

MINUTES OF FRIENDS OF THE TRIANGLE MEETING HELD ON 3 DECEMBER 2012

1. Present: Dave Brookes, Peter Callingham, Martin Lake, Gillian Allen, Geoff Easton, Mike Swan, Duncan Bell, Matt Homewood, Kathy Barton, Uschi Maden-Weinberger
Apologies: Elizabeth Bell, Jane Swan, Sheila Bliss, Dave Switzer, Mick Short.

2 & 3: Minutes of last Meeting on 15 Oct. 2012. Peter pointed out an omission on the cost of the desired tree work of £350. The **minutes** were then **approved** and there were no matters arising not dealt with below.

4. Relationship with Fairfield Association:

a. Subgroup Terms of Reference: Dave outlined the benefits of becoming a subgroup of the FA (inc. its experience, knowledge, resources and funds) and its having registered charity status which we would need to take on a lease of the Triangle site. The meeting then agreed by a unanimous show of hands to become a subgroup of the FA.

b. Officers: FA subgroups terms of reference require officers. Dave Brookes and Peter Callingham were proposed, seconded and agreed as Chair and Secretary respectively of the FOTT subgroup. Duncan volunteered to attend a future course to become a trained First Aider.

c. Membership: Dave encouraged FOTT volunteers to become members of FA and a number of application forms were handed out. It is hoped that two-way involvement of volunteers will develop over time to the mutual benefit of all projects, events and meetings.

5. Landowner issues:

a. Lease: Dave reported a delay into January '13 for Lancaster CC Cabinet to make a decision on sub-letting the Triangle to FOTT (now to be to FA on our behalf). He has been advised that this should not negate the Take Pride funding award, nor would extending the time required to carry out the work into 2013-14. A local legal firm would be asked to check over the lease for us.

b. Permissions: the Canal and River Trust (owner of the site) will need to give permission for the repair work to the workshop building but this should be forthcoming.

6. Planning application:

a. Arboriculture survey: proceeding to include in future Change of Use application to Green Space. Conservation Area consent required for removal of larger trees.

b. Contamination survey: will be required for planning application but expensive and some grants (e.g. Lancs. Environmental Fund, Lottery Awards for All) only given where planning approval already in place. Alternative sources need to be investigated - see 9c below.

7. Site investigation:

a. Bat survey: Peter has been in contact with local bat person Gail Armstrong in Silverdale. She is willing to make a site visit and prepare a short report free of charge on whether evidence of bats in the main building and if so what action should be taken before work on it starts. Will need to arrange access to the building when council decision on lease made and to the other two buildings at a later date.

b. Trial pits: have revealed some granite setts at entrance to Triangle, concrete base to wooden frame-work extending outwards and pebble base probably to rest of site. A likely foul drain also partly uncovered near old toilet but not known if connects to mains drain. (Subsequent discussion as to having a toilet on site, useful for events, etc., concluded that would need new build with issues of access, cleaning, hand washing, etc.

and not essential to have).

8. Quotes:

a. Building repair works: Dave outlined items included in the successful Take Pride bid (listed in the October FOTT meeting minutes) for repairs on a like-for-like basis, in the expectation we will be offered a sub-lease of the site in late January.

b. Other works: major future works are the demolition of the two poorer buildings against the canal bridge wall, and the lowering/rebuilding of the length of the towpath wall incorporating at least one opening into the site. These will require considerable funding bids although the Canal and River Trust could be asked to pay half the cost of the boundary wall work being joint owner of it.

9. Fundraising:

a. Take Pride bid: for repair work to main building (referred to in 5a and 8a above) was successful and offer letter received but on hold until decision made on lease to FA/FOTT.

b. Local Member Grant: Dave intending FOTT to apply to this County Councillor source to cover the cost of arboricultural survey quoted at £150.

c. County Community Projects: Dave suggested we could apply to this fund in 2013-14 for the costs of the necessary planning application for Green Space use, (including the application fee, an agent's fee for completing the paperwork with accessibility and heritage statements) plus the cost of a contamination survey and possible bat survey, all likely to amount to £3-4,000.

d. Other funding: possibilities include Lancashire Environmental Fund and Lottery Awards for All once planning permission and Conservation Area Consent granted, towards cost of lowering and rebuilding towpath wall and of demolishing the two corner buildings.

Dave also to meet with Council's Public Realm officer to see if any other ideas or advice.

10. Future events: suggestions included a spring B-B-Q, a second public consultation day (perhaps when retained building open for use), or some sort of fair. These would need to avoid Easter or FA activities but could be decided once we have a lease of the site.

11. Volunteer sessions: continuing with focus on removing unwanted sapling trees and stumps, ivy reduction and tidying of the site which is opening out as a result. Next session to be in January.

12. Design priorities / proposals: only a few of those present had chosen their priorities for the Triangle but Mike had put his ideas on paper, initiating discussion and encouraging others to do the same. A variety of draft plans for future discussion/consultation could help firm up common aims and help lead towards an overall plan.

13. Any other business: none was raised.

14. Date of next meeting: to be Monday 4th February 2013 at 7.30pm in the Robert Gillow. (Dave to advise if any change).