



INCE Parish Council

Minutes of the meeting held on 3rd March 2025
at

Ince Village Hall

Councillors Present Andy Eardley – Chair; Chris Jackson; Lou Kearlsey; Tim Lloyd; Paul Longshaw

Apologies Drew Bellis

Also Present Clerk – Pam Bellis

Members of the public PCSO Neil Flanagan; Andrew James

PCSO Police surgery 6:30pm to 7:00 pm

43.25 **Apologies for Absence**

Drew Bellis

44.25 **Declarations of Interest**

TL – Friends of Ince Reservoir

45.25 **Public Speaking Time**

PCSO Neil Flanagan stated there had been one reported incident during the last month; 15th February a suspicious van had been reported on Marsh Lane. AE asked Neil if he would visit the children's home to discuss their external spot lights, one of which is on permanently and directed at the rear of resident's houses on Marsh Lane. We also requested a contact phone number and / or email for the home, Neil will visit the home.

TL reported that there were motorbike tyre tracks evident on both the parish field and the reservoir area, although no bikes had been seen to be able to report them. Neil agreed to monitor the areas. Thanks to Neil who left the meeting

Andrew James – setting up a Friends of Ince Reservoir Group

Andrew had been invited to discuss and explain possible options that Ince PC could consider in taking over management / ownership of the Reservoir woodland area currently owned by CWaC. He explained that there are 3 possible options to consider:

LAA – Land Access Agreement. This agreement would allow the parish council to go onto the land and work on / repair an asset eg. Handrails, pathway, benches but have no responsibility for the area as a whole

LAMA – Land Access Management Agreement. This is the same as a LAA but with an agreement to continue to repair / maintain that asset with an agreed timespan which is usually dependent on what the asset is

CAT – Community Asset Transfer. This is a legally supported full transfer of an asset from CWaC to a group eg. Parish council or a Friends Group. The asset has to demonstrate full community value and would usually be on a long lease agreement. The asset needs to remain as it is but be fully managed by the group. ie. The reservoir woodland could not be used as an area to build on. The area would be managed and used by the group and activities could take place to generate income. It could also be used as collateral against any loans raised. With a CAT, CWaC would always be the owner for the duration of the long lease and if the lease failed or was not renewed it would revert back to CWaC. PB queried the legal set up

costs for a CAT, this would all be paid by CWaC

TL explained that consideration was being given to creating an area of Wood Allotments; the area is currently under maintained by CWaC with pathways deteriorating, limited suitable accessibility and woodland becoming overgrown, it needs upgrading.

Andrew explained that the Parish Council / Group can show an “expression of interest” and they would receive information about the site and what would be required to use / maintain it. The initial stage would involve a panel of officers across CWaC considering all the legal aspects of the site; the parish council / group can request information on what is currently spent to maintain it. Andrew mentioned the Spacehive which is a funding platform supported by CWaC to enable groups to apply for funding.

Thanks to Andrew who left the meeting.

It was agreed that there could be increased insurance implications/ costs if the parish council took over the running of the reservoir woodland area; TL will send information on size of area etc to PB who will investigate with the insurance company. AE felt that it would be more appropriate for a separate “Friends Group” to consider taking over the management of the area

Action: TL to send details of size/area of land to PB; PB to investigate possible insurance costs for taking over the land

46.25 **Requests for Items to be raised under Any Other Business**

None

47.25 **Minutes of the meeting held on 3rd February 2025**

Agreed and signed

48.25 **Matters arising from the Minutes NOT agenda items**

- **PB to forward PC Councillors' emails to DB** – new email information still in progress

49.25 **Matters to be raised with Councillors Heatley / Parker**

- **Railings on Station Road**
- **Ward Walk update**
- **Station Road electronic speed check sign**
- **Station Road – Barebrick house pavement area**
- **Station Road – Barebrick house dropped kerb**
- **Station Road – Protos footpath safety barrier**
- **Station Road – dropped kerb at entrance to Protos footpath**
- **Marsh Lane/ Goldfinch Meadows**
- **Removal of the Railhead requirement Section73**
- **Flooding on Station Road by the bridge**
- **Roundabout maintenance Ince & Elton**
- **Flooding on Marsh Lane by the pumping station – Request CWaC to erect a flood road sign at this point**
- **Flooding Kinseys Lane outside Yew Tree Farm**

PB to send follow up email re: outstanding issues – PB had emailed Councillor Heatley who had forwarded the email to Craig Green. Craig has requested a discussion with PB but has also requested ticket numbers. CJ will forward ticket numbers for the pavement / kerb items to PB and AE will forward ticket number for flooding at Yew Tree Farm to PB

Action: CJ and AE to forward ticket numbers to PB. PB to contact Craig Green to discuss the items raised

50.25 **Matters to be raised by Parish Councillors**

- **Pool Roundabout bulb planting** – new bulbs are starting to grow through
- **Registering Community Assets with CWAC** – PB will obtain further

information about the scheme – PB shared information about the scheme.

Agreed to put on hold

- **Newsletter** – items for inclusion in the next newsletter were discussed. Draft newsletter to be written and brought to the next meeting. Planned distribution for the middle of April

51.25 **Reports / communications from Members including matters arising**

No meetings had been held.

LK advised she will be able to attend the Connections Locality meeting on Thursday 20th

March. **Action: PB to email confirmation of LK's attendance**

52.25 **Clerk's Report**

Correspondence

- Cheshire and Warrington devolution – information circulated
- email received from Ron. Bailey@parliament.uk re: safety of lithium-ion batteries campaign – email circulated
- CWaC Avian Flu Notice – Bromborough – circulated
- Insurance renewal information – **Action: AE will check the information**
- CWaC new tree policy information
- email from CWaC Democratic Services re: VE and VJ 80th Anniversary. It was agreed to mark the anniversary with flags and bunting in the village. **Action: CJ will buy VE day commemorative flags**

53.25 **Neighbourhood Plan**

- **Meeting with landowners, farmers and residents** -meeting arranged for Thursday 27th March at 7:30pm in Ince Village Hall. CJ circulated a copy of the letter of invitation and she will deliver copies to the farmers in the village and email a copy to Essar and Protos **Action: CJ to issue the invitations**

54.25 **Ince Sanctuary Land**

- **PB to speak to Tony re: Wood sculpture** – PB had spoken to Tony and he will come on site to assess what the work will entail

Project planning – total estimated cost £33,636.60

- **Funding** – PL had submitted a grant application to MCBF requesting £21,823.80 and a grant of £15,000 has been received. S106 funding of £9610 has been awarded towards the cost of the bow top fencing **Action: PB to complete and submit S106 grant application form**
- **Update** – the initial groundwork has been cleared. LP Ecological Services had completed a second visit to advise next steps and been commissioned to provide a Landscape and Ecological Management Plan which has been received. **Action: AE will arrange for the second stage of clearing and ground levelling to take place**

55.25 **Planning Applications**

No applications received and no decisions taken by Cheshire West & Chester Council since the last Parish Council meeting. Decisions awaited:

None

56.25 **Environment, Highways and Rights of Way**

- **Pool Lane Roundabout – purchase wildflower seeds** – TL will be arranging planting of the seeds this week
- **Ward walk follow up** – awaiting further response
- **Tree to be planted on the Parish Field and wildflower planting by church wall** – will be done when wildflower seed area is cleared and planted
- **Railings on Station Road** - still waiting a decision
- **Goldfinch Meadows** - CJ reported that some of the bulrushes have been cleared and there have been swans on the water

57.25 **Play Area and Parish Field**

- **Creative Play quotes** – the quote to replace the surface beneath the basket swing with a rubber mulch surface had been received £12,014. The quote to replace the basket on the swing is £2646. It was felt these costs were high and a second quote will be obtained from Groundworks and Leisure Services Ltd. **Action: PB to arrange for a second quote**

58.25 **Update on Telephone Box / Defibrillator**

- **Date and arrangements for official opening** – still no response from SpEnergy. AE will contact Jason for availability for defibrillator training and a date will be organised. PB advised she had received an email from TheCircuit.uk to complete a routine check on the defibrillator

59.25 **Finance**

- **Summary accounts to date** – accounts agreed and signed
- **Invoices Due**

Date	Payee	Purpose	£
19/02/25	Dodson Landscapes	Wildlife Sanctuary Land	4800.00
03/03/25	Pam Bellis	Salary and expenses	265.38
03/03/25	Pam Bellis	Ince PC Green bin subscription	52.50
03/03/25	LP Ecological Services	Site meeting	250.00
03/03/25	LP Ecological Services	LEMP report	250.00
03/03/25	Chris Jackson	Expenses	49.99

- **Income Received** – none received

60.25 **Village Hall Finance**

- **Summary accounts** – agreed and signed
- Door fingersafe guards had been purchased and fitted to internal doors
- The insurance has been renewed with Gallagher Insurance from 6th March 2025 at a cost of £689.71

61.25 **Agreed Items to be raised under Any Other Business**

No items raised

62.25 **Items for the next agenda**

- WSP - briefing on the Runcorn Spur Pipeline Proposed Development.

63.25 **Date and time of the next Parish Council Meeting**

7pm Monday 7th April 2025

PL tendered his apologies for the next meeting

Signed _____ **Date** _____