

# Public Document Pack

## Livestock Market Working Party

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Held at Council Chamber - Ryedale House, Malton, North Yorkshire YO17 7HH  
on Tuesday 21 September 2021

### Present

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Councillors Bailey, Cleary, Cussons MBE, Docwra and Thackray, Wass.

### In Attendance

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Alan Bardet, Richard Gale (Align), Owen Griffiths, Phillip Spurr and Howard Wallis

### Minutes

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#### 15 **Apologies for Absence**

Apologies were received from Cllrs Arnold, Burr and Middleton.

Cllr Thackray attended the meeting as substitute for Cllr Burr.

#### 16 **Minutes of meeting held on 16 August 2021**

Members accepted the minutes from the previous meeting.

#### 17 **Update / Confirmation of Site Offer**

Officers gave an update on the correspondence with the landowners, Fitzwilliam Trust Corporation (FTC), regarding the offer of a 5 acre site.

Officers to pass on copy of written update to all Members of the working party.

Legal input is being sought and more detailed discussions and negotiations for the site and servicing costs to be held, with a binding commitment to be sought.

Members discussed and asked questions on the following:

- Importance of the agreement on the transfer of the land.
- Uncertainty on the agreement and the need for confirmation in writing.
- Value of the land and exclusivity of the S106 agreement to the livestock market.
- Finding the best deal for RDC.
- Restrictions on the use of the land from the landowner.
- The landowner appearing to be holding on to control of the site.
- What is the landowner's definition of a 'livestock market' in relation to the restriction of use?
- The spending of public money on a private enterprise.

## 18 **Align - Presentation of Initial Findings**

Richard Gale from Align presented a feasibility study of the project to Members.

Members discussed and asked questions on the following:

- Drainage strategy and risk of flooding.
- Accommodation of animal pens compared to existing market in Malton.
- Potential for increasing capacity in the future.
- The specifications and logistics of the potential building.
- The overall cost of the project.
- The two site location options and outline planning.
- The preference by the landowner for a site towards the western edge of the business park.
- The deadline for approval of reserved planning matters.
- Income from the new livestock market.
- More negotiation is required with the landowner.
- The link to housing projects in Malton in the original landowner agreement.
- The potential of an anaerobic digester, or other additional uses, on the site.

## 19 **Project Programme**

An outline project programme was presented to members as part of the Align presentation.

The need for Member approval as a key stage was recognised- timescales for this process still need to be factored into the programme.

## 20 **Next Steps**

Members agreed that further negotiation with FTC on the land agreement needs to take place before any further work is undertaken. The outcome of these discussions will be fed back at the next working party.

Officers to progress these negotiations with legal and commercial property input as necessary.

The Chair concluded that more needs to be done but it is too early to leave the negotiations.

The date of the next working party is to be agreed between Officers and the Chair in due course.

21      **Engagement with Interested Parties**

Members were made aware that local farmers have requested a meeting about the project on 13 October.

Other meetings will not take place until discussions with FTC have progressed and the outcomes have been fed back to the working party.

22      **Any Other Business**

Members were asked to close the meeting with their individual thoughts on the project.

There being no other business, the meeting closed at 8:13pm

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