

POCKLINGTON TOWN COUNCIL LAND & PROPERTY COMMITTEE MINUTES

A Land and Property Committee meeting was held on Wednesday 23rd November 2016 which commenced at 7pm at the Town Meeting Room, The Old Courthouse, George Street, Pocklington.

Present: Cllr Perry (Chairman), Cllr Cooper, Green, Hodgson, Hutchinson, Jones, Sykes and Winterton

In Attendance one member of the public and Gordon Scaife (Town Clerk).

1. The notice of meeting was proposed by Cllr Cooper 2nd Cllr Jones and agreed.
2. Apologies for absence were received from Cllr West.
3. Cllrs Green and Hodgson made their declarations to the council being newly elected members. Both signed the declaration certificate which was countersigned by the Mayor Cllr Sykes.
4. Receive any declarations of pecuniary and non-pecuniary interests. No interests were declared.
5. Consider suspending the meeting to allow members of the public to speak. No members of the public wished to speak so the meeting continued.
6. Consider continuing the meeting. It had not been necessary to suspend the meeting to allow the public to speak so the meeting continued.
7. Receive an update on property issues at Pocklington Arts Centre

The Clerk reported on the snagging at the Arts Centre. The canopy lights aren't working and the switch had been removed and not reconnected. It was agreed the Clerk would discuss this with Mason Clarke to resolve the issue.

Heating

The Clerk reported that the heating valves have failed on the old system which is why there is too much heat being pumped into the auditorium. The installers of the new systems Binks have submitted a quote to replace these and rebalance the whole system. The heating costs at the Arts Centre have risen because of this. It was agreed to accept the quote from Binks and have the work undertaken.

Fire Alarm

The Clerk reported that since writing the report and comparing the quotes. The quote from Chubb includes the monitoring of the intruder alarm as well as the fire alarm. It was therefore agreed to continue the Chubb contract which is for one year.

Pigeon Deterrents

Vermex have fitted the pigeon deterrents which has reduced the fouling on parts of the alley and over the bin store. There is still a need to install further pigeon deterrents over the alley. The Clerk has received two quotes for installing scaffolding to allow the contractor to return to complete the work. There is also a need to put deterrents over the single fire door as the pigeons are now roosting on this ledge. Buck Inn Yard Management and Pocklington Developments are aware of progress on the project and will be kept informed.

The Clerk is waiting for a response to the request for a meeting with Buck Inn Yard Management.

Insulation for the roof

The Clerk reported that it is hard to heat the new meeting room (Oak Room). There have been complaints from hirers being cold in this part of the building. The roof requires insulation. A quote has been received from Mason Clarke to undertake a feasibility study. There are four ways the roof could be insulated. It was agreed not to proceed with Mason Clarke and Cllr Jones will obtain quotes from insulation companies into the various methods and report back to Full Council at its next meeting.

Cash Flow

The Clerk explained that there may be a cash flow problem caused by being closed when the renovation works were being undertaken. To alleviate this issue it has been suggested that the loan payments for the digital projector be suspended. The payments are £250 a month to Pocklington Town Council. £11,000 of the £15,000 has been paid back to the Council. Cllr Jones proposed that the loan payments should be suspended for a year 2nd Cllr Sykes and agreed. Vote of those on the committee 4 for and one abstention.

Other items

Cllr Sykes reported that through Cllr Mole a member of the royal family may consider becoming the patron of the Arts Centre. The member of the family has heard about the work the Arts Centre does. Approaches for patronage are made through the Civic Office. Cllr Jones proposed the Clerk writes to the Civic Office to ask how we apply for patronage 2nd Cllr Cooper and agreed.

Cllr Cooper asked if the Clerk had made any progress into preparing a report on the economic benefit the Arts Centre brings to the town. The Clerk will contact the Arts Council to ask for the tool kit.

Cllr Hutchinson asked when the final accounts for the Platform Festival will be available. The Clerk to request these from the Manager of the Arts Centre.

8. Consider future works at Pocklington Cemetery and All Saint's Churchyard.

The Clerk reported that the tree reports for both sites have been completed and submitted as part of applications to undertake work to the trees.

The works at Pocklington Cemetery are to reduce the canopy of the trees and remove some. The long term plan is to replace all the trees which are beech, ash and field maple with smaller growing species that cast less shade. The trees require work as they are affecting the neighbouring properties on Bintley Drive. These trees are protected with a tree preservation order so consent has to be applied for. If consent is granted quotes will be obtained for the work with the aim of undertaking it this winter.

The trees in All Saints Churchyard require attention particularly those on the Eastern boundary as some of the branches are resting on neighbouring properties. The proposal is to remove some such as the large poplar in the north east corner. This tree's roots are causing damage to the boundary walls. Consent is required to undertake the work as it is within the Conservation Area of the town. The Clerk is working with the Parochial Church Council (PCC) on whether a faculty is required or not.

The PCC have also asked us to consider installing two benches in the churchyard. Cllr Green asked if a faculty would be required. The PCC will apply for a faculty if it is needed.

9. Consider any works to the playparks in Pocklington.

John and the Clerk are trained in inspecting our play areas. Neither Victoria Road (The Croft) or Broadmanor require new kit. Repairs and maintenance are carried out regularly.

10. Consider any works to West Green or Primrose Wood

The Clerk reported that an application to Tesco Bags of Help has been submitted to install table tennis tables. There were no other works proposed.

There was a discussion on signage for West Green Car Park.

Primrose Wood. Cllr Cooper asked if there is a footpath link proposed from the new development near to the football club along Burnby Land towards town. The Clerk will ask the developer if there are any proposals.

The Clerk reported that the management plan for Primrose Wood requires updating. Cllr Hutchinson has offered to ask the Friends of Pocklington Green Spaces to review the plan. The Clerk will send the report.

Cllr Green reported that there has been orienteering in the wood.

There was a suggestion that we involve young people in helping with a survey of the spring flowers in the wood.

11. Consider the Clerks report

The Clerk reported that the autumn/winter bedding has now been planted.

A draft tender for the grass cutting at the Cemetery has been produced. It was agreed the contract value should be between £6,000 and £8,000. The Clerk was asked to contact the ashes obelisk company.

Pocklington Beck

The Clerk has asked the Environment Agency about three problems in the Beck. These are the build-up of gravel under the bridge on London Street/Bridge Street and two areas of vegetation in the channel.

The Clerk is to ask the Friends of Pocklington Green Spaces to undertake some work on the beck in December. In addition the Clerk and Handyman will carry out a walk up the Beck to remove any large items of debris washed down in the last few days caused by the heavy rain.

The Clerk reported that the Environment Agency is to remove the debris at the entrance to the culvert near the Pavement. The Clerk has asked for the report of the recent CCTV survey carried out by the Environment Agency into gravel levels within the culverts. The levels of gravel are causing concern to residents and businesses in the town.

The meeting closed at 8.14 pm.