

NOTICE OF MEETING

You are hereby summoned to a virtual meeting of Yarm Town Council to be held via Zoom on-line.

Date: Tuesday 13th April 2021

Time: 7PM

The venue is thus wherever councillors/public feel comfortable joining from, that is without background noise & sale of alcohol.

Members of the public are invited to attend the meeting.

**To join the meeting, please use Zoom with
ID: 531 963 1657; PASSWORD: 065167
for 'YTC Ordinary Meeting & Weigh & Tolls'**

Juliet Johnson, Proper Officer to YTC



Yarm Town Council
Town Hall
High Street
Yarm
TS15 9AH

In accordance with the Openness of Local Government Bodies Regulations 2014, photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted; the Chair will notify those present of this at the start of the meeting and ask whether they agree to be filmed, recorded or photographed.

YARM TOWN COUNCIL MINUTES

PRESENT:

Cllr John Coulson (Vice Chairman) - In the Chair

Cllr Alan Gallafant (Chair)

Cllr Peter Monck

Cllr Philip Addison

Cllr Patrick Morton

Cllr Chris Johnson

Cllr Pam Smailes

Cllr Alan Moffitt

Juliet Johnson (Town Clerk)

IN ATTENDANCE: Cllr Andrew Sherris, Ward Councillor Stockton Borough Council and 2 members of the public.

1.0 To appoint a Chairman in the absence of the Chair and/or Vice Chair

1.1 Cllr Gallafant stood aside as Chair due to being in a pre-election period (purdah) as he is standing for Ward Councillor. **Cllr Coulson** took the Chair as Vice Chairman.

2.0 Apologies for Absence

2.1 None received.

3.0 Code of Conduct | Declaration of Interest | Dispensation

a) To record declarations of interest from members of any item to be discussed

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 – section 100A(4), members of the public (other than those prohibited from doing so) are entitled to attend this meeting and/or have access to the agenda

b) To consider, vote upon and record any requests for dispensation

3.1 No declarations of interest or requests for dispensation received.

(NB at agenda item 10., Cllr Addison declared a non-pecuniary interest in relation to his membership of Friends of Tees Heritage)

4.0 Confirmation of Minutes

To accept the minutes of the previous meetings:

4.1 Weigh and Tolls Committee held on Tuesday 9th March 2021 and approve their signature by the Chairman of the meeting.

Proposed: Cllr Monck; Seconded: Cllr Moffitt; All Agreed.

4.2 Yarm Town Council held on Tuesday 9th March 2021 and approve their signature by the Chairman of the meeting.

Proposed: Cllr Monck; Seconded: Cllr Moffitt; All Agreed.

4.3 Finance & Governance held on Tuesday 30th March 2021 and approve their signature by the Chairman of the meeting.

Proposed: Cllr Monck; Seconded; Cllr Morton; Agreed.

5.0 Matters arising from the minutes of the previous Ordinary YTC meeting, 9th March 2021:

5.1 Additional High St. Banners

5.1.1 The Clerk summarised the amends recommended as regards the last daft artwork for the banners:

- a) more 'heritage style' as heading and larger font used for the words 'Yarm Town Council';
- b) removal of the rail heritage related '200th Anniversary' from all banners (as would date);
- c) substitution of an aerial photograph with an aerial photograph by a current Yarm photographer;
- d) inclusion of the Worsall Rd. heritage image in the selection;
- e) inclusion of local photographer names on the relevant banners.

5.1.2 The Clerk reminded the meeting that **Cllr Smailes**, in championing the project, had proposed 8 banners (the expenditure on this number being agreed at the last meeting).

5.1.3 Cllr Coulson, who had worked with **the Clerk** to collect and pre-select the images, some from his own photography, confirmed that he did not require a credit on his photographs.

5.1.4 It was proposed that this is the final selection and that the banners should now go to print and arrangements made for installing when ready

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Proposed: Cllr Monck **Seconded:** Cllr Moffitt; **All Agreed.**

ACTION: Clerk to arrange the printing and installation.

5.2 RiverWalk / Flood Gates - Cllrs Monck and Moffitt declared what is currently understood to be a non-pecuniary interest regarding this item.

5.2.1 Cllr Moffitt reminded the meeting that a letter had been sent to the Environment Agency (EA) some time ago regarding the poor state of specific sections of the river walk and asking what would be done about this. An answer has still not been received.

5.2.2 Cllr Monck commented that he had received complaints regarding the riverwalk being closed in parts.

5.2.3 Cllr Moffitt confirmed that SBC had had to take this action given health and safety considerations but that it was understood not to be their responsibility. He raised the issue that it is difficult to establish who's ultimate responsibility the footpath is. **Ward Cllr Sherris** commented that various agencies were involved and therefore the matter is complex.

5.2.4 Cllr Monck and the Clerk confirmed that previous experience suggested that the EA would only respond to flood defence issues.

5.2.5 Cllr Sherris was invited to speak and commented that he'd visited a resident where a whole section of the garden had now gone and stated that parts of the bank were where there were different layers of soil/material that had been the site of an old tip. **Cllr Coulson** proposed that a statement be made on social media regarding the river walks situation.

ACTIONS: The Clerk -

- a) to continue to chase this up with the EA and make contact with the canals authority (following liaison with **Cllr Moffitt**) regarding the matter;
- b) look into who holds responsibility for Rights of Way (in this instance);
- c) create a statement for social media in liaison with **Ward Cllr Sherris**.

5.2.6 Cllr Moffitt reminded the meeting of the second issue, as described at the last meeting, regarding the communication from the Environment Agency (EA) to property owners adjacent to the river, proposing the bricking up of what the EA now regard to be 'dysfunctional' (as it is understood) flood gates which are on residents' properties. **Cllr Moffitt** then read out a statement from **Rachel Dodds** (who had also contacted **Cllr Gallafant**) who is part of a residents group that has formed regarding this matter.

5.2.7 The statement is attached with these minutes (SEE BELOW).

5.2.8 The Chairman invited **Ward Cllr Sherris** to speak. Cllr Sherris stated that he supported **Cllr Moffitt's and Rachel Dodd's** position on this matter and that he'd raised the matter with the Flood Manager at SBC. Cllr Sherris stated that one resident had asked the EA if they wanted 'the flooding of Yarm on their shoulders'.

5.2.9 Cllr Johnson also supported the position. **Cllr Moffitt** stated that he had made an FOI request to the EA regarding what the cost of replacing these now 'dysfunctional' flood gates was in 2017. **Cllr Moffitt** proposed that YTC should write as a council to the EA objecting to and questioning their current actions and treatment of riverside residents (as described in the statement), including lack of consultation, the potential access issues (in a number of instances

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people would be separated from their gardens), health and safety considerations (e.g. for several residents the gates are fire exits) and enquiring as to the public expenditure amounts involved in replacing the gates in 2017.

PROPOSED: Cllr Moffitt; **SECONDED:** Cllr Monck; **ALL AGREED.**

ACTION: Clerk to draft letter in consultation with Cllr Moffitt.

5.3 Donated Bench for Chapel Outdoor Area

5.3.1 Cllr Coulson confirmed that this was now properly in place but that he would be adding paving slabs to the area. **Cllrs Monck and Addison** asked if the bench could be further secured and Cllr Coulson agreed to lock into this. **Cllr Morton** offered to donate some paving slabs. **Cllr Gallafant** offered to transport these.

5.4 Risk Register

5.4.1 The Clerk confirmed that Councillors had given feedback at the Finance & Governance meeting (30.03.21) and that both the Risk Register and the Standing Orders would be presented to the next Finance and Governance meeting prior to an Ordinary YTC meeting for approval.

5.5 Social Distancing & Yarm High Street

5.5.1 Cllr Coulson stated that YTC had addressed this as far as possible. **The Clerk** confirmed that facebook posts had been placed each weekend reinforcing COVID guidance and etiquette on the High Street (including asking dog owners to ensure they clear up, given residents had raised this issue). The posts had received positive response / engagement but also included confirmation that people were concerned about behaviour that ignored guidance.

5.6 Yarm & Eaglescliffe Rocks (YER) - Bench Update

5.6.1 Cllr Coulson asked the **Clerk** to give the update regarding the bench. The Clerk confirmed that YTC, at the last meeting, had confirmed that YTC could purchase the bench on behalf of YER (once their funds raised had been forwarded) and also liaise with SBC regarding the appropriate arrangements for foundations & installing at Willey Flatts. YER have now informed the Clerk & Cllr Coulson that they would appreciate a contribution to the cost of the foundation. **Ward Cllr Sherris** was invited to comment and confirmed that he would also propose a contribution from the ward budget.

5.6.2 The matter was deferred until the next meeting for a decision.

5.7 Snaith's Field - Land Registry Update

5.7.1 The Clerk confirmed that the land registry had now written to confirm that the driveway and walls in question are not adopted: "no registered estate, caution against first registration or application for first registration is shown on the index map in relation to the Property" (the property being the driveway and walls that form the access to Snaith's Field and adjacent properties. She referred Councillors to the email circulated that related the further conversation with the Land Registry regarding this (referencing section 60, Land Registry Act regarding general boundaries).

5.7.2 Cllr Moffitt suggested that, as per the request YTC had received, a contribution should be made to the work that had been completed re. the driveway and walls. **Cllr Johnson** suggested that access arrangements should be confirmed in writing.

5.7.3 The matter was deferred until the next meeting regarding a decision about whether YTC would make a contribution to the work that had been completed re. the driveway and walls.

6.0 Council Finances

6.1 To authorize payment of the accounts - Payments List

6.1.1 In addition to the payments list circulated, **Cllr Addison** requested that 4 additional payments be approved:

- a) Direct Debit to Anglia Water as regards the allotments - £436.90
- b) Cheque for SBC regarding the repair of the swing at Snaith's Field - £225.88 (inc VAT)
- c) Allotment materials - Cllr Gallafant - £26.99
- d) Clarke's Environmental Ltd. - removal of plant troughs (found to contain asbestos) - £432.

PROPOSED: Cllr Monck; SECONDED: Cllr Moffit; All AGREED.

6.1.2 Cllr Moffitt queried the annual water bill for the Town Hall (£1295). **Cllr Addison** responded that this is down to rateable value and probably unavoidable.

ACTION: Clerk to investigate what might be done to reduce the water bill.

6.1.3 Cllr Addison raised **the Clerk's** concern over a bill from Welcome to Yorkshire circa. £400 for 2020 membership (not paid from a point in time prior to her appointment). The Clerk confirmed that she would enquire what services are received for this sum, what the agreement is and what is the proposed offer for the future, recognising that marketing Yarm for tourism is critical for businesses but at the same time this is proportionally a large amount of public money for a small Parish. **Cllr Johnson** concurred with this.

7.0 To Review and Consider the Correspondence List

7.1 The meeting noted the correspondence list. No queries were raised.

8.0 Adjournment and Questions From the Public

8.1. The Chairman adjourned the meeting for questions from the public. No questions were received.

9.0 Policy and Resources:

9.1 Cemetery Report (Update) - Contracts to Re-decorate Chapel Interior & Floor

9.1.1 Cllr Moffitt updated the meeting as to the need for the decorators to reconsider and re-order the specialist paint to be used in the chapel (related to an issue regarding what had been used previously). This was in hand and the redecoration of the Chapel is underway.

9.1.2 The renovation of the floors would begin on 9th May.

9.1.3 The Clerk confirmed that a funeral was to be held 10-10.30am on 17.04.21. Cllr Moffitt confirmed he would notify the decorators not to be present.

9.2 Allotments Report (Update)

9.2.1 Cllr Gallafant updated the meeting regarding the following:

a) With currently only 12 people on the waiting list, the policy to split/divide larger allotments when they became available was working well and meant that more Yarm residents could access an allotment more quickly (given dramatic current increase in demand, locally & nationally) i.e. reducing the waiting list at a faster rate. Circa. 100 plots now exist.

b) The new allotment hut facility and meeting room is now fully operational. The Yarm Community Allotment Association run this for members.

c) The greatly increased water bill referenced at pt. 6 above is likely to be related to an issue with an allotment holder having a tap fitted within their shed which was left running over several days / on several occasions. The tenant had been written to and the tap has now been closed off. A proposal for an increased charge for water may result if this level of bill continues.

9.3 Grass Cutting: Quotation

9.3.1 The Clerk presented quotations received from 4 companies (table refers) and gave summary background information re. temporary contract for the next few months prior to full tender for 2-3 year contract. All Councillors preferred Company 4.

AGREED: Company 4 to be contracted at a cost of £2,920.

9.4 Visit to clock tower

9.4.1 Cllr Coulson briefed the meeting as to a request from a local resident for his son to view the Town Hall Clock Tower. Cllr Coulson has consulted the Clock Winder as to whether he would be prepared to accompany the boy (with father present). Councillors agreed.

AGREED / ACTION: Clerk to put in writing the details of the visit along with a waiver to be signed (e.g. by the father requesting the visit).

9.5 Litter bins / litter & signage

9.5.1 Cllr Moffitt briefed the meeting as to issues regarding Yarm Litter bins overflowing and rubbish consequently scattering during busy weekends. He proposed that action should be taken to ensure that bins were always emptied on a Saturday evening.

ACTION: Clerk to make enquiries to achieve this arrangement.

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9.5.2 Cllr Coulson had also raised the issue of litter at weekends and had circulated an anti-litter campaign poster from another local authority (attachment refers) which he proposed be adopted in Yarm given this ongoing issue.

ACTION: Clerk to make enquiries as to costs / practicalities of siting such a poster.

9.5.3 Cllr Morton also commented on the problem with business bins which had been reported (to SBC) - it is understood that this is a matter for Planning to look into (re. bin allocations).

9.5.4 Cllr Sherris was invited to speak. It is understood that some businesses were inappropriately filling bins and not organising the disposals they should be making (one of the issues being increased takeaway waste at this time). It is understood that an increased recycling service had been requested to address part of the problem.

9.5.5 Cllr Sherris / Cllr Morton concurred that bins were / should be assigned to a particular property and both agreed to confirm information as regards bins being provided in the correct places.

ACTION: Clerk to speak with Care for Your Area (Leanne Cooper) to further clarify.

9.6 CCTV

9.6.1 Cllr Coulson raised the issue of provision of CCTV at YTC sites. A brief discussion was held regarding the location and previous contract for the provision of CCTV at both the Allotments and the Cemetery. **The Clerk** stated that a CCTV policy should be developed (referencing ICO guidance).

AGREED / ACTION: Cllr Gallafant and Cllr Moffitt to meet with **the Clerk** to discuss needs and how to progress this issue.

9.7 PSIF - proposal to transfer proportion of Council resources

9.7.1 The Clerk briefed the meeting as to this item (from previous month's agenda referencing the origins and features of this Fund) regarding potentially transferring an appropriate amount of YTC funds to the Public Sector Investment Fund (briefing note attached from CCLA). The context for this being FSCA insured limits as regards current situation for YTC funds - a fourth account would potentially still be required.

9.7.2 Cllr Johnson supported the PSIF solution and noted the triple A rating. **Cllr Moffitt** commented on the good access the Fund provided. **Cllr Addison** concurred that a further High Street account should also be opened.

9.7.3 The Clerk clarified an option i.e. to transfer £85k of YTC funds to the PSIF.

PROPOSED: Cllr Monck; **SECONDED:** Cllr Moffitt; **AGREED:** opening of PSIF account with £85k.

9.8 Insurance Renewal

9.8.1 The Clerk briefed councillors that she would soon be circulating the insurance renewal documents for YTC for councillors to review and comment on. The main item value that needed updating was the new allotment hut. Comprehensive work had been conducted regarding YTC insurance by Cllr Walker. It was therefore perceived that limited updates would be needed.

ACTIONS: Clerk to circulate Insurance documents when they arrive; Cllr Gallafant to review values re allotment hut; All Councillors to comment re. any identified issues as regards other values and the quotation.

10.0 Planning & Environment

10.1 Matters Arising from SBC Planning Lists

(NB Cllr Addison declared a non-pecuniary interest in relation to his membership of Friends of Tees Heritage)

A) Land South of Yarm School Playing Fields (document link refers)

10.1.1 Cllr Monck briefed the meeting as to the issues surrounding the above planning item and referenced SBC's planning portal (e.g.): in summary, the proposal was for 300 houses south of Yarm School Playing Fields which is not in the Local Development Plan; the proposal relies on turning Leven Rd into 3 lanes; the perceived impact causes safety issues on Leven Rd (is significantly detrimental to the ambience of this distinctive part of Yarm and homeowners in the area); has negative impact on highways, schools and other infrastructure.

10.1.2 Cllr Sherris was invited to speak - he stated that an application for 100 houses had previously been refused. Cllr Sherris stated that the proposal was dependent on the proposition of creating 3 lanes on Leven Rd. He concurred with Cllr Monck's views and stated that traffic from Yarm could potentially mean the creation of a 'rat run' through Yarm and serious safety issues for the young people/children encouraged to attend sessions at the cricket ground/sports field (on foot & by bike).

10.1.3 Cllr Addison queried the boundaries in relation to this item. It was confirmed that whilst the proposal affects Kirklevington Parish it significantly impacts upon Yarm. Cllr Monck proposed that YTC objects to this application.

PROPOSED: Cllr Monck; **SECONDED:** Cllr Gallafant; **All AGREED.**

ACTION: The Clerk to pull together material to submit an objection to SBC.

B) Yarm Riding School: Revised Planning Application

10.2.1 Cllr Monck briefed the meeting as to the resubmission of the above, previously discussed and objected to by YTC. In short, this application has been resubmitted with 5 houses less (i.e. 50 instead of 55). Cllr Monck suggested that the substance of YTC's original objection still applies. Cllr Sherris (invited to speak) concurred.

PROPOSED: Cllr Monck; **SECONDED:** Cllr Gallafant; **AGREED;** (NB Cllr Addison abstained).

ACTION: The Clerk to pull together material to submit an objection to SBC.

C) West St.: Long Stay Car Park

(NB Cllr Gallafant declared a non-prejudicial interest in this item, as a resident of West Street)

10.3.1 Cllr Monck reminded councillors as regards a previous brief discussion regarding this item. It is now understood from SBC that for this level of application a full traffic assessment / highways report was not required. Cllr Monck proposed that traffic calming measures were needed.

10.3.2 Cllr Johnson proposed that a 20 miles per hr. limit could be imposed. Cllr Moffitt noted that as the existing 30 miles per hr. limit was currently ignored, why would a 20 limit be taken notice of? Cllr Coulson stated that part of the issue was parked vehicles; brief discussion also noted that removal of this could worsen the situation.

10.3.3 Cllr Gallafant suggested that the long stay Car Park should be agreed with (as per previous discussion) but this should be subject to requested traffic calming measures.

Proposed: Cllr Monck (as per 10.3.3 above); **Seconded:** Cllr Gallafant; **All Agreed.**

ACTION: Clerk to confirm support for the application to SBC, subject to amendment (re. traffic calming).

D) 123 High Street: Application for Change of Uses and Listed Building Alteration

10.4.1 Cllr Monck briefed the meeting as to the request to change the former residential premises (attached to former Rigg's Butcher Shop premises) into a coffee bar, micro brewery, 'event space' and open air venue (to the rear).

10.4.2 Cllr Monck proposed that there was very little information as to what was exactly proposed and that the impact could be significant e.g. given the proximity of adjacent residential properties. He suggested that further detailed information is requested in relation to all aspects of this application and an extended deadline to comment (as this was not possible on the limited information available).

AGREED / ACTION: The Clerk to submit comments to date to SBC and request further detailed information and an extension of the deadline for YTC to comment more fully.

E) 14 Drops: Current Licensing for Outdoor Dining and Drinking

10.5.1 Cllr Monck raised the above issue in relation to complaints he had received from surrounding residents. Cllr Sherris was invited to speak and confirmed he had received similar complaints. Cllr Sherris confirmed that Environmental Health would be monitoring the situation over the weekend but that currently this was allowed in the context of government support to local businesses (unless the police object).

10.5.2 The Clerk concurred with Cllr Sherris re. this being allowed in the context of current government legislation and informed the meeting that she felt there was not currently substantiated information for Councillors to move a motion for objection re. this matter.

PROPOSED: Cllr Addison (as per Clerk's comment 10.5.2); **SECONDED:** Cllr Gallafant; **Agreed.**

11.0 To agree any content for the YTC website and requests for Facebook features

11.1 Feedback on Items to date

The Clerk gave an update on recent facebook features including progress on work at the allotments, the new orchard, notification of grounds maintenance contract quotations required and previously referenced repeated posts about

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looking after the High Street and COVID guidance. Most recent posts regarding the death of his Royal Highness The Prince Philip, Duke of Edinburgh had received significant engagement.

11.2 Proposed new items

11.2.1 Features on the new digitised cemetery records were next due on facebook and the website.

11.2.2 **Cllr Morton** requested further features on Yarm Businesses re-opening.

ACTION: **Clerk** to create a series of facebook posts.

12.0 To receive items for information and consideration for the next agenda

13.0 To confirm the date and time of the next YTC meeting: 11th May 2021

14.0 Confidential Item(s)

The Chairman requested that a) all members of the public now leave the meeting and that b) Councillors confirmed that they were alone for this section of the meeting.

The Clerk confirmed that members of the public had left the meeting from online.

Cllr Smailes left the meeting at this point.

14.1 Re. confidential Item of EGM 23.11.20 - update on resolution.

The Clerk confirmed that she was awaiting an action from a party who was currently ill in order to conclude the matter.

In accordance with the Public Bodies Admission to Meetings Act 1960, press and the public shall be excluded for this item due to its confidential nature. LGA Act 1972 schedule 12 paragraph 10(2)(e)

SIGNED (Chair of the meeting):.....DATE:.....

SIGNED (Clerk):DATE:.....

ITEM 5.2.6 Yarm Town Council, Ordinary Meeting Tuesday, 13th April 2021

STATEMENT FROM RACHEL DODDS

*** Statement on behalf of the Riverside Access Group for Yarm ***

With the exception of any item identified above as containing exempt or confidential information under the Local Government Act 1972 – section 100A(4), members of the public (other than those prohibited from doing so) are entitled to attend this meeting and/or have access to the agenda

Position:

We have formed a group on behalf of the Yarm riverside residents with access gates to the River Tees and public footpath which runs alongside it. (We currently represent 17 households of the 22 with gates. Other residents are yet to respond).

In response to the 2021 review by the EA of their flood defences in Yarm, we feel that there is insufficient transparency of their evidence for removal of the current flood defence gates (especially considering their pledge in 2017 that new gates put in place later that year would provide 25 years of protection for Yarm). If one assumes that there has been considerable material investment for less than 4 years of protection to Yarm, it is vital there is a full disclosure or public enquiry into the matter before any future public funds are potentially mismanaged.

We also are deeply concerned by the EA's seemingly discriminatory solution - to replace residents gates (Known as phase 1 gates which are a second gate outside private garden gates) with solid brick walls effectively blocking up each resident's garden - meanwhile replacing public gates (phase 2 gates which provide public access) with replacement flood defences.

We are deeply concerned that the EA is not listening to the feedback residents are providing or responding to it constructively - and therefore feel the process of consultation is not a fair or meaningful one.

We are also appalled by the EA's tactics - in the guise of 'engagement' - with the residents impacted. Our residents report feelings of intimidation, violation, disregard and disrespect.

This is unacceptable in any circumstance, however as some residents are elderly, vulnerable and living alone, we expect even higher standards from the EA (a DEFRA sponsored public body).

We also feel that the EA's process for compensation is unacceptable and discriminatory; rather than offer compensation, the EA advises that residents 'may be able to make a claim' shifting the responsibility of reparations away from the EA towards individual residents, many of whom - being elderly, ill equipped with technology and expertise - would be unlikely or unable to pursue.

Requests

Here are the requests we have of the EA that we would like support from our MP / Ward Councillor/ YTC to achieve:

1 Retain Gates

All residents resolutely wish to retain river access and keep their gardens intact. Therefore RAGY request that the EA rectifies their defective gates by replacing them with ones which are fit for purpose (as they plan to do with the phase 2 public gates in Yarm).

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2 Transparency

- i A full disclosure of facts around the commissioning, manufacture and installation of current gates - including AMCO's view on their gates' warranty and similar gates elsewhere in the UK.
- ii Full disclosure of the decision making criteria for the current gate review.
- iii Depending upon the above responses, consider the need for a public enquiry.

3 Respectful Engagement

- i A firm commitment from senior EA leaders that our residents concerns and circumstances will be responded to constructively.
- ii A firm commitment from senior EA leaders that in the instance of any changes to a resident's access, fair compensation will be provided proactively by the EA (covering property devaluation, business impacts, remodelling costs and lifestyle changes) with any amount to be jointly agreed between the homeowner and the EA (and independently reviewed) before any notice of works can be given.

On behalf of Riverside Access Gates of Yarm.