



**Minutes of a meeting of the
FINANCE, PLANNING & ADMINISTRATION COMMITTEE OF RAINFORD PARISH COUNCIL
held in the Council Chamber at Rainford Village Hall on Wednesday 07 December 2022 at 6.30pm**

Present: Councillors: Bardsley, Bimpson, Lee, Long, Reynolds
In attendance: Sally Powell (Clerk)

Councillor Long proposed that Councillor Bardsley chaired the meeting. This was seconded by Councillor Lee and carried unanimously

1. Apologies:

Councillor Griffiths (Business), Councillor Stockton-Pugh (Business)

2. Approval of the minutes of the meeting held on 09 November 2022:

The minutes of the meeting held on 09.11.2022 were agreed as a true and accurate record, proposed by Councillor Reynolds, seconded by Councillor Bimpson and carried unanimously.

3. Planning Applications:

The following applications have been approved:

- | | |
|-------------------------|--|
| <i>P/2022/0593/FUL</i> | <i>Change of use from residential dwelling (C3) to Children's home (C2) to include 4no children with demolition of existing garage, partial demolition of porch and the erection of two storey side extension, single storey rear extension with associated parking and landscaping works (amended description)
131, Higher Lane, Rainford</i> |
| <i>P/2022/0607/HHFP</i> | <i>Two storey side extension and two storey rear extension following the demolition of existing side extension (amended proposal)
54 Lathom Drive, Rainford</i> |
| <i>P/2022/0627/FUL</i> | <i>Installation of 3no containerised batteries for the storage and export of electricity to the national grid
Holiday Moss Landfill Site, Reeds Brow, Rainford</i> |
| <i>P/2022/0659/HHFP</i> | <i>Demolition of the existing garage at the side and erection of a two-storey front atrium extension, two storey side extension, single storey rear extension, rendering of the existing dwelling, along with alterations to the front boundary wall to create new access
150 Higher Lane, Rainford</i> |

- P/2022/0691/TPO Works to various trees covered by a Tree Preservation Order
Damson Grove Court, Damson Grove, Rainford*
- P/2022/0693/HHFP Raising of the existing ridge height, two storey front extension,
single storey rear extension, and 1no dormer window to both front
and rear elevations
93 Church Road, Rainford*

The following plans have been withdrawn:

- P/2022/0705/COT Works to trees within a conservation area to trim 1no sycamore
62 Church Road, Rainford*

New Applications:

- P/2022/0788/HHFP Demolition of the existing conservatory and erection of a two-storey
rear extension, single storey side extension to enlarge the existing
porch, conversion of the attached garage to a habitable room, and
creation of a lower patio area within rear garden
13 Pine Dale*

- P/2022/0810/HHFP Demolition of existing garage, partial demolition of porch and
erection of two storey side extension, single storey rear extension
with associated changes to parking arrangements and landscaping
works
131 Higher Lane, Rainford*

One additional planning application had been received since the agenda had been circulated:

- P/2022/0819/HHFP Demolition of the existing conservatory and erection of a part two
storey part single storey rear extension
35 Cross Pit Lane, Rainford*

There were no objections to any of the above planning applications

Other Planning matters

- P/2022/0461/FUL The erection of 338 dwellings with associated access, public open
space, sustainable urban drainage systems and other infrastructure
Land opposite 55 – 85 Rookery Lane, Rainford*

The planning case officer has indicated that the application is still pending consideration. The applicants have been given the option of an additional time extension, but this has not been agreed to yet. If it is not agreed, it is likely that the application will be refused.

- P/2022/0548/FUL Members of the FPA met with the applicant on 11.11.2022*

There was a further discussion regarding the above application. It was agreed that the matter is now closed as far as the committee are concerned. The Clerk was asked to inform the applicant.

Action: The Clerk

4. Clerk's Report:

The following report was circulated with the agenda. Additions are in italics.

1. The survey commissioned by Steve Littler took place on 07.04.2022. The report has been received and a meeting took place with members of the FPA committee, Steve Littler and Paula

Blellock for preliminary discussions about the lease and assistance with building repair costs. Permission will be required from Lord Derby's Estate to alter the terms of the Village Hall lease. A copy of the covenant contained in the lease has been requested, but has not yet been received. A further survey is due to take place on 24.11.2022 and a meeting will be scheduled for the new year. The survey took place and the surveyor and Paula will prioritise the items on the Condition Report. It was agreed that some things are not as urgent as the report suggests, but that a minor repair may suffice eg. Chamber carpet. *However, no further progress can be made on agreeing a new lease unless Lord Derby's Estate agrees to the changes.*

2. The Energy Performance Certificate for the Village Hall needs renewing. The Survey has taken place and some good suggestions for energy efficiency were given by the surveyor, who suggested an air-conditioning unit for heating (as well as cooling) the Main Hall. Councillor Griffiths offered to research whether any funding would be available for this. It was thought that this would be a lot cheaper than the current radiator system. Additionally, there is some insulation in the loft space above the landing. Councillor Griffiths will be looking into grant funding. Initial estimate cost for ASHP £145,335. *The Clerk was requested to get costings for an air conditioning unit.*

Action: The Clerk

3. The Bar Supervisor's role has been readvertised and some applications received. In the meantime, the Event Co-ordinator continues to cover most of the functions. New bar staff are also being recruited. Candidate due for interview didn't turn up. Several of the bar staff have left for other work with more hours. New recruits will be inducted in the next couple of weeks. *Councillor Denton has offered to help out, if required.*
4. Bookings continue to be made regularly for the hall for events and functions. January is traditionally a very slow month, but there are currently 5 bookings for Jan 2023.
5. One of the Registrars from St Helens Council visited the Village Hall with a member of the licencing team and agreed that a licence to hold marriage ceremonies could be applied for. The Registrar suggested that decorating and any other work in the hall is completed before the application is submitted. The application will be submitted when the new curtains and blinds have been fitted. Realistically, this will be in the New Year.
6. The application from Miller Homes is still pending consideration. The applicant has been given the option of an additional extension of time but they have not agreed to this as yet. If an additional extension of time is not agreed, it is likely the application will be refused.
7. The Planning Application for the Heritage Boards has been granted. The boards were installed on 29/30 November 2022 and the board on Cross Pit Lane was unveiled on Wednesday 30.11.2022. *Some photographs on the boards are negatives and this needs to be addressed with the firm that produced the boards. The Industrial accident memorial and board still have to be installed. At the Parish Council briefing on 06.12.2022, the Chairman of Billinge Parish Council expressed interest in the Rainford Heritage trail. The Clerk was asked to send him further information.*

Action: Councillor Reynolds/The Clerk

8. Quotes for loft insulation in the Village Hall and other building upgrades are being sought. A quote for £1250 + VAT to add 200mm of loft insulation has been received. A quote of £1450 + VAT to replace the curved window and the top windows in the Main Hall with double-glazed units has been received. A quote of £1951 + VAT to replace the windows in the Council Chamber with double-glazed units has been received. The surveyor suggested that these windows are left and the outside painted to protect the wood. A quote of £1820 + VAT to supply and fit secondary glazing to the Council Chamber has been received. The Clerk has asked for the quote for replacing the doors at the rear of the Main Hall several times, but it has not yet been received. Additionally quotes for and an air-conditioning unit have been sought, so that a grant application can be made. Additionally, to establish that the sash windows in the chamber can be removed. Initial research suggests that an air conditioning unit would cost in the region of £1500 - £2500.
9. Scout Leader Martin Cox has revived the suggestion of putting speed humps on the car park

opposite the Village Hall. This was a pre-covid project which the Parish Council had agreed to contribute to. Borough Councillor John Case was following it up with St Helens Council. Following a request from the FPA, information was sought from the Scouts and Rainford Rangers about whether they had been asked to contribute to the funding. Martin Cox, the Scout Leader sent the following information:

“Whilst we were not asked to contribute to costs of the works to be carried out by the Scout, Guide headquarters and Rainford Rangers area, it was our intentions to pay for the work ourselves all the costs between us and that offer was made to then Cllr Allan Jones and the representative at St Helens Council. It was those who decided to pay for it and ask the Parish Council for 50%. We needed their permission to carry out the works as it is St Helens Council land. Hope this helps and I'm willing to meet with you all to discuss further if needs be.” It was noted that the cost had risen significantly since the original request. Councillor Bowden suggested that a grant may be available from the Miller Homes Developments Community Fund.

10. The pubs in Rainford had been contacted about the Knife Savers Scheme to see if they would be interested in having a KnifeSavers Pack. Sadly, there has been little response. However, Councillors will be visiting the pubs personally to talk about the scheme and hopefully initiate some interest. This has not yet been arranged. A KnifeSavers pack has been obtained, so it can be shown to the pubs. It will be kept at the Village Hall.
11. The glass in the folding doors between the bar and the Main Hall has been removed and boards inserted instead. The redecoration is now complete and the new curtains and blinds will be fitted on 06.12.2022.
12. The date for objections to the Simonswood incinerator application has been extended to December 2022. St Helens Council is still refusing to lodge an objection, despite delegations from residents, the Parish Council and the Borough Councillors. The data St Helens Council has been referring to is incorrect and out of date.
13. The Casual Vacancy in Mosboro ward has been advertised following the resignation of Colin Newton and there has been some interest in the vacancy.
14. There are still problems with the new Councillor email addresses
15. A resident visited the office about an objection the Parish Council submitted to a planning application. A meeting was arranged with members of the FPA committee. Following this meeting, the resident has contacted the Borough Councillors.
16. An application has been made to the Miller Homes Development Community Fund for a donation to provide outdoor tables and chairs and enhance the rear outdoor space for the RHS students. It was suggested that an application could also be made for the Speed Bumps. The application for the outside seating for the RHS students was unsuccessful.
17. Tables are still available for the Christmas Parties at the Village Hall on 16 and 17.12.2022.
18. A complaint was received from a resident who had paid to have bulky rubbish removed, but it had not been collected. The officer in the contact centre was trying hard to get the problem resolved. The bulky items have now been removed.
19. PCSO James Harrison arranged speed watch sessions during road safety week.
20. Councillor Linda Mussell forwarded a complaint about cars being left running outside schools. The issue has been taken up by Councillor Dodson.
21. The next meeting of MALC will take place on 07.12.2022.
22. Paula Blellock has requested information about the Bowling Pavilion. This was supplied. *There was a short discussion. It is not known whether any of the repair work has taken place yet.*
23. The payroll report was received in time for payment to be made in November 2022 for November 2022.
24. The engineer had to be called out as the boiler wasn't working. *There was a short discussion during which the Clerk gave details of the problem with the boiler.*
25. Kath O'Dwyer has scheduled a Teams Meeting on 09.01.2022 for Parish Councils as part of the St Helens Budget Consultation process. *The Clerk was asked to find out if this meeting is just for Chairmen or any Councillors who wish to attend.*
26. PKF Littlejohn has been awarded the contract as the external auditor for smaller authorities for the next 5 years.

27. The quote for replacing the double external doors in the Main Hall is £885.

RESOLVED: *Councillor Lee proposed that the quote of £885 to replace the double external doors in the Main Hall is accepted. This was seconded by Councillor Bimpson and carried unanimously*

28. The Government have recently announced the following changes to planning law: abandoning of mandatory housing targets, ending Land Banking, stronger regulation of the short-term holiday lets market, Local Authorities given greater powers to promote brownfield development and a wider review into brownfield development. These measures will be built into the Levelling Up & Regeneration Bill.

5. Income & Expenditure for November 2022:

See Appendix 1 for details of the receipts and payments for November 2022

Receipts £ 10,411

Payments £ 15,612

Bank balances @ 30.11.2022:

Current Account: £5270 Business Account: £ 64585 Christmas Fayre Account: £2815

Liabilities: £5372

Debtors £7295

6. Improvement of the offer and the profitability of the Village Hall:

There was a discussion and it was agreed that the following events should be held, if possible:

- Eurovision Night: This will require a TV licence. Tickets to go on sale once tickets for the event in Liverpool have sold out. Appropriate food and drinks to be provided.
- Open the bar again on Walking Day
- Antiques Fair
- Book Fair
- Photographic Exhibition of Rainford's History
- Summer beer festival

7. Budget 2023/24:

There was a discussion regarding the level of the precept for 2023/24. For 2022/23, the precept was increased by £1.17 to £27.17 per Band D equivalent. This was an increase of 4.5%. The total amount of precept for the current financial year was £79,798.

Increasing the precept to £29 per Band D equivalent, would give the Parish Council approximately £5800 additional revenue. Given the amount of repair work required to the building, several Councillors considered that the precept should be increased to help cover these costs. However, other Councillors were mindful of the current economic conditions and had reservations about increasing the precept.

RESOLVED: *Councillor Long proposed that the committee recommends to the full council that the precept for 2023/24 is increased to £29 per Band D equivalent. This was seconded by Councillor Bimpson and carried by a majority with one voting against the proposal.*

It is hoped that some grant funding will be awarded for some of the repairs/improvements required to the Village Hall.

Councillor Reynolds submitted his resignation to the committee and it was accepted by the Chairman.

There being no other business, the meeting closed at 7.25pm

Councillor
Rainford Parish Council