

MINUTES OF FRIENDS OF THE TRIANGLE MEETING held on Monday 3 June 2013

Present: Dave Brookes, Peter Callingham, Mike Swan.

1. Apologies: Jane Swan, Kathy Barton, Uschi Maden–Weinberger, Will Maden, Gillian Allen, Martin Luke.

2 & 3. Minutes of last Meeting held on 6 May 2013 were approved and there were no matters arising not dealt with below.

4. Recent developments: two recent volunteer sessions have seen the successful demolition of the old brick toilet and the loading of a skip with broken bricks, concrete and other waste materials.

Dave is to meet an A–level student who is interested in doing a design project on the Triangle site.

5. Lease: Timescale, Risks, Permissions: the City Council is now wanting us to agree terms of the lease of the Triangle (to the Fairfield Association on behalf of FOTT) and to obtain the required Change of Use planning approval (see 8 below). It has agreed to a peppercorn rent of £1 a year but our solicitors are still advising us on various legal implications and seeking further clarifications. Dave will ask the Council if the site is subject to any chancel charge. In the meantime we are proceeding with agreed works (demolition of toilet and workshop porch, and workshop repairs – see 7 below) under licence from the Council.

6. Site investigation: concrete adjacent to the old toilet has been removed to look for any foul drain but only an open pipe was found to a possible? / filled in? soakaway. Further test to be undertaken.

7. Workshop repair: Dave is arranging for work to be done by three contractors: an order has been placed for re–roofing to include three small rooflights; repair of brickwork and lintels and re–pointing all brickwork to be done by a second contractor; new window frames with polycarbonate security glazing and reconditioning the double doors by a third. Details have been agreed by the C&RT (site owners) Heritage officer and favourable quotes have been received, with the work hoping to be complete by early July.

8. Planning application: application forms for Change of Use of Triangle site, Listed Building Consent for demolition of corner buildings (because attached to Listed canal basin bridge) and Notification of Tree Work in a Conservation Area, have been filled in by Mike and Peter and were passed to Dave to look through, together with a list of supporting documents required (including contamination, tree and bat survey reports, location plan, existing site plan, and proposals plan). Decision to be made as to how soon to submit to City Council.

9. Design: Mike's high quality computer drawn plans discussed and refined, with the Proposed Plan showing the generally agreed proposals and layout, which can also be used in further public consultations.

10. Future works: Demolition of the corner buildings (subject to Consent) will enlarge the site and provide more space for raised beds, while work to lower and repair the towpath wall will also incorporate a new entrance and greater visibility into the Triangle. Landscaping will include a new path through the site (surface material to be decided), additional bollards to prevent parking on the existing access area to the canal, and an information/notice board (funding permitting). Dave has asked for a quote from the skip hire company for the demolition of the corner buildings.

11. Finances: the cost of the planning application etc. will be £385 and can be met from the excess in the Lancs. C.C. contamination survey grant. Payment of Lancaster C.C.'s legal costs of preparing a sub-lease to Fairfield Association for FOTT is £375 which will be paid out of the Take Pride award, along with the cost of skip hire on 1 June of £157-46 and all expenses for the workshop repair.

12. Fundraising: Lancashire Environment Fund staff recently met with FA and stated that subgroups can each apply for grants for their separate projects – something that we can look to do. Lancaster Green Spaces gives grants up to £1,000 twice a year though groups can only apply annually. This might contribute to the cost of a good noticeboard or possible woodcraft sessions with children.

13. Triangle Summer Fair: date of Sat. 6 July '13, 12 to 4pm accepted by last FA meeting. Uschi & Will, Duncan & Liz willing to organise with volunteer help. Ideas include BBQ food, cake and drink sales, stalls, games for younger children and live music, with some equipment/materials available from FA members. Flyers to be delivered to local streets and plans to be on display showing proposals for further feedback.

14: Volunteer sessions: Dave to arrange date of next session which will need to make the site safe and tidy (after it has been strimmed) for the Summer Fair. There may also be some painting of new woodwork on the workshop building to be done.

15. Any other business: none was raised.

16. Date of next meeting: Monday 1st July at 7.30 upstairs in the Robert Gillow (opposite the entrance to the Kings Arms Hotel). All welcome.