

**MINUTES OF AN EXTRAORDINARY MEETING OF FULL COUNCIL**  
**held on 29 October 2024 at 6pm in the Old Wool Market and via video conference**

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<b>Present</b>	Cllr M Lewis Cllr R Thomas Cllr J Brady (joined 6.05 pm) Cllr J Hackett Cllr H Lewis Cllr P Lewis Cllr B Simister Cllr D Thomas-Turner Cllr R Thomas-Turner	Chairman / Mayor Vice Chairman / Deputy Mayor
<b>In attendance</b>	V Lewis Camacho E Gear	Town Clerk Deputy Town Clerk
<b>Observer</b>	Member of the Public	

**2634 Apologies**

Cllrs T Moses and J Owens. Absent – Cllrs C Black, A Brooker and S Pearce.

**2635 Declarations of Interest from Members**

<i><b>Agenda Item</b></i>	<i><b>Member</b></i>	<i><b>Interest</b></i>	<i><b>Nature of interest</b></i>
None			

**2636 Old Wool Market – Optimal Layout / Ongoing Maintenance**

The Chairman reminded the meeting of earlier discussions and the estimated cost of pursuing the Council's original plans to extensively develop OWM, which would run to more than £1.1 million. He noted that a meeting had been held, at short notice, earlier in the day (attended by himself, the Clerk, Deputy Clerk and Facilities Manager) with the County Council's Conservation Officer who had identified more immediate repairs / maintenance which would be necessary to the building to make it sound, and that should be addressed in the first instance. During the meeting, the Officer referred to works which would require Listed Building Consent (LBC) and those which would not, which was helpful. Notes of the meeting, which had been prepared by the Deputy Town Clerk, were shared with Members of Council. A full written report from the Officer would be provided to the Town Council in due course.

The two areas which required urgent repairs were note as:

- 1) the removal of the canopy at the side of the building. This is a modern attachment and therefore not subject to LBC. The canopy is cantilevered on RSJs set in the wall. Its weight is affecting the wall causing it to bulge and crack. A Structural Engineer's input would be necessary because of the damage to the wall. It was not recommended that the canopy structure is pulled out from the wall as it would likely precipitate collapse, or at best, create routes for ingress of water; and
- 2) the outside steps / wall at the front of the building which lead up to the top floor side entrance to the building need repointing/rebuilding, which has not been helped by the vegetation growing out of the mortar lines. Like for like repairs here would not need LBC.

More generally, it was noted that the exterior of the building requires repointing as there are many examples where cement has been used instead of hydraulic lime which has meant that the building is not able to breath and the cement is now cracking. This work could be completed in phases, dealing with the most damaged areas first, however, as scaffolding would be required, it is likely to be more economical to repoint the whole building. Several options to potentially fund such a project and to carry out further restoration work on the building, were also discussed with the Officer.

Cllr P Lewis asked about the estimated cost of the urgent repair work. The Chairman noted that this would ultimately be determined by securing quotations from a structural engineer and stonemason for the two aspects of the urgent repair work which he recommended should be actioned as soon as possible to secure the building as a matter of priority, and then to plan other works. The funding of these works could then be established by Council within its business planning over the short and medium term.

Cllr P Lewis proposed that as custodian of the building, arrangements should be made to secure the building as soon as possible starting with obtaining quotations for the urgent works, identified by the Conservation Officer. This was seconded by Cllr H Lewis. All voted in favour.

**Resolved:**                                   **That the clerks obtain a quotation from an accredited structural engineer for the work to remove the canopy and by a stonemason to repoint the building, as soon as possible, to enable Council to move to consider the costs associated with these works and the funding and timing of completion of the same.**

**2637 Downstairs – Mayor’s Parlour & Committee Room / Kitchen area**

From a shorter-term perspective on the internal layout of OWM, it was noted that Cllr R Thomas, Deputy Mayor, had expressed an interest in using the large downstairs office space as a Mayor’s Parlour, which could also serve as an additional meeting room. Earlier discussions to refresh / close off the kitchen area downstairs and to make the open plan area on the ground floor more conducive to receiving visitors should also be revisited. The Clerk confirmed that this is an action which would be factored into the business planning for 2025-26.

The meeting closed at 6.26 pm

<b>Chairman of Council / Mayor</b>	.....	<b>Signed</b>
<b>Proper Officer / Town Clerk</b>	.....	<b>Signed</b>
<b>Date</b>	.....	