no objections or comments.

13. To consider correspondence received by the Council and decide if any action is required.

There was one item of correspondence which was a thank you from Warrington Open Doors for the donation of £200 along with a copy of their newsletter which highlights the support they give to people in need at Christmas.

14. To receive verbal reports from Parish Councillors and from Borough Councillors on items of note within the Parish.

There were no reports.