

TOWN HALL AND MANORIAL LANDS TRUST

A Meeting was held on Thursday 5 August 2021

Present: Cllrs Mike Canavan, Bryn Griffiths, Chris Johnson, Nigel Johnson, David Oxley and Graham Sowerby.

Clerk –Mrs Julie McLuckie.

1/05/08/21 APOLOGIES FOR ABSENCE

RESOLVED that the apologies submitted by Cllrs Makenen, Wake and Wilson be received.

2/05/08/21 MINUTES OF THE PREVIOUS MEETINGS

RESOLVED that the minutes of the meeting held on 3 June 2021 be approved.

3/05/08/21 FINANCIAL STATEMENTS

- a. **RESOLVED** that the monthly financial statements for June and July 2021 be agreed. Cllr Canavan reported that both Trusts were cash positive and that no transfers had been made from MLT to THT so far this year.

4/05/08/21 TOWN HALL TRUST

- a. COVID 19 Update – **RESOLVED** the Town Hall has re-opened and has welcomed back many of its regular users with more due to return. The Town Hall continues to request visitors to wear a face covering until seated and all the additional cleaning procedures introduced during the pandemic remain.
- b. **RESOLVED** that the minutes from the Town Hall Management Advisory Committee (THMAC) held on 12 July 2021 be received. It was agreed to arrange a meeting of the Town Hall Committee for September.
- c. Staffing Update – **RESOLVED** that the Town Hall Stewards have returned to full time work and continue to cover additional hours as required. Following a meeting of the Employment Committee the Clerk is in the process of developing a proposal for a Town Warden position and reviewing the requirements in the Town Hall going forward. In the interim it was agreed that the Town Council Caretaker would commence training in the Town Hall to be available to cover for any absences or evening shifts until such a time that agreement is made on appointing an additional Steward.
- d. Marketing / Promotion – **RESOLVED** to continue to promote the Town Hall events and that the Town Hall is a Covid secure venue through our website and social media and to include the new #DiscoverHambleton link.

5/03/06/21 MANORIAL LANDS TRUST

- a. Market Update –
 - i. Friday Market – all our stall holders have returned and most days we have had full attendance since the re-opening. We continue to welcome and support promotional charitable stalls such as the Citizens Advice Bus and Cleveland Rotters. The Clerk is in the process of approaching some additional stall holders to join the Market.
 - ii. Farmers Market – **RESOLVED** that Northern Dales Farmers Market have advised that during August and September they will only attend on the first Saturday of the month as there were not sufficient stall holders to justify holding the event on the third Saturday. This would be reviewed for October, the Clerk would confirm with Northern Dales Farmers Market that the Trust are happy for them to recommence full advertising and promotion of the Markets.

- b. Levenside Update – **RESOLVED** that ECB were in the process of producing two additional reports for the Metal Bridge and Flood Risk which hopefully will be submitted to HDC within the next two weeks. Cllr Canavan had approached Northumbrian Water about available grants to support the Levenside Project and had received information on two different schemes – ‘Branch out’ and ‘Water Environment Improvement Scheme’. It was agreed that Cllr Canavan could develop the application which he advised should focus on biodiversity and environmental issues which could be easily evidenced within the scheme. The Clerk was asked to speak with ENTRUST to see if any grants would be available. Flood Kiosk – a meeting had taken place with representatives of the Environment Agency (EA) regarding the new flood kiosk installed on the riverside. Unfortunately, the conclusion was that nothing could be done regarding the installation at that the EA had the rights to install this equipment. However, the Town Council / Trustees continue to liaise with HDC about the impact in a Conservation area and the fact that some of the documentation was not completed correctly. The Town Council will also continue to work with the EA to look at schemes to soften the look of the cabinet.

- c. Underground cabling and new lighting on the Levenside – Northern Powergrid are due to commence the work on 6 September and have applied for a road closure from 6 September to 29 October 2021. There will be a temporary one-way suspension in place between No. 11 Levenside and the junction with West Green. The road closure will be in place Monday – Thursdays only, lifted Friday to Sundays and also lifter 13 – 19 September 2021. The Clerk would contact BT Openreach to see if they would consider undergrounding their cables at the same time.

- d. Wayleave Agreements – **RESOLVED**. Northern Powergrid were in the process of compiling a full map identifying all their cables that fall under Manorial Land with a view to ensuring appropriate wayleave agreements are in place. Cllr Canavan confirmed that the British Gas are not subject to the same agreement as other utilities and therefore no wayleave agreements can be set up. He continues to liaise with Northumbrian Water and BT Openreach.
- e. Licensing Agreements –
- i. 47 High Street – awaiting a response from our Solicitor. **RESOLVED** that due to the lack of response from the owners the Trust would arrange to tidy this area and plant a tree.
- f. 2 College Square - Request to purchase / lease land in from on circulated on 9.2.21 – **RESOLVED** that the Clerk would confirm that a licence agreement to lease this area can be drawn up. The resident would have to cover the Solicitors fees for the agreement and the area would be subject to an annual charge of £20 which would be reviewed after 5 years. This would all be subject to planning approval and confirmation of the design and structure which must be agreed by Trustees.
- g. 29A College Square – **RESOLVED** that Cllr Canavan would liaise with our Solicitor regarding this request and confirm that the Manorial Lands Trust would require a payment of £3,000 with an additional charge of £250 per day if it went beyond the three days. The reason for this is that it would cause a major disruption in College Square and the work would need to be completed as quickly as possible. In addition, once the work is completed Wayleave agreements would need to be set up with Northern Powergrid and Northumbrian Water.
- h. Spredaeagle – request to purchase land at the rear of the property on the riverside – **RESOLVED** that the Clerk would inform the owner that this was not approved because the land in question was part of the Deed of Gift 1919 in which the land was to the Parish Council (as they were then) upon trust to permit the Manorial Land to be used for the benefit and advantage of the inhabitants of the Town of Stokesley. The Clerk would review the current maintenance contract for this area based upon advice from the Tees River Trust and the Environment Agency. The request to consider the installation of a decking area outside the front of the premises was also considered. Members confirmed that they review each application on an individual basis and the main focus for approving schemes outside other premises was to support their return during the Pandemic as they had not outdoor facilities. This is not the case for the Spredaeagle who has a substantial outdoor seating area where food and drink can be served. Therefore, this request was not approved.

- i. Decking Update – **RESOLVED** that as the decking area is now in place at Tru:Vai that they should be invoiced for their annual payment. The Clerk would issue both premises with decking areas a reminder about the fair dates and that the decking is to be lifted in accordance with the licence agreement. Following planning approval for Chapters Deli the Clerk would liaise with them regarding the licence agreement etc. The Clerk would remind the businesses that all annual licence payments for the decking areas must be made in July in future in accordance with the licence agreement.

- j. College Square Parking Issues – **RESOLVED** that the Traffic Regulation Order had now been agreed and negotiations could commence with Scarborough Borough Council regarding enforcement. The installation of signs and an update to residents and businesses would be carried out prior to commencement of the enforcement.

The meeting closed at 9 pm

Signed Date