

BINGLEY TOWN COUNCIL



Bingley Town Council, Myrtle Place, Bingley, BD16 2LF

Minutes of the Full Council meeting of Bingley Town Council held on Tuesday 28th March 2023 at 6.30pm at The Eldwick Church, Otley Road, Eldwick, Bingley

Councillors present: **Beckwith, Carney, Gibbons (Chair), Goode, Heseltine, Kirdale, Truelove, Williams, Winnard**

Councillors absent: Barton, Clough, Drucquer, Fenton, Malik, Miah

In attendance: Eve Haskins (Town Clerk), Nicola Mansfield Smith (Deputy Clerk), Sam Wood (Advantage42 Ltd)

Members of the public: Nine

Meeting commenced at 6.35pm.

2223/229 Chair's remarks

Noted the following remarks from the Councillor Gibbons, the Chair of the Town Council:

- The Changing Places toilet was officially opened earlier this month, with a very well attended opening ceremony being held.
- An event was also held to try to encourage residents to stand in the upcoming Town Council elections; the turnout was disappointing however there is still time for residents to submit their nomination papers before 4th April.
- Lovely pictures were received of the newly refurbished flowerbeds at Cottingley, which were funded via the Town Council's CIL money.
- Now officially in the pre-election period, which means the Town Council cannot begin new projects or undertake any work that appears to favour individual councillors; apart from that it is business as usual.
- The Annual Town Meeting will be taking place on Wednesday 19th April at 6.30pm in Cottingley Town Hall, where we will what celebrate community associations have achieved with their Town Council grants within the past year, and to provide the opportunity to hear from residents what they feel the Town Council should be prioritising.

2223/230 Apologies for absence

Apologies received, and the reasons for absence approved, from Councillors Barton, Drucquer, Fenton, Malik and Miah.

2223/231 Disclosures of interest

No disclosures of interest. No written requests for dispensation had been received.

2223/232 Representation for regeneration of Bingley

The Town Council received representation regarding a proposal shared with Bradford Council for the regeneration of Bingley, from Sam Wood of Advantage42 Ltd, where the following was highlighted:

- Represents individuals who are philanthropists and take on assets for long term leases for the good of the community, to help the local economy.
- Approached Bradford Council in August 2020 regarding Bingley Town Hall, Bingley Pool, Myrtle Park works depot, bowling green and tennis court area, with a view to regenerating the site

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Chair.....

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with a boutique hotel with leisure centre and business centre with conference facilities, to provide training and employment opportunities to disadvantaged groups (including those with learning disabilities, the long term unemployed, from the criminal justice system, and veterans).

- Recognise the need for a swimming pool in Bingley, however note that the current pool building needs a large amount of investment and being an old building difficult to deliver a sustainable and economically viable pool there, therefore it was suggested that initially a smaller pool could be placed near the depot area behind the bowling green and Town Hall, to which the community would have access. This would allow the company to look to build a business case over a number of years, therefore prove concept on the pool and subsequently investigate with Bradford Council to have an alternative site for this.
- Lead investor met with the Head of Bradford Council, Susan Hinchcliffe, however talks halted due to a combination of the proposed Community Asset Transfer (CAT) of the Pool, the Asset of Community Value (ACV) status on the Pool, Park and Town Hall organized by the Town Council and the request for an exclusive 6 month period to undertake due diligence on the proposals. ACV status gives the Town Council first refusal on these buildings. Councillor Gibbons explained that the Town Council recently successfully renewed ACV status on Myrtle Park and the Pool, however ACV status for the Town Hall was refused by Bradford Council; and also confirmed that the Town Council do not have the revenue to take the buildings on.
- Emphasised that the company do not want to own the buildings, but to invest in them to regenerate them, and earn commercial revenue, to profit share; Bradford Council will still own the buildings.
- Mr Wood answered several questions from the Town Councillors and members of the public, including the following:
 - What is the status of the project now?
Susan Hinchcliffe agreed that Bradford Council would respond within three weeks following the talks to enter due diligence for site surveys, legal docs etc. however then it became apparent that the ACVs were in place.
 - Has there been any new contact since the Levelling Up Bid for Bingley was unsuccessful?
There was slight confusion regarding the Levelling Up Bid, however this has not come through and no other contact has been made since.
 - How long would the process take if it went ahead?
There would need to be at least six months' worth of due diligence before investment could take place, although the timeline would also be constrained by planning requirements.
 - Is the organization an entrepreneurship or altruistic?
Both. Advantage42 Ltd is a social enterprise, to help those in criminal justice system and veterans; we attracted our lead investor who wants to make as much money as possible, to profit share with Bradford Council.
 - The Friends of Bingley Pool are continuing to work to keep the public involved in what is happening with the pool, and are looking at what other companies could do, who are leisure based: what type of consultation would you have with the public before any development took place?
We cannot consult with the public until we have qualified the investment, therefore once the exclusivity/due diligence has been complete.
 - The Friends of Bingley Pool are campaigning for a 25m lane swim pool, that can be used by the swimming groups, lifesaving groups, schools etc. – this is not what you intend to provide, which would be devastating to the community?
We were given a site tour of pool, with main investors, which confirmed that to ensure the pool is viable and sustainable would cost an incredible amount of money, which is why we looked at repurposing the pool building as a business centre/conference venue

and would provide a pool at the current works depot, to prove concept for a pool. If there is then enough demand to run a pool, then we would provide that facility, however we need to create a viable investment first.

- There is widespread community concern regarding both Bingley pool and the old Town Hall building, which Bradford Council are not going to preserve; would your consortium be interested in developing both buildings?

This depends on what is required from Bradford Council regarding their investigation of options; we are not interested in going down lengthy procurement processes, so it depends on what Bradford Council are asking for, in structure of proposals and who they are opening this up to, as we cannot compete with a major developer. Our social models are sustainable and commercially viable, however we do not have their scope, we are more interested in the social outputs. £50,000 has already been spent on research so far.

- Would you be interested attending a Friends of Bingley Pool public meeting?
Yes, if available, but it must be emphasized that lots of money would be needed to sustain a 25m 8 lane pool.
- Have your company undertaken similar sized projects?
We have not undertaken a project before of a similar size, however we have lots of capital, and need pilot sites to then expand and copy the model elsewhere.

Councillor Gibbons thanked Mr Wood for attending the meeting; Mr Wood left the meeting at 7.30pm.

2223/233 Minutes of previous meetings

Resolved to approve the minutes of the Full Town Council meeting held on 28th February 2023 as a true and accurate record.

2223/234 Confidential items due to be discussed after item 2223/251

Resolved that no further agenda items to be discussed in confidence following the exclusion of the press and public in agenda item 2223/251, due to their sensitive nature.

2223/235 Public Participation

1. Allotments Policy

A member of the public asked why the Council have removed the Beck Lane allotment site representative at the recent review of the Allotment Policy. Councillor Gibbons explained that this is due to be discussed this evening, however a survey was undertaken with all allotment holders and the response was that not everyone wants to deal with the Town Council via the site representative therefore it was decided to remove the role to improve the communication with the Town Council and allotment holders. Another member of the public asked whether the results of the survey could be made publicly available via the Freedom of Information Act: the Chair replied that the results will be made public in due course, and confirmed that this is a not a Freedom of Information request. Another member of the public queried why the policy has been changed so ponds are no longer permitted, and emphasised that pond related wildlife should be encouraged at the allotments.

2. Representation re Advantage42

A member of the public noted that there was very little information on this company online, and asked that the Town Council work with the Friends of Bingley Pool going forward to ensure there would be a larger pool available in Bingley, as the provision of a smaller pool size would impact on the campaign for a local larger pool. Another member of the public asked that the Town Council work to put pressure on Bradford Council to move the project for a local pool forward.

2223/236 Ongoing items

- a) Bingley Pool: Councillor Carney reported that the Friends of Bingley Pool have had a recent meeting with Bradford Council's Director of Place and others, who said they were an interested stakeholder however the pool is not viable. The Friends will continue their campaign to save the pool, including holding another public meeting at the end of April.
- b) Changing Places toilet facility: Councillor Williams reported that the official opening ceremony for the Changing Places toilet facility took place on 4th March; the only issue remaining is the soil pipe, which is on the agenda for the Finance and General Purposes Committee.
- c) Climate Emergency: The Town Clerk reported that still awaiting an on-site meeting which is due to be arranged with a local energy system company to investigate whether it would be feasible to place solar panels on the Hub building. Councillor Beckwith reported that the grass verges are being destroyed in Cottingley; to supply photos for the next meeting to provide further detail to Bradford Council.
- d) Speed Indicator Devices (SIDs): The Town Clerk reported that no updates have been received as yet from Bradford Council on the SIDs; agreed the Town Clerk to contact Bradford Council again.

2223/237 Finance

Resolved the following:

- a) To receive and approve the schedule of payments for March, amended at the meeting to correct two erroneous entries.
- b) To agree the bank reconciliations for February.
- c) To agree to defer the review of the Asset Register to the next Finance and General Purposes Committee meeting.
- d) To receive an update on the bandstand electricity supply (CIL expenditure), as follows: no progress or response from Bradford Council; agreed that the Town Clerk to contact Bradford Council again regarding this issue.
- e) To approve the Review of the Effectiveness of the Internal Audit for 2022-23: the Town Clerk to arrange for this document to be placed on the website.

2223/238 Changing Places Working Group

Resolved to agree to disband the Changing Places Working Group, and formal thanks were expressed to all the Changing Places Working Group members, including councillors and lay members Darryl Smith and Fiona Dunne for the effort, time and expertise they brought to this group: Town Clerk to arrange for the Changing Places Working Group to be removed from the Committees' section of the website.

2223/239 Emergency Support Sub Committee

Noted the following update from Councillor Heseltine on the Emergency Support Sub Committee: staffing team are monitoring all contacts on the Emergency Plan to ensure they are up to date; still awaiting information from Bradford Council's Emergency Team on hand out cards and training; and awaiting the outcome of the funding applied for.

2223/240 Events, Marketing and Communications (EMAC) Committee

Noted the following an update from Councillor Gibbons from the recent Events, Marketing and Communications Committee meeting: last meeting was earlier this month, where it was agreed that it was too late to organize any coronation events due to lack of time and manpower, however agreed to publicise the events of other groups; and will meet again after the new Town Council has been elected in May. Councillor Goode provided an update on the bandstand concerts in Myrtle Park: nine bands have now been booked, six of which will be paid for by the Town Council; Bradford Council and the Friends of Myrtle Park are also involved in the organisation of these concerts.

2223/241 Finance and General Purposes (F&GP) Committee

Noted the following update from Councillor Gibbons from the recent F&GP Committee meeting:

- Allotments:
 - Allotments Policy recommendations agreed: to be discussed further below.
 - Agreed the rent increase by CPI, 10.1%.
 - Agreed the request from the local Brownies to be allowed on site with supervision, subject to appropriate risk assessments.
- Agreed to monitor the CIL bandstand project.
- Continue to monitor the work that needs to be done on the Hub building.
- Informed that the Canal and Rivers Trust will be removing litter bins from canal due to cost; they will be writing to Bradford Council to determine whether they can take them on.

2223/242 Neighbourhood Plan Working Group (NPWG)

Noted the following update from Councillor Williams from the recent NPWG meeting:

- Neighbourhood Plan mostly completed: the designer is currently putting this into PDF form; need more photographs therefore it was proposed that Councillors Gibbons and Williams attend a meeting of Bingley Camera Club to provide more information on what is required here. Agreed that the Town Clerk to organise for all councillors to access the document on Teams.
- Outstanding issue regarding the town centre boundary: awaiting further feedback from Bradford Council on this issue once they have completed a review.
- Outstanding issue regarding the policies map: the designer is working on this.
- Outstanding issue regarding the document's accessibility: designer recommended that it would be useful for a sight impaired individual with a reader to test this out prior to being sent to Bradford Council.
- Timetable: the pre-election period delayed the Regulation 14 consultation; in the meantime Councillor Gibbons is investigating survey programmes for the consultation; will probably take most of the next civic year to complete the Plan ready for referendum.
- Publicity: postcards will be posted to all residents, asking for consultation responses, and there will also be several open days organised at the Hub and hard copies of the documents made available.

2223/243 Planning Committee

Noted the update from Councillor Heseltine from the recent Planning Committee meeting: recommendations on applications decided.

2223/244 Green and Clean

Noted the following update from Councillor Goode on Green and Clean:

- Litter picks:
 - The most recent litter pick was held last Saturday at Leonard Street, nine volunteers attended and 12 bags of rubbish were collected; another six bags were subsequently collected in the wooded area opposite Dowley Gap, by a couple who were unable to make the same day.
 - Next litter pick is due to take place on Saturday 22nd April in Crossflatts, meeting at the top of Queens Road at 10am.
 - Thanks to Councillors Barton and Winnard for their support.
- Green and Clean Forums:
 - Next Forum was due to be held on 29th April, however the potential speaker on the Clean Air Zone is now unable to attend on this date so this will be rearranged.

2223/245 Five Rise Way-marking (pavement signs)

Noted the following update from Councillor Gibbons on the Five Rise way-marking scheme: still awaiting responses from Bradford Council regarding the plan for the brown signs being moved, and from the Canal and Rivers Trust to determine their progress on this issue.

2223/246 Policies

Resolved to approve the following policies:

- a) Allotments Policy and Guidance and Tenancy Agreement.
- b) Leave Policy.

2223/247 Town Clerk's Report

Resolved to accept the Town Clerk's Report.

2223/248 Correspondence

Resolved to receive the following correspondence and agree necessary actions as follows:

- a) Emails from YLCA including on training, White Rose publication, Law and Governance Bulletins, Resolutions for Debate by Member Councils and Parish Meetings to the YLCA Joint Annual Meeting 2023 etc.: noted, no comments.
- b) Email from Yorkshire Water Services Ltd re peat restoration on Bingley Moor: noted.
- c) Email from external auditors re Annual Governance and Accountability Return (AGAR) for 2022-23: noted.
- d) Email from resident re the closure of Costa Coffee at Five Rise Shopping Centre, Bingley: noted, agreed that the Town Clerk to contact Five Rise Shopping Centre facilitators to express the Town Council's concern and disappointment regarding new business closures and empty shops in the shopping centre in town.

2223/249 Promotional items

Resolved to promote the following items for publication:

- Agenda item 2223/229: Upcoming Annual Town Meeting, 19th April 2023.
- Agenda item 2223/232: Representation for regeneration of Bingley provided at the meeting.
- Agenda item 2223/240: Bandstand concerts, to publicise with timings.
- Agenda item 2223/242: Neighbourhood Plan progress, consultation due in next municipal year.
- Agenda item 2223/244: Recent and upcoming litter picks.

2223/250 Date of next meeting

The date of the next Full Council meeting agreed as Tuesday 25th April 2023 at 6.30pm at Bingley Baptist Church, Clyde Street, Bingley, and the date for the Annual Town Meeting agreed as Wednesday 19th April 2023 at Cottingley Town Hall, Main Street, Cottingley.

2223/251 Exclusion of press and public

Resolved to agree that members of the press and public be excluded from item 2223/252 under provisions of the Public Bodies (Admission to Meetings Act 1960 s1 (2)) during consideration of an item of a confidential nature.

2223/252 Toilet cash

Councillor Gibbons reported that there will need to be future changes to the banking of the toilet cash due to the post office no longer working with Unity Bank from May: agreed that this issue to be considered again at the beginning of the new municipal year with the new Town Council members in situ.

Meeting closed at 8.45pm.