



# WETHERBY TOWN COUNCIL PROPERTY COMMITTEE MEETING MINUTES

**Date:** Tuesday, 13<sup>th</sup> June 2017  
**Time:** 10.00 hrs  
**Location:** Bramham Room, Wetherby Town Hall

**Present:** Cllr Cindy Bentley  
Cllr Harry Chapman  
Cllr Victor Hawkins  
Cllr Galan Moss (Chair)

**In attendance:** Iona Taylor, Town Clerk  
Margaret Holmes, Deputy Town Clerk

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| 1. | The Deputy Mayor, Councillor Moss, was welcomed as Chair of the Property Committee.   |
| 2. | <b>Apologies</b><br>It was resolved that apologies be received and accepted from Councillors Frame and Wilkinson.   |
| 3. | <b>Declarations of interests and requests for dispensations.</b><br>There were no declarations of interest or requests for dispensations.   |
| 4. | <b>Minutes of the Last Meeting</b><br>The Minutes of the Property Committee meeting held on 6 <sup>th</sup> April 2017 that had been approved by Council on 9 <sup>th</sup> May 2017 were received.   |
| 5. | <b>Matters Arising from the Minutes</b> <ul style="list-style-type: none"><li>a) <b>Gatehouse at Mercure Roundabout</b><br/>The Deputy Clerk reported that WY Police have confirmed there are no legal reasons why the wall and gatehouse cannot be excluded from the proposed conveyance of a nearby dwelling, so that ownership can instead be transferred to the Town Council. They are currently considering a formal offer of the house to the resident. The Deputy Clerk informed the meeting that she had noticed that the upright pillar at the left hand end of the gatehouse wall was neither attached to the gatehouse wall nor vertical. The Committee agreed that a Surveyors Report would be required before taking a final decision regarding the Gatehouse.</li><li>b) <b>Replacement Bench on Deighton Road</b><br/>After considering the comparative costs of metal, wooden and recycled materials benches:<br/><b>RESOLVED:</b> That the bench on Deighton Road be replaced with a metal KC1800 bench from David Ogilvie Engineering at a total cost of £774.50.<br/>It was noted that Councillor Wilkinson, on behalf of the Ward Councillors, had indicated that the Ward Councillors would put £400 towards the cost of the new bench.</li><li>c) <b>Little Toe Bike Skills Area</b><br/>The Deputy Clerk reported that the Little Toe Bike Trail was being well used. There had been some initial problems because the fencing, that had been removed to enable the construction of the area, had not been replaced. However, since the replacement of the fence there have been no further complaints. The signage for the Little Toe area was still outstanding and the Town Clerk was pursuing this with Wetherby Bike Trails.<br/><br/>The Town Clerk reported that she had been informed that Wetherby Bike Trails had made a start on clearing out the 'Big Toe' with the assistance of a group of cadets.</li></ul> |



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|    | <p>However, no progress on the Town Council's acquisition of his land would be made until a credible proposal for design and costing had been approved by Council.</p>  |
| 6. | <p><b>Sandringham Park</b></p> <p><b>a) Banking Erosion</b></p> <p>The Deputy Clerk reported that following receipt of advice from Hart Law the problem had been reported to the Insurance Company as advised. The Insurance Company had informed the Deputy Clerk that any third party claim would be covered by the policy. The Deputy Clerk had also approached Lithos Consulting at Parkhill, Walton Road who had visited the site and prepared a letter containing their advice. This had been received that morning and a copy was circulated to members. Within the advice they state that a geological map indicates that Sandringham Park is formed within a quarry into the Cadeby Formation limestone. Similar quarries, and railway cuttings, exist around the Wetherby area and are normally seen with near-vertical walls exposing the limestone bedrock. Based on their site visit they consider that the embankment at Sandringham Park had been formed from loose-tipped materials (soil, fill, grass cuttings and other vegetation) which obscured the quarry highwall below. Their advice was that any visible apparent slope instability is likely to be superficial and relatively insignificant, possibly exacerbated by fallen (windblown) trees.</p> <p>Following consideration of the advice it was agreed that the Town Handyman should be asked to monitor the banking whilst undertaking his usual duties in the Park. It was also agreed that the Deputy Clerk should respond to the residents of Woodhill View who had raised concerns informing them of the advice that had been received.</p> <p><b>b) Garage Roofs</b></p> <p>The Deputy Clerk reported that the Supervisor of Leeds Anti-Social Behaviour Team had contacted the Council in early May following a complaint they had received from a local resident about youths gaining access to the garage roofs by clambering on fencing erected by WTC. No further incidents had been reported. After considering the matter it was agreed that no action should be taken but that any further incidents would be reported to the Committee.</p> <p><b>c) Friends of Sandringham Park joint project with RHS and Wetherby YO1</b></p> <p>After considering the letter received from Friends of Sandringham Park outlining the proposed project the Committee gave its wholehearted support to the venture.</p> <p><b>d) Play area gates</b></p> <p>The Deputy Clerk reported that a problem with the self-closing mechanism of the play area gates had been reported to the LCC Playground and Fabrication Manager who had undertaken to resolve the problems.</p> |
| 7. | <p><b>Bath House</b></p> <p>Members considered the report prepared by the Deputy Clerk following-on from discussions between Councillor Chapman and Margaret Dabell on behalf of Wetherby in Bloom. Councillor Chapman outlined the problems that Wetherby in Bloom were having in getting sufficient water to Jubilee Gardens during the very dry spring and the on-going and well-documented problems with regard to condensation in the Bath House.</p> <p>Following discussions about the Bath House generally it was agreed that a pipe should be connected between the inlet pipe and the outlet pipe in order that the bath could become dry. This would result in the tarpaulins being removed and, hopefully, the condensation being reduced. It was also agreed that Margaret Dabell should be given a key for the downstairs area. So far as the availability of water for watering is concerned, it was agreed that the Deputy Clerk will approach Wharfedale House to enquire whether there is an outside tap that Wetherby in Bloom could use for watering purposes and was also authorised to expend up to a maximum of £300.00 to obtain a quote from Yorkshire Water for a water supply to be installed within Jubilee Gardens.</p>  |



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| 8.  | <p><b>Wetherby in Bloom</b></p> <p><b>a) Offer to replace a wooden bench</b><br/>The offer of Wetherby in Bloom to replace a wooden bench near the library was noted and welcomed. However, the bench they are intending to replace is the property of the New Inn and it was agreed that Wetherby in Bloom and the New Inn be contacted and asked to liaise regarding to the bench. Comments had been received from Canon Nunan that when the bench had been in its original position (beside the New Inn) access to his garage had been much easier as vehicles had not parked alongside the New Inn as happens now on occasions.</p> <p><b>b) Proposals for improving townscape</b><br/>Councillor Chapman had forwarded an email he had received from Geoff Humble on behalf of Wetherby in Bloom with proposals for improving the townscape by way of solar lighting for the rose sculpture at Bridge Foot and wrought iron arches at the two gate entrances to the Garden of Rest with the words "Garden of Rest" cut out in the arch. Members confirmed their agreement in principle to the proposals but would require further information and details when these were available from Wetherby in Bloom in order that the proposals could be considered in detail.</p> |
| 9.  | <p><b>Members Observations of Green Space Areas</b></p> <p><b>a) Grasscutting</b><br/>Councillor Bentley has received complaints about the quality of the grasscutting at Raby Park. The grass had been cut using a sit-on mower rather than a gang mower and there were some areas that had been left very tufty. The Town Clerk confirmed that there were some 'teething' problems regarding the grasscutting contract and she was working with the new contractor to resolve the problem. The grasscutting in all the green spaces areas was being kept under close review.</p> <p><b>b) Scaur Bank Play Equipment</b><br/>Councillor Moss asked whether any progress had been made on this project. The Town Clerk reported that no progress had been made but it was hoped that the next stage in the project would get underway shortly.</p>   |
| 10. | <p><b>Items for Information.</b><br/>There were no items for information</p>   |
| 11. | <p><b>Next meeting.</b><br/>It was agreed that the Deputy Clerk would liaise with the Chair to arrange the date of the next meeting when required.</p>   |

The meeting closed at 11.10am.

These minutes were recorded and prepared by Margaret Holmes, Deputy Town Clerk.