

TOWN HALL AND MANORIAL LANDS TRUST

A Zoom Meeting was held on Thursday 1 April 2021

Present: Cllrs Mike Canavan, Bryn Griffiths, Chris Johnson, Nigel Johnson, Katriina Makinen, David Oxley (joined the meeting at 8 pm), Karen Robinson, Graham Sowerby, Andy Wake and Mark Wilson.

Clerk –Mrs Julie McLuckie.

1/01/04/21 APOLOGIES FOR ABSENCE

None received.

2/01/04/21 MINUTES OF THE PREVIOUS MEETINGS

RESOLVED that the minutes of the meeting held on 4 February 2021 be approved.

3/01/04/21 REVIEW OF ACTIONS LIST FROM THE PREVIOUS MEETING

No further updates.

4/01/04/21 FINANCIAL STATEMENTS

- a. **RESOLVED** that the monthly financial statements for February and March 2021 be agreed. Cllr Canavan provided an update on the current financial position for both the Town Hall Trust and Manorial Lands Trust which confirmed that both the predicted income streams detailed within the 2020/21 budget would not be achieved due to the Coronavirus pandemic.

5/01/04/21 TOWN HALL TRUST

- a. COVID 19 Update – **RESOLVED** that in accordance with Government Guidelines, the Clerks are liaising with the Town Hall Users to agree return dates etc. The Town Hall will re-open as a Covid secure building commencing with the return of the Craft Fair on 17 April 2021. Further groups and classes will return from 17 May 2021.
- b. Staffing Update – **RESOLVED** that the Town Hall Stewards will remain on part time furlough covering hours as required for events. The Clerk was in the process of reviewing the staffing requirements for both the Town Hall and Town Council and would submit a report to the Employment Committee for initial consideration.
- c. Marketing / Promotion – **RESOLVED** to promote the Town Hall as a Covid secure venue for meetings etc through our website and social media.

6/01/04/21 MANORIAL LANDS TRUST

- a. Market Update –
 - i. Friday Market – the market continues to take place with essential stalls in attendance only. The 16 April 2021 would see the return of all the market

stall holders. The Clerk was liaising with the stall holders and would promote their return.

- ii. Farmers Market – Northern Dales Farmers Market continue to host their market on the first Saturday of each month and have also held additional markets in February and March and will hold an extra one on 17 April. The Clerk would offer Northern Dales the opportunity to continue to host additional markets in the coming months and beyond.
- b. Levenside Update – **RESOLVED** that following the response from the HDC Conservation Officer, the recommended amendments would be made to the planning application prior to submission. Once the Planning application was submitted the Clerk would notify those people who were awaiting a response following the public consultation. It was agreed to open the dialogue regarding possible grants with Northumbrian Water as well as looking for other grant opportunities to carry out the work. Cllr Oxley confirmed that he had already had confirmation from 4 contractors who would be interested in bidding for the work and was waiting for one more to respond. Following receipt of a letter from a resident who had stated that they did not feel it would be necessary to replace the plank bridge and that he had been told that this was on the grounds of health and safety that the Clerk should confirm that the plank bridge replacement was driven by the aim to make the riverside area accessible to all, including those with prams, mobility scooters and wheelchairs.
3A Levenside - Trustees were pleased to note that the Yew Tree bushes planted on Manorial Land have now been removed but they were concerned that a shrub has been removed and replaced with a different species and stones have been placed on the verge in several areas along the riverside. **RESOLVED** that the resident letter agreed at the last meeting would be circulated, this would provide guidance on who to contact and when for various activities to all residents adjacent to Manorial Land. A survey along the Levenside could then be arranged to confirm what has and has not been approved.
- c. Underground cabling and new lighting on the Levenside – Cllr Canavan confirmed that the initial payment of £250 has been received and that a site meeting would be arranged to agree timescales etc for the work. Cllr Canavan continues to liaise with BT Openreach regarding moving their cables underground. Cllr Canavan has confirmed with NYCC that the replacement lighting columns would be the ones that are free of charge following confirmation from the Conservation Officer that these were acceptable.
- d. Supporting Local Businesses to re-open and beyond – **RESOLVED** that Trustees were pleased to see that the decking area outside the Green Man was now built and this had received a lot of favourable comments. Trustees in their role as Town Councillors had set up the Stokesley Bounce Back Working Group with a view to support local businesses in their re-opening during this pandemic. This included the delivery of a letter to every business along the High Street offering support and seeking their suggestions on what would assist them going forward. The initiative

of introducing additional outside seating was raised by several businesses and advice was then provided on how to go about obtaining permission to do this. The Green Man is the first applicant to secure planning and licensing approvals and a licence agreement with Manorial Lands. In accordance with the Government guidance businesses are encouraged to introduce outdoor seating areas as the safest place for people to meet and the Town Council were keen to support this and balanced the loss of some parking bays against the risk of having empty businesses along the High Street and concluded that this was a viable and sensible way forward. This area and any others that secure the correct approvals will be subject to not only a licensing agreement to enable them to utilise areas of Manorial Land, but this agreement also clearly identifies what can and cannot take place. The license also provides the Trustees the opportunity to review the agreement at anytime and to extend the original timeframes if it is proven that having these outside seating areas is proving successful. Each application will be considered on an individual basis and the Town Council continue to try and secure additional parking in other areas, whilst encouraging people to utilise public transport where possible in a view to improving the environment.

- e. Wayleave Agreements – Cllr Canavan has discussed the issues of wayleave agreements with Northern Powergrid who have agreed to carry out a full review of their network in Stokesley and they accept that any areas of Manorial Land will required a wayleave agreement. **RESOLVED** that Cllr Canavan would also pursue the same with BT and British Gas.
- f. Licensing Agreements –
 - i. 47 High Street – awaiting a response from our Solicitor.
- g. Spread Eagle - **RESOLVED** that the request from the Spread Eagle to purchase / lease an area of Manorial Land circulated on 17.3.21 be received. **RESOLVED** that Trustees did not support this request as they felt that the premises have sufficient outdoor seating area and to extend this to the riverside would have a negative impact on residents.
- h. 2 College Square - **RESOLVED** that the request to purchase / lease land in front of 2 College Square circulated on 9.2.21 be received – awaiting advice from our Solicitor.
- i. 9B Levenside - **RESOLVED** that the request from 9B Levenside regarding placing plant pots on paving slabs and a request to install kerb stones circulated on 29.3.21 be received. **RESOLVED** that the Clerk confirm approval for plant pots to be placed on the paved area in front of the property and these paving slabs can be cleaned. Regarding the request to install kerb stones, this was not agreed, and the Clerk was asked to confirm that the verge is to be reinstated following completion of the work to the property.
- j. Chapters Deli – **RESOLVED** that the request to utilise parking bays in front of the property for outdoor seating was not a decision that could be made by Trustees as these areas were currently leased to HDC. The Trustees would advise Chapters deli

that they would support a variation to the lease agreement with HDC to enable them to approve the use of the parking bays for outdoor seating.

7/01/04/21 E-MAIL DECISIONS

None.

The meeting closed at 8.20 pm

Signed Date