



*Thorne Moorends
Town Council*

Delves Working Group

Minutes of Meeting

Meeting Date : 12th December 2018

Time : 7.15pm

Location : Assembly Rooms, Thorne

Present : Matthew Gleadell (Clerk) Susan Durant (DMBC), Craig Ellis (TMTC), Mark Houlbrook (DMBC), Karl Caldwell (Thorne Community Wood), Helen Kirk (Thorne and Hatfield Moor), John Hall (Thorne Anglers), Trevor Sharp (Voluntary Curator)

1. Apologies

Apologies were received from Amie Knott (TMTC), David Knight (TMTC), Joe Blackham (DMBC)

2. Election of Chairman

Cllr. Craig Ellis was elected as Chairman of the Working Group.

3. Election of Vice Chairman

Matthew Gleadell was elected as Vice Chairman of the Working Group.

4. Group Remit

The remit of the group agreed by the Town Council was noted by those present.

It was noted that final decisions over how s.106 funding is spent rest with the DMBC ward members.

5. Current Position

Matthew Gleadell gave a brief overview of the current position in relation to the property as follows :

1. Tenant vacated in September 2018.
2. Council have inspected and noted poor condition of the premises.

3. Council have created a Working Group involving relevant stakeholders to help plan for the future of the property.
4. S.106 funding may be available to help with improvements on the site however a community benefit element will need to be demonstrated.
5. Toilets are a priority due to complaints from nearby residents concerns at people relieving themselves in full view around the site.
6. Ideas have been mooted around creating a community space in the building with an emphasis on natural assets in Thorne such as Buntings Wood, Thorne and Hatfield Moor and the Delves itself. Potential for provision for educational uses in the building also being mooted.

6. The Future

The significance and importance of the site to Thorne and surrounding areas was agreed and undisputed and as such any project delivered must be of quality and appropriate to the location.

The idea of the café being operated by voluntary community groups working together in an effort to raise funds for community benefit was mooted. It was however recognised that volunteers are hard to come by and such volunteers as existing groups have are already heavily engaged in working on their primary purpose such as angling or woodland preservation and as such taking on additional responsibility would be challenging.

Options around commercial letting were considered but with provisos around the building being made available for community use at certain times was discussed.

Noted that the extent of any refurbishment carried out would impact on the amount of rent that could be charged. A tenant providing their own fixtures for example would pay less rent than one taking a building that has been fitted out for catering prior to rent.

Agreed that a catering / refreshment provision of some form is essential to generating an income for the long term maintenance and sustainability of the building.

Noted that there had been many expressions of interest in taking on the building submitted already.

Recognised that the building is largely a blank canvas the group should be open to the need for internal layout changes if necessary to achieve the best possible outcome for the future of the building.

Security problems with the site were reported and noted.

The anglers sought access to the building for their peg draws every other Sunday. Council representatives agreed to provide a caretaker to open and close for them to provide them the shelter needed for their draws.

Agreed for Helen Kirk and Karl Caldwell to visit the building to get a better understanding of it to help them consider how their groups could fit into using the building in some way.

Clerk agreed to begin to develop a provisional project plan.

7. Toilet Provision

Complaints about inappropriate toilet activity on the site were noted.

It was agreed that toilets on the site are essential and a priority.

The potential for external toilets separate from the building was mooted to serve visitors whilst the main building is closed and also to serve night fisherman was considered.

It was recognised that the refurbishment of the building will take some time to organise and deliver and so an interim solution for toilets would be helpful but that simple portaloos would not work as they would be vandalized, thrown in the ponds or set alight.

It was agreed to obtain some quotes for some form of temporary/semi-permanent vandal proof toilet provision for consideration at the next meeting.

8. Funding and Finances

The provision of around £40,000 s.106 funding was confirmed. It was noted that DMBC ward members had been working hard to secure this funding for the site. Noted that the decision over how the funds are spent rests ultimately with DMBC ward members.

Noted that other grants may also be available for the site.

9. Date of next meeting

Clerk to organise an appropriate date following site meetings being held with Karl Caldwell and Helen Kirk.