

## MINUTES OF FRIENDS OF THE TRIANGLE MEETING HELD ON MONDAY 4 FEBRUARY 2013

**Present:** Dave Brookes, Peter Callingham, Sheila Bliss, Kathy Barton, Geoff Easton, Jane Swan, Mike Swan, Martin Lake, Gillian Allen, Matt Homewood.

**1. Apologies:** No apologies received.

**2 & 3. Minutes of last Meeting** held on 3 December 2012 were approved and there were no matters arising not dealt with below.

**4. Recent developments:** Dave had been made aware that some stonework was coming out of the towpath wall of the lean-to buildings and had notified Property Services of the City Council which still has responsibility for the site.

**5. Landowner issues:**

**a. Lease:** the City Council Cabinet meeting of 22 Jan. approved sub-leasing the Triangle site to the 'Friends of' group with the Call-in period for reconsideration elapsing on 5 Feb.; after which solicitors need to be appointed to check over the terms of the lease, the Take Pride funding acceptance letter can be returned, and keys to the main building should be available for bat investigation and contractor repair work inspection / action.

**b. Canal & River Trust permission:** will be formally required for the sub-letting of the site and subsequent works but this has previously been agreed in principle.

**6. Planning application matters:**

**a. Arboricultural survey:** Dave needs to chase up report needed for Conservation Area tree work consent, though actual work should avoid the nesting season.

**b. Contamination survey:** Dave has met with Roy Halliday, Lancs.CC Environmental Projects and Helen Ryan, Lancaster CC Public Realm Officer, at the Triangle and both were very supportive of our aims, with Roy offering funding for the contamination survey and help with a change of use planning application, see below. Dave is seeking a third quote for the survey.

**c. Planning application:** required for change to green space. Need to clarify what other detail may be needed at this stage, such as lowering the towpath wall, future demolition of corner buildings, creating raised beds, landscaping, etc.

**7. Site investigation:**

**a. Bat survey:** Peter to contact local bat lady again now that keys to main building will be available, to ascertain whether bats in building and what action required. Monies for bat and bird boxes may be available through RSPB.

**b. Trial pits:** more pits dug on 3 Feb volunteer session which seem to indicate cobbles over most of the site beyond start of main building, with patches of hardcore, gravel and tarmac(?) elsewhere.

**8. Quotes:**

**a. Building repair works:** Dave has and is getting further quotes for work to the main building which he will firm up against the Take Pride funding estimates, with some work being able to be done by volunteers.

**b. Other works:** will need to start getting estimates / quotes for future work such as

lowering of the towpath boundary wall and demolition of the corner buildings, with a view to seeking possible funding sources for this major work.

## **9. Fundraising:**

**a. Take Pride:** See 5a above. The return of the acceptance letter will allow for monies included in the bid (almost all for the repairs to the main building) to be spent and reclaimed from the Take Pride funds, running into the next financial year.

**b. Local Member Grant:** Dave to check with County Cllr. Chris Coates that this is still available to meet the cost of the tree survey. See 6a above.

**c. County Community Projects:** See 6b above for the County Environmental Projects Fund which has agreed to pay for the contamination survey of the Triangle site.

**d. Other funding:** other small awards of funding (up to £500?) may be available and this prompted discussion of several suggestions including: **a set of tools** though not yet needed as volunteers bring sufficient; money towards **a toilet** though this would require additional and on-going funding and is not essential to have; **a notice board** of good quality and vandal proof, either wall mounted or on legs (depending on siting and cost); and **bollards** to prevent parking by the access to the Triangle and the canal. It was agreed that the last two should be looked into in more detail and costed.

**10. Future events:** it was felt we should hold a second public event on the site in Spring (depending on the timing and progress of repair work to the main building), which should avoid any clash with Fairfield Association events. Ideas for the event to be discussed at the next meeting.

**11. Volunteer sessions:** in the coming months likely to be less clearing and tidying site (though could expose more of cobbles away from tree roots and continue to remove rubbish from soil areas), but can involve stripping out of main building (plasterboard off rafters, wood off inside of windows, removing unwanted items) and possibly demolishing porch (if not keyed into building) and old toilet if concrete roof to both can be safely removed; plus once repairs completed fitting of gutters, etc.

**12. Design of site:** Various suggestions of things that might be included in the site were discussed, such as wild flowers under the trees, open areas of grass, fruit trees, a few new native trees, positioning of raised beds, a secure chicken coop, ideas for the 'shelf' at the far end, whether dogs should be allowed in, and are gates desirable at entrances.

Jane has a local friend whose daughter is studying garden design at Myerscough College and would be happy to draw up some possible layouts for the Triangle to add to others' ideas for consideration and public comment (at Spring event?). Meeting on site to be arranged.

**13. Any other business:** no matters were raised.

**14. Date of next meeting:** Dave suggested 4<sup>th</sup> March 2013 at 7.30pm in the Robert Gillow as there will be further developments to be reported and discussed. This was agreed by the meeting.