



## **BOROUGHBRIDGE TOWN COUNCIL**

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### **MINUTES OF EXTRAORDINARY GENERAL MEETING HELD ON Tuesday 18<sup>th</sup> April 2023 at 6:00pm.**

Meeting held at the Council Offices

**Councillors attending:** Cllr S Hynes, Cllr Pauline Phillips, Cllr K Fuller, Cllr J Fuller, Cllr R Young, Cllr J Wilkinson, Cllr J Goss, Cllr Peter Phillips, Cllr J McNeil, Cllr M Kaczmarczyk

**Clerk present:** Liz Leatherbarrow

The meeting opened at

#### **1. Apologies**

All councillors were present.

#### **2. Declarations of interest**

None

#### **3. Sports Field Facility, including consideration re land at Aldborough Gate**

The Chair invited each Councillor to give their thoughts and opinions regarding the land at Aldborough Gate and the development of a community Sports Facility.

A report had been circulated prior to the meeting by Cllr McNeil, and a presentation had also been given prior to the meeting by a business developer.

Invitations to attend the presentation had been extended to all councillors. The presentation was attended by Cllr J Fuller, Cllr K Fuller, Cllr McNeil and Cllr Hynes. Cllr Pauline Phillips, Cllr Peter Phillips and Cllr Wilkinson had given apologies due to absence on holidays booked.

Each Councillor in turn shared their views about the report and the ideas shared at the presentation.

Cllr K Fuller was not in favour of the idea of using land at Aldborough Gate for a Sports Facility if it involved selling the land. He questioned if the aims of the business owner supported the community focused aims of the council, stressing that he felt the community required a community centre not simply a sports facility.

Cllr Fuller requested information about the membership of the Sports Facility steering group, which was provided by Cllr McNeil.

Cllr J Fuller said she found the presentation by the developer interesting, but supported the views of Cllr K Fuller and asked where funding would come from to build any community sports facility at the site.

In response Cllr McNeil explained that if the developer built on the site there would have to be an infra structure of services developed to provide for a business.

Likewise, if a commercial business was developed a degree of security would be needed and developed.

It was suggested that if any business development were made it may benefit a community project as partnership working might provide an opportunity for sharing development costs and infra structure services at the site. Any partnership working however would have to be carefully determined and defined through legal agreements and stipulations.

Cllr Young was not in favour of selling any land. He reminded the council that the notion of using the field for a sports facility had been previously tried and failed in the past.

Cllr McNeil replied that the town now had many new housing developments that had brought an increased number of younger families to the locality. He felt the lack of any leisure or sports facilities available for the growing community was shocking.

As a response to this statement Cllr Young said he was keen to see the land used for the benefit of the community but wanted the financial implications to be carefully explored and detailed.

Cllr Wilkinson reiterated that the council had previously agreed the town needed a community centre, but finding a site for this was a challenge, similarly finding and securing funding was a huge challenge.

He suggested that it was a firm aim and commitment of the developer to open his own new business facility in Boroughbridge. He outlined why he thought it was a good idea to explore possible partnership working with the developer, to discern how this might offer any opportunities to support the development of a community facility.

Cllr Goss said he felt the Aldborough Gate site was not a convenient site for community centre or other facilities as it was too far outside the centre of the town. He questioned whether the price of membership of any facility would be reasonable.

Cllr McNeil reinforced the point that any development made by a private business on the site would be separate from the facilities developed by the council for community use. No pricing structures would be shared with a private/commercial business.

Cllr Peter Phillips reported that he had contacted the developer and it had been confirmed he would be willing to enter discussions about development possibilities at the site.

Cllr Phillips detailed researched examples of some of the financial costs involved in developing a community facility and community centre. He explained that the costs would be very high. He suggested that negotiating with the developer may help provide opportunities for sharing costs that would make it more feasible to develop any community resource. He was in favour of exploring the potential and possibilities working with the developer might open. He was in favour of entering into negotiations to ensure an opportunity was not lost. He agreed with Cllr McNeil that facilities for families and young people in Boroughbridge are now poor.

Cllr M Kaczmarczyk agreed that the developer's proposal was an opportunity for developing a community facility that could benefit the town. She reinforced previously aired views that the opportunity for negotiation was crucial and should be carefully explored and exploited to ascertain if the town and council could benefit from partnership working with the developer.

Cllr McNeil said that he had not been a resident in Boroughbridge for as long as many others on the council, he did not have their shared history, but he found present facilities for families and young people in the town to be poor. He felt partnership with a developer was an opportunity to explore possible funding sources that would otherwise take years to accrue. He felt enquiry into the opportunities possible from the development through partnership working should not be overlooked.

Cllr Pauline Phillips supported the comments previously made by Cllr McNeil. She was in favour of pursuing negotiations with the developer to explore possibilities and to see what may be on offer through partnership working. She felt strongly that the community needed more facilities, and any project would be a huge undertaking that would require full support and engagement from the councillors.  
Legal advice would be required at each stage of consideration.

Cllr J Fuller agreed any sale of land should be after negotiations were held.

Following discussions contributed, Cllr Hynes invited a proposal.

**Proposal:** To enter negotiations with the developer, subject to conditions advised from legal representation.

**All in Favour.**

**Proposal:** To seek legal support at estimated rates already advised to Cllr Phillips.

**All in Favour.**

#### **4. Town Council Annual Meeting and election of Mayor for 2023-24**

**Proposal:** To hold the Annual Meeting on Tuesday 2<sup>nd</sup> May at 6.30 pm.

**All in Favour.**

**Proposal:** Cllr Sean Hynes to remain in post as Mayor for 2023-24.

**All in Favour.**

**Proposal:** Cllr Pauline Phillips to remain in post as Deputy Mayor for 2023-24.

**All in Favour.**

Cllr Hynes expressed his thanks to the council for the confidence they have shown by proposing he remain in post for a second year. He also expressed thanks to Cllr Pauline Phillips for the support she has given as Deputy Mayor and looked forward to their continued partnership working.

Cllr Pauline Phillips expressed her thanks to the council for their proposal.

The meeting ended at 19.10.

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**Signed \_\_\_\_\_**  
**Mayor and Chair of Council**

**Date \_\_\_\_\_**