



## Tadcaster Town Council

The Ark, 33 Kirkgate, Tadcaster LS24 9AQ

01937 834113

clerk@tadcastertowncouncil.gov.uk

www.tadcastertowncouncil.gov.uk

Open Monday to Thursday 9.30am to 12.30pm

## MINUTES OF COUNCIL MEETING HELD ON TUESDAY 16 APRIL 2024 AT 7 PM IN THE ARK

<b>PRESENT:</b>	<b>CHAIRMAN</b>	<b>D Bowgett</b>
	<b>COUNCILLORS</b>	<b>G Butcher, J Chiswick, F Greig, D Mackay, K Poskitt, P Tunney, C Stephenson &amp; R Sweeting.</b>
	<b>CLERK</b>	<b>Present</b>
	<b>DEPUTY CLERK</b>	<b>Present</b>
	<b>ALSO PRESENT</b>	<b>K Ickeringill &amp; J Hardy-Pearcy Environment Agency, M Dando- Local Plan Consultant, D Gluck – Tadcaster Rural CIC - &amp; 1 member of the public.</b>

**C231 APOLOGIES – (Item 1)** - To receive, record and approve apologies for absence - S Cobb, G Lodge and C Metcalfe.

**C232 DECLARATIONS OF INTEREST – (Item 2)** - To receive and record declarations of interest at this point or at any other point on the agenda – R Sweeting declared an interest in Item 8a – Planning 2/24.

**Members agreed to discuss Item 6 at this stage of the meeting.**

**C233 SELBY LOCAL PLAN – (Item 6)** - Members to discuss and agree a reply to the Consultation on the Pre-Submission Revised Publication Selby Local Plan from 8 March 2024 – 4.30pm on 19 April 2024. M Dando reported that he had focused on how the Local Plan Publication had changed since the 2022 version. He suggested attaching the October 2022 TTC Local Plan response along with 2024 reply. The following suggested reply was discussed as follows: -

### **REVISED PUBLICATION SELBY LOCAL PLAN 2024 CONSULTATION**

#### **REPRESENTATIONS OF TADCASTER TOWN COUNCIL (TTC)**

##### **PREVIOUS REPRESENTATIONS**

*TTC would refer NYC to its representations on the Publication Local Plan 2022 in respect of policies and proposals which remain unchanged in the Revised Publication Plan and to which therefore those 2022 representations remain valid (see attached).*

#### **REPRESENTATIONS TO CHANGES IN THE REVISED PUBLICATION PLAN**

##### **Overall strategic approach**

##### **Policy SG2**

*A.2 refers to a Heritage led approach to the regeneration of Tadcaster:*

*“The allocation of land for new housing in Tadcaster to reflect its role as a Local Service Centre and to support a heritage-led approach to the regeneration of the historic brewing centre.”*

*However, the Vision for Tadcaster (p22) refers to “This conservation-led, regeneration approach in the town”.*

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*TTC does not regard these 2 descriptors as mutually exclusive by any means, but clarity would be helpful and would advocate for both words to be used together when referring to the regeneration of the town i.e. “heritage & conservation-led approach to regeneration”.*

### *Policy SG12 Valuing the Historic Environment*

*TTC notes the absence of a reference to beer brewing when referring to the former district’s strong industrial heritage. We would ask for a specific reference to be made here in relation to Tadcaster.*

### **Chapter 11 Tadcaster**

*Paragraph 11.5 – regarding the creation of a new underground car park, the plan no longer refers to it being located “beneath a new town green which is directly adjacent to the existing Central Car Park area” as previously stated. What is the intention now regarding the car park’s location? Given the obvious importance of this proposal and the issues of flood risk/groundwater pertaining to it, TTC would reiterate its previously stated view that technical work, to establish the feasibility of the underground car park proposal, should be undertaken as part of Local Plan work and not be left to developers at planning application stage.*

### *Policy T1 Tadcaster Town Centre Regeneration Area – Special Policy Area*

*Clause 5 – why is there no longer any reference to phasing in this clause? TTC is concerned that by leaving it open-ended, there is a risk that the town centre scheme and/or the plan’s wider allocations will suffer delay in delivery.*

*Clause 7 – TTC fully supports the bringing back into use of derelict or vacant properties and sites as stated. As above however, the council would welcome the assurance that this is going to happen in timely fashion relative to the delivery of housing allocations and in particular the Central Area Car Park scheme. TTC would therefore request that the works set out in this clause be legally tied to the Central Area Car Park scheme, such that no development can commence or at the very least be occupied until work on the derelict properties etc. is complete, or some such similar provision, to ensure that there is no development benefit in respect of Central Area Car Park, without the honouring of commitments regarding derelict etc. properties.*

*Clause 7 – The White Swan is inaccurately described as being on High Street when it is in fact on Bridge Street (No18).*

### *Phasing*

*Why has the section/policy on the phasing of housing allocations in Tadcaster (previously Policy T2) disappeared from the revised plan? As above, TTC is concerned that this leaves the delivery of Tadcaster schemes open-ended, inviting delay, as well as removing the element of certainty regarding timing of delivery from the Tadcaster community.*

### *Policy T2 London Road Special Policy Area, Tadcaster*

*Paragraph 11.14 – the two references in this paragraph to the land at London Road being ‘allocated’ are clearly in direct conflict with the land being a Special Policy Area. It is one or the other and needs clarifying.*

*TTC would reiterate its previously stated view that the opportunity of development of this site should be used to create a full A162/A64 ‘clover leaf’ junction, i.e. full access/egress in all directions.*

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### Housing Allocations

TTC generally welcomes the new, expanded and improved site requirements pertaining to the Fircroft, Central Area Car Park, Mill Lane, Wighill Lane and Station Road housing sites. The council would additionally refer NYC to the additional requirements set out for these sites and for Hillcrest in the Pre-Submission Tadcaster Neighbourhood Plan and urge that these also be considered for inclusion in the Local Plan policies.

### TADC-H Central Area Car Park, Tadcaster

Clause 2 – as well as a new underground car park, the clause states “or suitable, like-for-like alternative sites” but provides no further information as to the potential locations of such sites. TTC considers that the plan would be considerably strengthened and the community much reassured if the plan were to identify potential named sites to be considered, should the underground car park proposal provide not to be feasible. In this regard, the emerging Submission Version Tadcaster Neighbourhood Plan is likely to indicate support for car parking at Town Green (above ground/part of site only), Mill Lane (south/town centre end of housing site), Tadcaster Community Swimming Pool/Castle Hill and possibly others, as well as highlighting the potential of the Tadcaster Albion Car Park to provide town centre parking on non-match days. TTC would ask that NYC gives consideration to the identification of these and/or other alternative car parking sites in the Submission Version Local Plan.

### TADC-L Wighill Lane, Tadcaster

Given the indicative dwelling capacity of 10 dwellings, the policy should include a requirement to provide a minimum of 20% affordable dwellings on the site, in line with the supporting viability assessment and Revised Publication Local Plan Policy HG7.

K Poskitt thanked M Dando for his clear comments. She raised concern that Green Space had not been mentioned in the reply.

M Dando reported that there was another policy in the plan, Policy IC3, he suggested including the following statement: -

*while recognising that the provision of new open space is addressed in general terms through Policy IC3, TTC considers, given its size, locational importance and number of dwellings to be provided (i.e. over a hundred), that the site requirements for the development of the Station Road site should additionally include the provision of appropriately landscaped open space for recreational purposes on-site. This would be consistent with the open space requirement for the 180 dwelling Mill Lane site (Policy TADC-I) and anticipate the site-specific policy provision in the emerging Tadcaster NDP.*

P Tunney reported that he had submitted an email on the question as to whether or not the response was satisfying the requirements of the recent publication, he felt it was not in line was not legally compliant or sound in line with the duty. The publication stage was not a time to introduce new information, he believed there had been new information, he felt the Council needed to be careful in their reply. There was scope on the basis of the plan being unsound regarding the Central Car Park and underground car park proposal, as the document had no mention and was silent on any representations made, except that it didn't accept any of them, he felt this a disgrace as there was full commentary of a major landowner's response.

He felt that there were certain aspects of on Phasing, London Road, Housing Needs and sustainability and the Council should be submitting the Councils position.

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M Dando reported that comments needed to relate to soundness the National Planning Policy Framework legislation was explained to members. He was satisfied that the response submitted met the tests required. If North Yorkshire Council felt it did not meet the soundness test, then it would be disregarded, this did not mean that the Council could not make comment.

He reported that in the Councils previous representations regarding the Central Area Car Park they were in support, it was not his place to take a stance on a Council issue, but to advise on the detail. As a result with London Road, he had not varied on the Councils previous comments. The Council had stated in the previous response that there was a lack of housing development in Tadcaster, the response states the same.

P Tunney reported that the reference to Tadcaster Neighbourhood Plan and what the Council was aiming to seek, he did not think these would stand.

M Dando reported that the above was credible evidence.

D Bowgett reported that even if North Yorkshire Council disregarded evidence it still would go to the Planning Inspectorate for a final decision.

P Tunney was concerned that there had not been any consultation with the landowners of the four sites in the plan.

M Dando reported that the sites were in the pre - submission plan due to the Councils agreement at the previous Pre – Submission stage. Landowners would have been contacted at the Reg 14 stage of the plan.

P Tunney needed to be convinced that consultation had taken place.

D Bowgett reported that landowners would have to demonstrate to the planning inspector at the appropriate stage.

P Tunney reported that there was no mention of the Car Park or underground Car Park in the response and questioned the viability and appropriateness for the town.

K Poskitt reported that it would be for North Yorkshire Council to carry out feasibility studies.

R Sweeting reported that as the Council were discussing the Local Plan, he had checked with Legal Section at North Yorkshire Council and was informed that he was not required to declare an interest regarding renting a property from a local landowner, was able to discuss the Local Plan and vote as required.

He reported that people in the town had varying views on the development of the Central Area Car Park and underground car park, an under-ground car park could bring the town into the twenty first century. A previous petition had misled the public as they were not informed that alternative car parking would be required for the plan to go ahead.

P Tunney reported that the petition had asked would people like to see development on the car park, the answer was no.

D Bowgett reported that there was a difference in saying the underground car park was infeasible against It being impossible, NYC would be required to prove it was possible.

D Mackay raised concerns regarding potential flooding and costs of an underground car park.

K Poskitt referred to the two references to the Central Area Car Park in the Local Plan regarding alternative car parking. It would be NYC job to investigate the feasibility. She was satisfied with what was stated in the Local Plan regarding the Car Park.

P Tunney reported that the plan did not state a location for an underground car park or how many spaces were to be provided, he raised concerns regarding development of the Car Park and its effect on the town. The Town Council should be questioning the plan.

P Tunney proposed that the Council did not submit the response and a members should meet within 48 hours to discuss something more appropriate.

K Poskitt proposed that M Dando's comments be accepted as they stood, subject to above amendment.

Members voted on the amendment to the plan.

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**RESOLVED – Following a majority vote members agreed the amendment.**

Members voted on the substantial motion.

**RESOLVED – Following a unanimous vote members agreed the substantial motion.**

**ACTION –**

- **M Dando to amend the response and send to the Clerk.**
- **Clerk to submit the above response to NYC prior to the 19 April 2024 deadline.**

P Tunney felt the Council would regret the above decision.

**C234 PUBLIC SESSION – SUSPEND STANDING ORDERS – (Item 3) -** To allow members of the public to speak on any matter as it relates to the town – Members of the public are asked to submit any questions in advance of the meeting to the Clerk -

A resident reported that the background Local Plan paper had mentioned four alternative car parking four car parking sites, were these the areas that car parking spaces were not known?

P Tunney reported that the sites had been withdrawn as inappropriate as part of the pre-publication document.

M Dando reported that the London Road site in the policy within the plan did still provide for car parking.

**Members agreed to discuss item 7 at this stage of the meeting.**

**C235 ENVIRONMENT AGENCY – (Item 7) -**

**a.** A representative from the Environment Agency in attendance to update members regarding Tadcaster Flood Alleviation Scheme.

J Hardy Percy updated members regarding the next steps of the scheme as follows: -

Following successful pre-planning discussions with the planning authority a full planning application was due to be submitted in summer 2024.

A review of information received regarding best value was ongoing. Once finalised and assured by the EA, cost and contract negotiations with BAM could proceed to the next stages of detailed design. Visualisations had been updated, Community Drop in Events were to take place, dates and times to be confirmed.

Essential preparatory work was due to start in 2024, including infrastructure and diversionary work mainly around the bridge, archaeology works and site investigations, without which the scheme could not begin.

Main FAS works were expected to start spring 2025, completion by winter 2026. The Fish Pass is to be constructed in spring 2025.

Visualizations of the scheme were shown and explained to members.

P Tunney raised concerns that the Right of Way to the front of Wharfe Bank could be changed by land registry to allow access during flooding.

K Ickeringill reported that the above area was private land.

R Sweeting thanked and supported EA plans.

K Poskitt felt the plans were a good use of green space which was required in the town.

G Butcher asked if there had been a Social Value proposal received from Bam Nutall.

K Ickeringill reported that Social Value was new and was something that could be prioritised and give the community what it wants.

**ACTION – k Ickeringill to liaise with G Butcher regarding the above.**

K Ickeringill reported that all areas of the scheme included disability access.

P Tunney asked how close Bam costings were to budgets.

K Ickeringill reported that costs were being considered and areas where savings could be made were being explored.

P Tunney asked when work on the Fish Pass was to commence.

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K Ickeringill reported that the works could be completed under Permitted Development. He explained the required order of construction.

P Tunney enquired as to the extent of disturbance the town would experience during the works.

K Ickeringill reported that there would be large earth works and heavy traffic.

He reported that there had been strong EA support, the Tadcaster scheme was in the top ten in the country.

P Tunney reported that he supported the scheme and pleased with the visuals. He asked if the bridge would be closed when works to the parapets were underway.

K Ickeringill reported that there would be intermittent one lane closures during the works.

Structural surveys of the bridge were required.

### **REIMPOSE STANDING ORDERS -**

b. Members noted Tadcaster FAS Newsletter March 2024.

### **C236 POLICE REPORT – (Item 5)**

a. Members to note and discuss the Police report. Members were informed there was no Police Report due to Police leave.

b. Members noted the March 2024 North Yorkshire Community Newsletter.

### **C237 SELBY LOCAL PLAN – (Item 6) – This item was discussed at minute C233.**

Members to discuss and agree a reply to the Consultation on the Pre-Submission Revised Publication Selby Local Plan from 8 March 2024 – 4.30pm on 19 April 2024.

### **C238 ENVIRONMENT AGENCY – (Item 7) – This item was discussed at minute C235.**

a. A representative from the Environment Agency in attendance to update members regarding Tadcaster Flood Alleviation Scheme.

b. Members to note Tadcaster FAS Newsletter March 2024.

### **Members agree to discuss item 12 at this stage of the meeting.**

### **C239 TADCASTER NEIGHBOURHOOD DEVELOPMENT PLAN – (Item 12) -**

a. Members update of TNDP.

D Gluck reported that M Dando had completed work on the two sections of the plan.

The two sections, London Road and Housing had been put to one side pending publication of the Local Plan, M Dando was now able to be compile comments, recommendations would be taken to the next meeting of the Steering Group on 13 May 2024. A paper would be brought to the next appropriate Council meeting for approval.

b. Members update of Locality Funding for the plan.

D Gluck reported that there was an amount of £2591.10 to be refunded to Groundwork. Funding could be reapplied for to complete the Plan when the grant scheme was reopened during 2024.

If plans stayed on track there would be a small overspend.

P Tunney questioned the 2021/22 expenditure item on the spend table.

D Gluck reported that the item could be expanded on and included in the spend table.

### **Members agreed to discuss item 13 at this stage of the meeting.**

### **C240 TADCASTER CIC – (Item 13) - Members update of Food Bank matters.**

D Gluck reported that the Food Bank had merged with the Wetherby and District Trussell Trust Branch and were working with partners in The Barn in Tadcaster. A Community Café was held in The Barn on Wednesday mornings, where experts were on hand to advise on food, benefits, bills, heating etc.

K Poskitt reported that links had been made with the Police, NYC Community Officer and relevant services.

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- C241 PLANNING – (Item 8)** - Members noted and commented as required on the following applications received from North Yorkshire Council: -
- a. Planning Applications**
- 32/23 - 35 Hudson Way** – Erection of single storey rear extension creating garden room.  
**RESOLVED – Members had no objection to the above application.**
- 1/24 - JBA Consulting, The Old School St Joseph’s Street** - Remove the existing modular ancillary storage cabin and replace it with a new timber clad steel shed, to be used for ancillary storage, at the rear of the Old School House office building.  
P Tunney questioned temporary buildings being in a Conservation Area.  
R Sweeting reported that an NYC Conservation Officer would advise on the application, it would be a NYC decision.
- RESOLVED – Members had no objection to the above application.**
- R Sweeting declared an interest for the following application and left the room.**
- 2/24 - Riley Smith Hall, Westgate**, Installation of new entrance ramp and steps and modification of external entrance door.  
**RESOLVED – Members had no objection and supported the above application.**  
**ACTION – Clerk to reply to NYC accordingly.**
- b. Granted Applications –**
- 16a & b 2023 – Tadcaster Bus Station** - Erection of extension to existing bus station. Building to provide a changing place facility and staff toilet following demolition of existing rear toilet extension together with site refurbishment works including alterations to railings, pavement area, zebra crossing points, replacement Perspex roof to bus shelter, and relocated carousel and commercial bin area and timetable signage.
- c. AMEY – Notices of Road and Slip Road Closures Tadcaster: -**
- 17/05/24** – East Bound Exit /Entry slips at Headley Bar  
**17/05/24** – West Bound Exit/Entry slips at Headley Bar  
**21/05/24** – East Bound Entry slips at Towton and Tadcaster  
**23/05/24** – West Bound Exit slips Tadcaster and Towton
- C240 CORRESPONDENCE – (Item 9)** - for members to note and make comments as required: -
- a. NALC** – Chief Executive’s Bulletins 14,21 & 24 March 2024, 4 April 2024.  
**b. YLCA** – White Rose Bulletin – 15,29 March 2024  
**c. North Yorkshire Community Messaging Service** – Members noted and considered a free email alert service “designed to let you know what is happening in your area.”  
Members agreed to sign up to Community Messaging on an individual basis.
- C241 TADCASTER BRIDGE CLOSURE PROTOCOL – (Item 10)** -
- a.** Members update of North Yorkshire Council Draft Bridge Closure Protocol.  
P Tunney reported that following his meeting with K Battersby he was expecting a new Bridge Protocol to be drawn up before the Council meeting, which had not happened. He doubted that the new protocol would differ greatly from the original draft. He was hopeful that it would include some changes agreed at the meeting. Major change was to disregard the trigger points which were irrelevant as to they didn’t relate to what was occurring at the bridge. He explained river levels up and down stream of the bridge. The upstream gauge was to read AOD. The new criteria would be measured on submersion of the third arch which was 9.38m AOD which had been set by ARUP and adopted by NYC.  
Going forward a Bridge Closures would only be implemented if there was an unusual weather system upstream in the upper catchment, as occurred in February 2022.

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He was expecting K Battersby to send a new protocol to include new numbers. K Battersby was to revisit the Comms as previously they had been misleading.

Following many inspections over the years the bridge was deemed to be sound.

K Poskitt reported is not expecting a new protocol, she would go back to K Battersby and P Tweed for clarification.

P Tunney reported that he had received an email stating that it was K Battersby`s intention to share the draft protocol next week and once agreed he could do some external Comms.

K Poskitt had not received the same above information and would clarify as stated above.

**ACTION – P Tunney to forward the above email to the Clerk.**

**b.** P Tunney to update members regarding a meeting held with North Yorkshire Council Corporate Director for Environment – as above.

**C242 PERSISTANT OR VEXATIOUS COMPLAINTS POLICY – (Item 11)** - Members discussed a Council Persistent or Vexatious Complaints Policy.

K Poskitt felt that the Malicious Communications Act 1988 be included in the Policy.

D Bowgett reported there was a Staffing Sub Committee meeting on 17 April 2024 where the above issue could be discussed and agreed.

P Tunney reported that there were repetitions in the document.

D Bowgett reported that the above could be discussed at the next Staffing Sub Committee meeting.

**RESOLVED – Following a unanimous vote members approved the above policy with the inclusion of the Malicious Communications Act 1988.**

**ACTION - Clerk to deal.**

**C243 TADCASTER NEIGHBOURHOOD DEVELOPMENT PLAN – (Item 12)** – This item was discussed at Minute C239.

**c.** Members update of TNDP.

**d.** Members update of Locality Funding for the plan.

**C244 TADCASTER CIC – (Item 13)** - Members update of Food Bank matters – This item was discussed at Minute C240.

**C245 VEHICULAR ACTIVATED SIGNS DATA – (Item 14)** - Members to discuss and consider agree a way forward for the publication of VAS Data.

D Bowgett reported that matter of Data publication was discussed at the Environment meeting on 6 February 2024, it had been agreed to await advice from the Police before deciding a way forward.

The Police had agreed for the data to be forwarded monthly. The Environment Committee had proposed that VAS data be included on the Councils website on a three-monthly basis to coincide with relocation of the signs.

D Bowgett proposed that the signs be relocated on the first day of the month quarterly going forward.

**RESOLVED – Following a majority vote members agreed: -**

- **To forward data to the Police monthly.**
- **To include the data on the Councils website on a three-month basis.**
- **That VAS be relocated on the first day of the month on a quarterly basis.**

**ACTION – D Bowgett and the Clerk to deal.**

**C246 ARK UPDATE – (Item 15)** - Members update of maintenance in The Ark.

The Clerk reported the Planning Application was yet to be approved, the Planning Officer and Conservation Officer were to look at the application by 19 April 2024. There was no further update.

**C247 NORTH YORKSHIRE COUNCIL – (Item 16)** -

**a.** Councillor K Poskitt updated members regarding North Yorkshire Council as follows: -

The Bus Station Improvements had been delayed due to ongoing issues including relocation of power cables. Cable works were to commence mid-May 2024. Planning had been granted. There were



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delays to works which were now due to commence November 2024. Toilets would be the first work on the project. Works were to be completed by March 2025.

There were travellers off Oxton Lane, the Police were aware, NYC would clear the area following their departure.

**b.** Community Drop In – Members update of the Community Drop In on 3 April 2024.

K Poskitt reported that the above session had not been as well attended as previous ones.

PC Woods, NYC Community Officer, P Tunney and herself had been present.

Main issues raised were speeding, parking and travellers. The next Drop in date would be circulated in due course.

J Chiswick raised concerns regarding the bus service to York and customer confusion regarding the service.

K Poskitt reported that transport was to be would raise transport was on the next ACC meeting, she would raise the issue but was unaware of any changes.

P Tunney raised concerns regarding a disturbing incident in the town which he felt required social intervention.

K Poskitt reported that she would place locate posters around the town which included social intervention information.

**C248 FINANCE – Payment of Accounts – (Item 17)** - Two Councillors to approve and sign the Payment Schedule sheet to be paid by electronic payment. Schedule circulated at the meeting as follows: -

	NET	VAT	TOTAL
B K Parnaby	2696.57	539.31	3235.88
Calcaria Cleaning	100.63	0	100.63
Groundwork UK (NDP) Refund	2591.10	0	2591.10
ICCM	100.00	0	100.00
J Crowther – Newton Newton Flags	36.00	7.20	43.20
Petty Cash	200.00	0	200.00
Pullan Landscapes	185.00	37.00	222.00
Rialtas	357.00	71.40	428.40
Tadcaster Treat Association	600.00	0	600.00
T C Event Technology	338.40	0	338.40
Vision	65.00	13.00	78.00
YLCA	980.00	0	980.00
<b>TOTAL</b>	<b>8249.70</b>	<b>667.91</b>	<b>8917.61</b>

### Direct Debits

	Date	NET	VAT	TOTAL	
<b>1</b>	BT	2/04/24	181.19	36.24	217.43
<b>2</b>	Eon	19/04/24	5694.87	1138.97	6833.84
<b>3</b>	Nycom	25/04/24	203.90	40.78	244.68
<b>4</b>	Business Stream	12/04/24	117.12	0	117.12
	<b>TOTAL</b>	<b>6197.08</b>	<b>1215.99</b>	<b>7413.07</b>	

### Payments to Note:

	NET	VAT	TOTAL
Administration	7265.90	0	7265.90

**C249 WEBSITE NEWSLETTER AND MEDIA ITEMS – (Item 18)** - To suggest appropriate matters from this meeting to place on the website, Newsletter, Facebook and before the media.

**C250 APPROVAL OF MINUTES – (Item 19)** - Members approved as a correct record in compliance with the agreed Protocol the following Council and Committee meetings: -

**a. Council Meeting** **held 19 March 2024**

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R Sweeting asked if any members had any issues with the above minutes.

Members had no issues and agreed with the above minutes.

**b. Annual Town Meeting**

**held 2 April 2024**

**To consider exclusion of the press and public by virtue of the Public (Admission to Meetings) Act 1960 due to the confidential nature of the business to be discussed at the following agenda items only.**