

Minutes of Friends of the Triangle Meeting held on Monday 1 April 2013

Present: Dave Brookes, Peter Callingham, Will Maden, Matt Homewood.

1. Apologies: Mike Swan, Jane Swan, Martin Lake, Gillian Allen, Geoff Easton, et al (?).

2 & 3. Minutes of last Meeting held on 4 March 2013 were approved and there were no matters arising not dealt with below.

4. Recent developments: Lancaster C.C. have patched up the towpath wall where some stonework was coming away.

5. Design: Sara Haynes, a landscape design student, has not yet been able to produce a plan of our proposals for the Triangle due to work pressures. (On 2 April Dave was informed the plan was almost complete and Sara would send it shortly).

6. Landowner issues:

a. Lease of site: our solicitors have raised a list of queries which Dave and Andrew Brennand (Chair of FA) have worked hard to clarify and save some money on searches.

b. Licence: Lancaster C.C. has issued a licence for us to carry out repair work to the workshop building (see 8 below) and for the contamination survey to be done (see 7 below), before the sub-lease of the site to us is finalised.

c. Canal and Rivers Trust permission: Dave has written to C&RT detailing the repair work proposed to the workshop building, asking for confirmation of their agreement to this and the demolition of the toilet structure (at the same time informing Lancaster C.C. and its Conservation Officer of the work proposed).

7. Site investigation - Contamination survey: Soil Environmental Services Ltd visited the Triangle on 21 March to look over the site, and take four core samples, in order to produce a Desktop survey and Contamination report. Funded by County Community Projects monies of £3k which should also cover the tree survey and planning application.

8. Workshop repair: Dave has met with Joe Duirwyn, Better Roof Company to look in more detail at the work required and provide a quote. Dave will seek two further quotes.

9. Other quotes - Bollards: Woodscape have quoted for 1 fixed and 3 removable wooden bollards and fittings to match those already in place, to in future prevent parking on the point of the Triangle while allowing for access into the site when required. Total cost £1.1k.

10. Planning application: required for Change of Use of the site to Public Amenity Space (from 'light industrial'). Forms obtained and being perused to determine degree of detail required to avoid cost of a second application. Likely to include demolition of corner buildings, reducing height of towpath wall incorporating a new entrance, a pathway and landscaping, etc., for which Sarah's plan useful, along with contamination, tree and bat survey reports.

11. Fundraising: will be required for the considerable cost of the above proposals

beyond the Take Pride and County Community Projects monies already allocated. Will need to get estimates for the work and look for other funding sources both large and small. As a start Will offered to approach B&Q for a donation or materials in kind.

12. Future events: a second fundraising and publicity/feedback event on the Triangle site could be held in the coming months but should avoid clashing with other similar groups. Dave suggested early July with a BBQ and other refreshments, games, stalls, live music, etc. which Will and Duncan might organise with others. When repaired the main building could be used for workshops such as bird or bat box making, or other crafts as well as storage.

13. Volunteer sessions: some work is still required in clearing out and scoping the workshop building, plus uncovering parts of the site where tarmac, etc. will need to be removed. Dave will arrange a session for Sunday 7 April. (Note demolition of the workshop porch and toilet structure awaits Lancaster C.C. and C&RT approval and has Health and Safety issues with a written Risk Assessment required to be in place).

14. Any Other Business: there was no other business raised.

15. Date of next meeting: Monday 6 May (B.H.) at 7.30pm at the Robert Gillow.