



Minutes of Mirfield Town Council Extraordinary Meeting

Held on: Wednesday 2nd December 2020 at 6.30pm

Held at: Remotely via Zoom

Councillors Present:

M Bolt (Chairman), V Lees-Hamilton, M Connell, Kath Taylor, M Brown, P Tolson, S Guy, Keith Taylor, J Nottingham, J Roberts, J Hinchliffe, S Naisbett, J Hirst

In Attendance:

Clerk: L Staggs

Public: Members of Mirfield Community Trust, Save Mirfield & Residents

Press: None

MTC252/2019 Chairman's Welcome and Remarks:

Clerk confirmed the remote meeting was quorate and that it was being Live Streamed on Facebook

The Mayor Cllr Bolt welcomed Councillors to the remote extraordinary meeting.

MTC253/2019 Apologies For Absence:

Councillors to send apologies and reasons for absence to the clerk or chairman for approval

1. To receive apologies – Apologies received from Cllr Nottingham, Cllr Burton
2. To approve reasons for absence – Cllr Nottingham provided a reason for absence. Cllr Burton has an approved leave of absence. It was resolved to accept the reasons for absence **Proposed** by Cllr Bolt **Seconded** by Cllr Guy **Vote: All in favour**

Cllr Hinchliffe was absent but sent no apologies or reasons for absence.

MTC254/2019 Declaration of Interest:

Councillors to declare an interest, if applicable to any item on the agenda including any pecuniary interests whether they have been declared on the members register of pecuniary interests.

No interests to declare on any item on the agenda.

MTC255/2019 Grant Applications:

1. To consider grant applications submitted: **Mirfield Community Trust – (For the purpose of the minutes MCT – Mirfield Community Trust, MTC – Mirfield Town Council)** Cllr Bolt asks members of MCT to give an overview of the charities for new Cllrs. Member MCT thanks MTC for the

invitation and explains the focus of the MCT at the moment is concentrated on the Community Centre and how it is maintained & developed for the future. She explains that MCT also owns the land at Gilder Hall. She confirms that there is a new trustee committee & a full overhaul of governance & procedures has been done by the new committee and a new life has been put into the trust & community centre over the past 18 months. She states that the annual reports including accounts are still with their accountants but when complete have much more up to date detail on. She states that the freehold & rights have been released from Kirklees. Cllr Bolt states that the report stating the designation of land at Gilder Hall as residential is incorrect and in the Local Plan is listed as Urban Green Space and not allocated for building. Cllr Guy asks if there is any evidence to support the comment in the MCT report stating local residents are in favour of development. MCT member states that this was put in the report by the previous trustees and that there hasn't been a survey carried out in 5 years. Cllr Connell asks if there are any current plans to carry out a survey with local residents on which he is told that the focus is on the Community Centre & developing that. Cllr Connell confirms that residents who completed the Mirfield Matters Survey wanted to see the use of land as community facilities within Mirfield and any project should have community engagement. MCT states that the focus is getting the Community Centre to a better standard with new heating, roof repair and internal decoration and that Kirklees is looking at youth provision and in talks with Youth Forum Cllr Bolt asks if the survey conducted by MCT was internal for trustees only, MCT confirms this was the case but hoping to open up at a later stage. Cllr Bolt states that 3 comments on the survey refer to selling land and is concerned that three quarters of trustees refer to the selling of Gilder land. MCT states that there is no income generated from Gilder land and is a drain on resources and takes up volunteer time. The land needs to be sustainable as only used by 1 football club and needs more paid users but the field is not developed as a sports facility and needs developing further to charge a proper rate for use. Cllr Kath Taylor states that the field could have been developed as Sports England had offered money to develop the land but the former trustees had procrastinated and lost the funding. MCT state that Kirklees put a covenant on the Community centre asset transfer that would not allow the sale of the current Community Centre to be sold and funds to build a new centre on Gilder Land.

Cllrs and MCT discuss the issue of the tree and wall. Clerk shows photos of the lane and detailed pictures of the wall at Pumphouse. MCT have a quotation of £600 to remove the tree. Cllr Bolt asks why MCT think the tree needs removing as it is not posing a danger of collapse or damage to the wall. MCT states that whilst looking at neighbouring trees, a resident asked that the Sycamore be looked at (no TPO on any trees). MCT looking to remove the tree, take the wall down and build a concrete wall in its place but not as high as the current 12ft wall. Cllr Ibberson states that he visited Pumphouse with a tree surgeon & builder and their opinion was that there is no real threat of the wall falling down from the pressure of the tree. If the tree is taken down and soil dug out, this would weaken the wall and possibly make it fall. An alternative would be to reduce the wall by 3-4 feet and install 2 metal bands to secure the corner. Member of Save Mirfield says that MCT should get more than 1 quotation. She states Gilder Land was left to the people of Mirfield and should not have land flittered away, hundreds of people would oppose such a sale of the land and would open the problem with Bellway development. MCT state that they are not looking

to sell the land, but it does put the trust under financial pressure. The concern is that the wall is in a dangerous condition, but the trust would be happy to look at other avenues, but are unable to obtain other quotations at the present time. The issue posed at the minute is if the wall falls down, the trustees would be liable, this is the emphasis at the current time, not selling the land. Cllr Bolt states that it was implied on the grant application that the land may need to be sold, hence why people are asking the questions. Cllr Ibberson states that MCT should get opinions from other contractors before making a decision.

Cllr Kath Taylor asks if the trust would consider handing the Gilder Land back to the people of Mirfield if the trust is unable to maintain it. MCT member states that he couldn't speak on behalf of all the trustees, but would look at the possibility of this in the future. The trust has no intention of selling for a profit, purely to invest in the protection of the Community Centre. A former trustee is present and states that before considering selling the land, the deeds need to be checked as there is possibly a clause stating what can and cannot be done with the land.

Cllr Bolt states that the amount requested on the grant application is £6300, MCT would look to contribute £1140 which is the contingency that may/may not be needed. It may be that MCT do not contribute any money. MCT state that they took action on advice given but happy to look at other solutions if the situation is not as urgent as first thought. Cllr Bolt asks for clarification on finances (£36,860 in bank account), as MTC cannot fund organisations with free uncommitted reserves and needs clarity that MTC are not offering a grant to an organisation with lots of money in reserves. MCT member states that £20k is committed for the roof and £29K for heating, not committed but needed. Currently approx. £700 in Gilder Hall account. Cllr Bolt states that the trustees work hard for the Community Centre but not for Gilder Hall, and asks if the trustees would consider transferring the trust of Gilder Hall to MTC for them to safeguard the land for the community as all Cllrs would be willing to take on this trust. MCT member asks if it is not possible to transfer the Trust, MTC could be involved in assisting with the progression of the land. 8.11pm Save Mirfield member leaves. Cllr Ibberson suggests that he meets with the 2 members of MCT and a builder and look at all options. MCT members are in agreement with this. Clerk to forward Cllr Ibberson contact details to MCT members. Cllr Bolt **Proposed** that if MCT are prepared to contribute £1500 then MTC will match fund this amount as the work involved is less than originally thought & to progress this as a partnership. Clerk has delegated powers to approve this spend in consultation with the Mayor Cllr Tolson
Seconded Vote: All in favour

MTC256/2019

Public Question Time:

None

MTC257/2019

The Date Of The Next Town Council Meeting.

Date of next meeting **9th December 2020**

Time Meeting Closed.....**8.18pm**.....