

MINUTES OF FRIENDS OF THE TRIANGLE ALDCLIFFE ROAD

MEETING HELD ON MONDAY 3 SEPTEMBER 2012

1. Present: Dave Brookes, Jon Barry, Gillian Allen, Martin Lake, Will Maden, Janet Smith, Peter Callingham, Mike Swan, Jane Swan, Sheila Bliss, David Switzer, Geoff Easton, Claire Gould, Lyndsay Robertson.

Apologies: Wendy Longworth, Liz & Duncan Bell, Kathy Barton.

2. Approval of Minutes: The Minutes of 18 June meeting were approved.

3. Matters arising: None not covered by subsequent items on agenda.

4. Relationship with Fairfield Association:

a. Trustee: Dave Brookes has been co-opted as a trustee of the FA.

b. Terms of Reference: Need to be drawn up: including our Friends of group being affiliated to FA, our funds being kept separate though their Treasurer doing the accounts; our having our own headed notepaper; etc.

c. Finance Officer: yet to be appointed.

5. Landowner issues:

a. Permissions - Canal and River Trust (a charity, formerly British Waterways). Its Heritage Officer has done a draft report which is supportive of our Friends of group creating a Green Space - letter of confirmation awaited. C&R Trust permission required for work on buildings, boundary wall, etc.

b. Draft lease - Lancaster City Council holds lease on the site but has drawn up draft lease to sub-let to Friends of group at £1 p.a. Dave B read out main content including get planning permission for Green Space use, keep buildings in good repair, maintain boundary, indemnify Council against any costs, etc. Agreed we should get copy of head lease and seek initial 15 year lease. Dave B to ask Council to bear cost of drawing up lease, which will include small area giving access onto towpath (check with Lancs CC if Right of Way) being used informally for parking.

c. Legal advice - whether to rely on Council's legal correctness and fairness or to seek own independent legal advice: not resolved due to likely cost of latter.

6. Planning application: for Change of Use to Green Space required, will cost £355. Do we do paperwork ourselves or use professional advice (£450) given supporting information / statements required - not decided. Council very soon to publicise a plan designating suitable uses of sites in the district - we should check Triangle and ask for it to be Green Space.

7. Site investigation:

a. Building survey: Dave Brookes to meet with Council Property Services and a former building surveyor to look inside main building to establish condition and likely work required to make safe and watertight - Wed. 5 Sept. (Photos on website).

b. Desktop study and contamination survey: likely to be required for planning application due to former 'industrial' uses. Could cost £2 to 4,000.

c. Arboricultural survey: Dave Brookes to meet with local firm for advice on tree work required (removals, crown raising, etc.) and likely costs - Fri. 7 Sept. (Tree Survey required for planning application and permission to fell in Conservation Area quoted at £150; with tree work recommended at £350).

d. Bat survey: advisable given nature of site and work proposed. Suggested contact Lancs. Wildlife Group for bat person.

8. Other quotes: a. Tree surgery: see 7c above.

b. Demolition: Dave Brookes to have structural engineer to quote for looking at building built onto canal bridge and cost of demolition - possibly £3000.

c. Stone walling: Guesstimate of another £3000 for taking down and rebuilding canal-side wall to half height incorporating cut down sections of iron railings and opening into site.

9. Fund raising:

a. Take Pride, etc: grant money through Lancaster CC for environmental schemes. Dave Brookes to register interest in applying by 17 Sept. for up to £10k towards preparatory surveys /advice / work.

Other sources include Community grants (by Oct.), Awards for All (up to £10k with voluntary involvement), Lancashire Environmental Fund (60% match funding up to £30k). Also suggested to contact Groundwork who administer Community Spaces funding.

b. Letters of support: Canal and River Trust have said will send letter in favour of Triangle project.

Suggestion to ask Community Beat Manager for same.

c. Portland Street Open Gardens: a small group of residents plan to open their gardens one weekend next year and have offered to donate monies raised to the Triangle project.

d. Other fund raising: Following a recent successful event Jon Barry suggested having an Open Day on the Triangle selling tea and cakes, etc. to publicise the project and invite public comment and ideas on the use of this Green site. Will Maden offered to bake cakes, advertise and help set up the event, with others present also willing to assist for Sunday 23 Sept.

10. Website: has been up and running for some time and looks very good. Now includes pages on history of site. Web address is: www.aldclifferttriangle.org.uk.

11. Volunteer sessions: have continued 3-4 weekly, removing litter and more sapling trees, reducing vegetation and uncovering more of concrete and pebble surface. Further trial pits to be dug to establish extent of this hard base.

12. Design 'workshop': two very detailed designs drawn up by two French students on a local summer placement were examined and discussed. While each had interesting features they were felt to incorporate more than required into the site and to be too costly but could be displayed at the Open Day event for comments.

13. Any other business: There was no other business raised.

14. Date of next meeting: Monday 15th Oct. '12, upstairs at The Robert Gillow.