

**REPORT OF THE POLICY AND RESOURCES MEETING HELD IN THE ASSEMBLY ROOMS, THORNE ON TUESDAY 12<sup>TH</sup> APRIL 2016 AT 7.00 PM.**

**Present:** Cllr. A. Brookes (Chair)

Cllrs. C.Blackham, J.Blackham, S.J.Durant, M.Hennessey, M.Houlbrook, A.Jones, R.Porter, J.E.Phillips, R.Turner.

10 members of the Public present.

**2874. APOLOGIES**

There were no apologies received.

Cllr. D.Barton - illness

Cllr. R.Walker - personal

**2875. DECLARATIONS OF INTEREST AND DISPENSATIONS**

Cllr S Durant in declared an interest in the planning items as she is on Planning Committee at Doncaster MBC.

Cllrs. C.Blackham, J.Blackham, S.Durant, M.Houlbrook and J.Phillips declared an interest in agenda item 9 – Special Resolution.

**2876. PRESENTATION – HUMBERHEAD PEATLANDS**

David Hargreaves from Natural England gave a short presentation on the LIFE+ That's Life Project, a 3 year project with a £4million investment, which involves careful management of water levels using dams, weirs and bunds and by clearing scrub vegetation to improve the habitat.

**2877. MINUTES**

Consideration was given to signing the minutes of the Council meeting held on Tuesday 8<sup>th</sup> March 2016, pages 4268 – 4279.

**RESOLVED: That the minutes be signed.**

**2878. DONCASTER LOCAL PLAN CONSULTATION REPORT**

Jeremy Johnson from Doncaster MBC gave a presentation on the Doncaster Local Plan Consultation.

Doncaster MBC are currently carrying out 2 consultations on the Local Plan (2015- 2032), with any comments to be submitted by 18<sup>th</sup> April 2016:

- Homes and Settlements
  - Sustainability Appraisal of Doncaster's Growth Options
- These documents can be viewed on the Doncaster MBC website: ([www.doncaster.gov.uk/services/planning/homes-settlements-and-updated-sustainability-appraisal-of-doncaster-s-growth-options-consultation-march-2016](http://www.doncaster.gov.uk/services/planning/homes-settlements-and-updated-sustainability-appraisal-of-doncaster-s-growth-options-consultation-march-2016)).

The Homes and Settlements consultation sets out the proposed number of new homes being planned for and how they should be distributed around the borough's towns and villages. 920 new homes per year 2015-2032 (so 15,640 new homes in total) are proposed. This reflects the identified need for both open market and affordable housing and would meet the future needs of the existing population and the needs that will arise from planned jobs growth.

Approximately 51-55% of this housing growth is proposed for Doncaster Main Urban Area and 35-39% in the seven Main Towns of Adwick, Armthorpe, Conisbrough/Denaby, Hatfield/Stainforth/Dunscroft /Dunville, Mexborough, Rossington and Thorne/Moorends. Approximately 10% is proposed to be distributed around 10 smaller Service Towns and Villages.

Once overall allocations are determined consideration will be given to the best sites to deliver these allocations.

The updated Sustainability Appraisal of Doncaster's Growth Options includes an assessment of the Homes and Settlement paper.

### **Implications for Thorne and Moorends**

Based on the proposed settlements policy the consultation paper proposes a range of housing allocations for Thorne and Moorends from 510 to 1069 during the plan period (30-63 per year). The lower figure is from projected local needs – the higher figure includes economic growth led housing which is shared between the Doncaster urban area and the 7 main towns. The housing figure for Thorne and Moorends is caveated “sequential approach to flood risk will apply to economic led housing”. It should be noted that these figures will include any housing permissions granted since 2015, which would include King Edward Road (70 dwellings), Coulman Road (61 dwellings), Alexandra Road (17 dwellings) and Church Street (72 dwellings).

The approved Core Strategy 2011-2018 (which will be superseded by the Local Plan) includes a range of 646-923 dwellings for Thorne, plus a share of 1660 dwellings for Moorends, spread between 4 settlements.

The Clerk said that the document makes a specific reference to Thorne and Moorends in paragraph 43 as follows:

“Thorne and Moorends are heavily constrained by flood risk and the neighbourhood plan being prepared is now not including urban extension allocations because of the stringent tests necessary to justify development in flood risk areas. Notwithstanding an otherwise strong case for more housing it is difficult to justify locating any of the economic led growth here consistent with the national policy requirements for applying a sequential approach to flood risk. Allocations are likely therefore to deliver Thorne and Moorends local housing needs only”.

Concerns were raised that this approach to flood risk was not being applied consistently across the Borough, with Thorne and Moorends particularly highlighted.

The Clerk reported that he had prepared some draft comments for consideration by the Council. These are drawn from previous comments made by Council, and views expressed through the Neighbourhood Plan preparation which has been supportive of continued development and growth.

“The Town Council has previously confirmed its support for the settlement hierarchy being proposed in the Local Plan and considers that the proposed allocations in this document are consistent with this approach. On that basis the Council is generally supportive of the document and feels that an allocation of up to 1069 homes for the plan period will satisfy the housing growth aspirations that have been identified during the preparation of the Local Plan.

The Town Council, however, remains deeply concerned that the comments in paragraph 43 if followed through in the Local Plan will lead to a much lower level of allocation, and act as a brake to the growth and development of Thorne and Moorends. The consultation undertaken through the Neighbourhood Plan clearly identified that new housing growth was vital in supporting businesses, and services in Thorne and Moorends, and, as such would be welcomed by the community. It would also allow diversification of the Homes offer available, supporting the long-term sustainability of the community. There is a significant danger that the restriction to the lower figure will lead to a slow strangulation of the economic prospects and vitality of Thorne and Moorends, so it is vital that a solution is found which allows the appropriate larger allocation to be taken forward in a positive manner.

The Town Council fully accepts that it is important to address the issue of flood risk in Thorne and Moorends, and understands the concerns that have been raised. The recent appeal decision on King Edward Road would indicate that a balanced approach which tackles the flooding issues without acting as a bar on development is possible. It is felt vital that Thorne and Moorends are seen as

being “open for business” if it is to help in the future economic and social prosperity of the Doncaster area”.

**RESOLVED: that the comments above be submitted to Doncaster MBC, with an additional comment regarding concerns about an inconsistent approach to flood risk**

#### **2879. MATTERS RAISED BY THE PUBLIC**

A representative from Friends of Thorne Memorial Park referred to the agenda item 9 – Special Resolution. He said that the policy had been set down to protect the Park following a previous incident which had caused damage to the grassed areas. If the policy was rescinded he said he was concerned, as a parishioner, of the possible expenses incurred. This was supported by a representative from the Royal British Legion.

A further representative of Friends of Thorne Park, said she was surprised that there had been a request to have an event out of timescale. they have been raising money to benefit the Park, and intended hosting a party for the Queen’s birthday.

Concerns were raised that a copy of the Allotments agreement with the Council had been put on Facebook by a Councillor. He said that all money raised from rents is reinvested in the allotments.

#### **2880. PLANNING APPLICATIONS**

##### **i) 16/00633/OUT**

Outline application for erection of 2 semi-detached houses and the single residential conversion of the existing building (Approval being sought for Access, Layout and Scale) to rear of 21 Finkle Street, Thorne for Mr & Mrs Hamilton.

**RESOLVED: No observations.**

##### **ii) 16/0732/AGR**

Erection of grain store extension (27.43m x 12.19m) at Reedholme Farm, ~Selby road, Thorne for M J Brown.

Doncaster MBC have determined that no prior approval is required for this application.

##### **iii) 16/00608/FUL**

In-fill the garage door with matching brick and install 2 small windows to front facing elevation that match the style of other windows at 80 Kirton Lane, Thorne for Mrs D. Shenton.

**RESOLVED: No observations.**

##### **iv) 16/00771/FULM**

Erection of 17 semi-detached and terrace houses on approx. 0.47ha of land (without compliance with condition 2 of planning application 14/02876/FULM granted on 22/1/16

– development in accordance with approved plans (amendment to site layout and the erection of two additional garages) on Land on South Side of Alexandra Road, Moorends.

**RESOLVED: No observations.**

##### **v) 16/00848/FUL**

Erection of two storey extension to rear of 59 Queen Street, Thorne for Mr Robinson.

**RESOLVED: No observations.**

##### **vi) 16/00809/ADV**

Display of 3 freestanding double sided, illuminated totem signs at Capitol Park, Omega Boulevard, Thorne for Quora Developments (Thorne) Ltd.

**RESOLVED: No observations.**

##### **vii) 16/00859/FUL**

Erection of two storey and single storey extension including internal alterations at 19 Southfield Road, Thorne for Mrs R.Bentham.

**RESOLVED: No observations.**

**viii) 16/00898/FULM**

Extra Care Development comprising of 72 flats, communal areas and associated parking and landscaping on Land adjacent Peel Hill, Church Street, Thorne for Housing and Care 21.

**RESOLVED: No observations and that it be noted that the Council welcome and fully support this scheme.**

**2881. FINANCE**

Consideration was given to the financial report to the end of Month 11.

**RESOLVED: That the report be accepted and that the forecast expenditure be adopted as a revised budget for 2015-16.**

**2882. ACCOUNTS PAYABLE**

Consideration was given to the Accounts Payable to the end of Month 11.

**RESOLVED: That the Accounts Payable be approved.**

**2883. SPECIAL RESOLUTION**

The Clerk reported that a motion had been received from Cllrs Hennessey, Williams, Walker, Barton and Brookes as follows:

**That the Policy for use of the Park for Events be amended to the following:**

**Events requiring a large part of the Park attracting significant numbers of people will generally be limited to 1st June to 30th September. However smaller Events which use part of the park and require no vehicle access can be permitted subject to prior agreement.**

**This amended policy applies to the request to use the Bandstand for the 1940's event on 7th and 8th May 2016 rescinding the decision of 8th March 2016.**

Councillors pointed out that Remembrance Day is an annual event and was planned for when the original policy was made. The Remembrance Day Parade is controlled by the Royal British Legion – bollards are put up to prevent cars going onto the grass. The Council fully supports the Royal British Legion. It was pointed out that it is the Thorne Memorial Park.

A vote on the motion was taken with 3 Councillors for the motion and 7 against.

**RESOLVED that the motion be defeated and that the Policy for use of the Park for Events remain as agreed.**

**2884. DEVES FISHING PONDS AND CANAL FISHING RIGHTS**

**Introduction**

At the Planning and Amenities Committee on 8<sup>th</sup> March 2016 the Clerk reported that the Thorne and District Anglers Association (TDAA) intended to withdraw from the current agreement to manage the Delves site and the Fishing Rights. The Anglers Association have agreed to maintain a basic level of service in the interim as a transitional arrangement. They have also confirmed that they will transfer the funding balance that they have together with equipment to the Council once an alternative arrangement has been agreed.

It was also agreed that the café part of the building would be leased separately to the current tenant. A lease has been prepared and will be in place shortly. The adjoining garage would be retained for use by Anglers.

**Background**

The agreement includes 2 separate elements:

- a. Fishing Rights along the Stainforth and Keadby Canal from Mauds Bridge to Dunstan's Hill Bridge.
- b. Freehold ownership of the Delves Ponds. This site also includes an area of amenity grassland/ woodland.

The above were acquired by the Council to provide an amenity for the local community. The Delves site in particular provides an attractive feature in a part of Thorne which is otherwise lacking in public open space.

The fishing has also been managed so that it provides value for money to the local community. In discussions with other Angling groups it is clear that the rates offered to the local community are lower than equivalent rates in nearby towns.

The Anglers Association have been responsible for managing the fishing in the ponds and canal, together with the majority of site maintenance. The Council has been responsible for building maintenance, major tree work, provision of trade bins, and water rates associated with the building. With the exception of the tree work the majority of these costs relate to the café.

### **Promotion and Expressions of Interest**

After the last meeting information was posted on the Council's website and through the Thorne Times that the Council were seeking groups or individuals who may be able to assist with the future management and maintenance of the Fishing Rights and Delves. This generated a significant level of interest. These can be categorised/ summarised as follows:

- a. Existing Anglers Associations – a number of Anglers Associations from other towns have expressed interest in taking on the fishing management.
- b. Fishing Pond Managers – individuals who manage fishing sites nearby.
- c. Community Groups – people with an interest in establishing a new group to manage the site
- d. Individuals – people with an interest in assisting with the facility in the future

The Clerk reported that following various discussions/ e-mails he had received 2 written proposals:

- a. A group of local angling associations, namely Scunthorpe Amalgamated Anglers, Doncaster & District AA, Hull AA and Selby AA. The four associations each know intimately the fisheries concerned, having fished and organised matches over many years. Scunthorpe AA also lease the canal from Maud's Bridge to Keadby basin, and we are cooperating with Doncaster DAA to take over the vacant lease from Stainforth to Kirk Bramwith.
- b. Thorne Democratic Anglers Club – an existing Thorne based group with 16 active members with experience of managing fishing activities. They would wish to maintain the Delves site to its current standards. If they were to take over management they would establish a new group.

### **Options and a Way Forward**

The Clerk said that the level of interest in the future management of the Delves and Fishing Ponds has been encouraging, and gives opportunities to develop a new management arrangement. He said he had considered the various options which he has discussed with the current Anglers Association. If this was a commercially based transaction the appropriate approach would be to draw up a tender document and invite proposals. However the Council's objectives for this site have been to provide a community based recreational facility and amenity so I feel it is appropriate to consider who is most likely to meet these objectives, and then to work with them with regard to details. The Council have no expertise on fishing, so it is sensible to involve a group who have this knowledge and experience

In many ways the "safe" option would be to offer the site to an Anglers Association or Fishery Manager who has the knowledge and expertise in this field. The Council could then work with this group to ensure additional local involvement as local volunteers would be essential to make this work. This would be a sensible option to consider if no other option existed. However in view of the community nature of the facilities the preferred option would be to work with a locally based community group. The risk to this approach would be inexperience. However the group based at

the Thorne Democratic Club have the experience (both in running a community group and fishing activities) and well as a suitable numbers of interested local people.

### **Finance**

The Clerk said that it is reasonable for the Council to consider the financial implication of this change as well as the service implications. In 2015-16 the Council secured £5,484 income from the Delves and Fishing Rights. Directly letting the café will achieve income of £4,280 leaving a balance of £1,204. Groups expressing an interest have been advised of the current financial arrangements

The TDAA have advised that the balance, once they are would up, is likely to exceed this balance figure, which would allow the Council to achieve a similar level of income this year.

The Clerk said that he had been advised that VAT should be charged on the Fishing Rights element of any agreement as Sporting Rights are not an exempt activity. The lease of the Delves site would, however, be exempt.

### **Transitional Arrangements**

The Clerk reported that it is clearly unrealistic to immediately hand the facilities over to this group. There will need to be further negotiations with regard to detailed arrangements that will then allow a long term agreement to be put into place. In the interim he said he would propose the following:

1. The Council confirms its intention to reach an agreement with the Thorne Democratic Anglers Club (TDAC) for the future management of the Delves and Fishing Rights on a similar basis to the current agreement with the Thorne and District Anglers Association (a new Community Organisation may be established for this purpose).
2. A Council representative be appointed to become part of the TDAC Committee to assist the organisation (TDAC have confirmed that they would welcome this involvement)
3. The Council confirms that it is happy for TDAC to take over the site on an interim basis, pending the finalisation of an agreement. Discussions be held between the Clerk, TDAC and TDAA with regard to the handover of responsibility for the management of the site and facilities.
4. The Clerk hold further discussions with the TDAC with regard to developing a 10 year agreement which sets out responsibilities, to be reported back to a future meeting of the Council.
5. The balance of funding from TDAA be used to cover rent for 2016-17 (£1,204) and to assist the TDAA with additional costs arising from the transfer of activity.

### **RESOLVED that:**

1. **The Council confirms its intention to reach an agreement with the Thorne Democratic Anglers Club (or a new body that they establish) for the future management of the Delves and Fishing Rights on a similar basis to the current agreement with the Thorne and District Anglers Association**
2. **Transitional arrangements be put in place pending the finalisation of a final agreement**
3. **The Clerk draw up a 10 year agreement for consideration at a future meeting of the Council**

## **2885. MOORENDS WELFARE GROUND**

### **Pavilion Tenders**

The results of the Tender exercise for the Moorends Welfare Pavilion were reported to Planning and Amenities Committee on 8<sup>th</sup> March 2016. The tender figures received are summarised below.

| <b>Summary Tender Analysis</b> | <b>Tender Figure</b> |
|--------------------------------|----------------------|
| Burton Electrical              | £ 19,190.97          |
| MMS Maintenance                | £ 70,510.00          |
| Mears Ltd                      | £ 98,633.00          |
| G Hurst & Son                  | £ 113,870.54         |
| Murvic                         | £ 114,833.94         |

|                          |              |
|--------------------------|--------------|
| Novus Property Solutions | £ 143,085.02 |
| D Croft & Sons           | £ 149,357.60 |
| Pryjen Construction      | £ 149,597.07 |
| John A Oniel             | £ 152,960.00 |
| G.S.Kelsey               | £ 168,997.00 |

The Clerk said that he had advised that arithmetic errors had been identified with the lowest tender, and it was agreed to defer the item to allow the Architect to review the tender prices further. Burton Electrical had only priced for the electrical section of the works so their price was not considered. Where a priced schedule and company certificates have not been submitted and the tender cost was over £120,000 then no further information was requested. A detailed rate comparison was then undertaken on each contractors schedule of works to fully ratify the tender prices received (below).

| <b>MMS Maint</b> | <b>Mears</b> | <b>Murvic</b> | <b>G Hurst</b> |
|------------------|--------------|---------------|----------------|
| £93,497.00       | £98,633.00   | £114,833.94   | £121,564.74    |

The Clerk said that after this review, MMS remain the lowest tender, but their costs have increased due to the following:

- a. They estimated the costs of the specified fans and Boyco changing room units rather than include figures included within the contract documentation
- b. They also did not include for the provisional sums for external signage and additional ironmongery, along with the general contingency values.

Despite these cost changes, MMS Maintenance remains cheapest compliant price. NEC Alternative 2 has been chosen as the criteria for selection of this scheme and this states that these additions can be accepted as long as they are seen as genuine errors. This would give a total scheme cost of £98,527 (including fees) which would require the Council to contribute £48,527, the balance being funded through the approved Sport England grant.

MMS have advised that they priced their tender on the basis of alternatives to the fans and Boyco changing room units included within the tender. In particular they would be able to custom manufacture the changing room units delivering a considerable saving. The architect has considered these alternatives and has advised that a saving of £17,000 could be achieved through this value engineering. This would reduce the total cost to £81,527 (including fees) with the Council contribution reducing to £31,527.

This level of contribution is much higher than the figure included within the grant submission of £10,000. Further savings could be made by altering elements of the scheme. However, this balance would be fundable from the capital receipt from the sale of the Council land in the Town Centre. At the last meeting options for additions to the scheme were requested. The Clerk has identified the following possible options with initial budget estimates:

- a) Window and roller shutters - £26,000.
- b) Heating – improvements to the heating system including the installation of a centralised timer control. Heaters are installed, but user abuse has led to unnecessary energy use. This would allow the heaters to be used properly - £4,500.
- c) Replacement of Sanitary Ware - £1,800.
- d) Handrails to front steps – £1,500

The Clerk advised caution against excessive commitment of the capital receipt as the Council has not yet considered other options for investment, and it is not good practice to utilise funding of this nature until it has been received.

(8.35pm Cllrs C.Blackham and A.Jones left the meeting)

**RESOLVED that:**

1. **The appointment of a contractor be deferred until the capital receipt is confirmed**
2. **Prices be sought for the following additions to the scheme - heating controls, replacement of sanitary ware and handrails to front steps**

**Mound and Lane**

A report was considered at the last meeting when it was agreed to make arrangements to remove the mound on the Welfare Ground near to the Park Road entrance, and to consult residents with regard to the lane to the rear of their properties.

The Clerk said that he had advised Councillors that arrangements have been made for the removal of the mound with the bulk of the material to be used to raise land levels within the allotments on areas that currently flood. Any material identified by the contractor that is unsuitable for the allotments site will be sorted into a skip and disposed on in landfill.

He said that he had sent a letter to the residents of Barnsley Road that adjoin the lane. 20 letters were issued and I have received 8 responses as follows:

|  | Yes | No |
|--|-----|----|
| Further clearance works should be carried out along the lane           | 2   | 3  |
| The metal barrier should be re-erected                                 | 5   | 1  |
| A key should be made available for residents for access along the lane | 6   | 1  |

The Clerk said that from the responses received there is strong support for re-erecting the barrier and providing the key, with mixed views regarding further clearance.

It was suggested that a donation of £500 be made to the Moorends Allotment Association in view of them making their site available for the mound material.

**RESOLVED: that**

- 1) **The metal barrier be re-erected.**
- 2) **That a £500 donation be made to the Moorends Allotment Association.**

**Security**

At Council on 25<sup>th</sup> January 2016 a report regarding a security system, for premises on the Welfare Ground was deferred for more information on the scheme, and consideration of inclusion of the Bowls Club. This was deferred again at the meeting of the 8<sup>th</sup> March 2016 as the timetable for the Pavilion works was uncertain. The club that initially proposed this is disappointed that a decision has not been made. The elements within each building can be installed separately, so works can progress in other areas prior to the Pavilion refurbishment works being carried out. There have been intermittent problems with security at the Welfare Ground which has been a mixture of vandalism and more organised theft. Meetings have been held with Safer Neighbourhood Team to consider how the situation could be improved.

The Clerk reported that he had been approached by Thorne Colliery FC who have advised that they would be prepared to respond to emergency call outs if an alarm system was installed. This could cover the buildings on the site, which would improve security for equipment etc. The Clerk said that he had approached a security firm with a request to recommend a design for an alarm system so that I can provide an indicative budget. They have advised that a single system is not possible due to the distance between the various buildings. They have therefore recommended independent alarms with GSM text diallers to cover 2 sets of buildings/ containers at the Bowls Club, Thorne Colliery FC, the Pavilion and the buildings/ containers at Moorends Marauders FC and have provided a quotation of £7,211. There would also be some additional costs for ducts and electrics. This proposal includes

the optional provision of 5 “Master Blasters” which are siren type alarms which would be additional to a bell box. If these were excluded the cost would be around £5,906 plus VAT. Once the system was installed there would be a revenue cost for the GSM lines, and for annual maintenance. These are likely to be modest.

The Clerk said that if it is decided to proceed, more detailed design would be needed which may affect cost. He suggested a budget of about £6.5K would be needed to deliver the scheme without the “Master Blasters”. This would need to be delivered through the revenue budget. The Welfare Ground Repairs and Maintenance budget is £16,700.

**RESOLVED: that an allocation of £6,500 be agreed for the installation of an alarm system at the Welfare Ground**

#### **2886. WINNING POST ASBESTOS**

At Planning and Amenities Committee on 8<sup>th</sup> March 2016 a report on the asbestos at the winning Post was considered. This was deferred for further information. At Planning and Amenities Committee on 8<sup>th</sup> December 2015 expenditure of £5,297+VAT was agreed to remove asbestos from a number of selected areas at the Winning Post, principally in the basement.

The majority of asbestos in the basement is on pipework that is now redundant since the installation of the new boiler. Whilst the majority is in reasonable condition and requires no immediate action it is susceptible to deterioration due to the damp environment in the basement. This is likely to lead to a need to remove further areas of asbestos in future years.

As an alternative the consultant has proposed removing all the basement asbestos in one go which would eradicate potential future problems in this part of the building. This is relatively straightforward as the redundant pipes including the asbestos can be removed. The costs are more expensive, with 3 quotes as follows:

E4 Environmental Ltd - £14,843.57+VAT

Delta Services Ltd - £16,438.08+VAT

Aspect Contracts Ltd - £22,629.05+VAT

Whist the alternative proposal costs an additional £9,547 +VAT it would eradicate a potential future problem. With the Council now committed to retaining the building in the long term it would reduce repair and maintenance costs in future years.

This expenditure can be met through the existing commitment and approved Repairs and Maintenance Budget next year. It would utilise a large portion of next year’s budget, though a budget adjustment can be undertaken once this is a budget commitment.

The Clerk said that he had been advised by the asbestos consultant that works to the asbestos in the ground floor would only be necessary if any major refurbishment work was undertaken.

**RESOLVED: that £14,843.57 be approved for the removal of the basement asbestos at the Winning Post**

#### **2887. GLEBE ROAD ALLOTMENTS LEASE**

The Clerk reported that he had received a request from the Glebe Road Allotments Association for an extension to their lease as they feel this will be beneficial in applying for future grant funding for improvements to the site.

The current Allotments lease is for 10 years from 1<sup>st</sup> January 2014, which means that there is currently a balance of about 7 years 9 months to 31<sup>st</sup> December 2023.

When funders consider applications from a voluntary group for improvements to a leased site they will seek reassurance that the group will benefit from these improvements on a long-term basis.

Whilst requirements will vary from funder to funder and in accordance with the level of investment the balance of the term is approaching a level which is likely to reduce the Association's ability to access funding of this nature.

The current agreement includes arrangement that the agreement can be terminated if there is a significant breach of terms or if the association is wound up, which provides protection for the Council.

The Clerk said that in his view the self-management arrangement with the allotments association has been successful resulting in significant improvements and investment in the site. He felt that there are continuing benefits to the Council in continuing the arrangement particularly with the desire of the Association to continue to seek funding to improve the site.

In terms of an extension, amendment of the current lease to a 20 year term would give in excess of 17 years which should satisfy funders. A vote was taken as to whether the lease should be amended to a 20 year term with 7 voting in favour and 1 against.

**RESOLVED: that the term of the Glebe Road Allotments Lease be extended to 20 years.**

#### **2888. ROOM HIRE CHARGES – BANK HOLIDAYS**

At the Planning and Amenities Committee on 8<sup>th</sup> March 2016 the Room Hire Charges for 2016-17 were agreed. In the past rates have been quoted for Bank Holidays – whilst demand is limited it would be sensible to include these for completeness, particularly as any booking would require payment of a higher rate of overtime.

It is therefore suggested that Bank Holidays are charged at the full weekend rate with no discounts. This would give a rate of £24 per hour.

**RESOLVED: that the Room Hire Charges quote a rate of £24 per hour for any Bank Holiday bookings**

**End of Meeting**