



Minutes of the Land & Property Committee Meeting

Held on Thursday 18 September 2025 at 19:30h

At Burton Village Hall, Northfield Lane, High Burton, Huddersfield, HD8 0QT

Present: Cllr B Armer in the Chair.

Cllrs: R Bray, J Cowan, D Hardcastle, P McGleenan, B Smith, and M Wheelhouse.

Officer in attendance: Ms A Greenwood

MIN LP24: Apologies.

Apologies for absence received from Cllrs R Burton, D Hardcastle, C Voyce and C Walters.

MIN LP25: Declarations of Interest

No declarations of interest were made.

MIN LP26: Public participation

No members of the public were present.

MIN LP27: Admission of the Public

Resolved: to hold the meeting in the public session, but to exclude press and public from item 5a due to the confidentiality of matters to be discussed.

MIN LP28: Grange Moor allotments

Resolved: to exclude press and public.

Councillor Armer gave a verbal update as to the under-cultivation of plot 15. Councillor Bray enquired as to the process of recovery for allotment plots where the terms and conditions of the tenancy had been breached.

Resolved: to initiate the procedure for the termination of the tenancy of plot 15 at the earliest opportunity.

Recommendation: that the Council refund the last tranche of rental payment, a payment of £25, for plot 15 when the process of re-entry to the plot is complete.

Item for the next agenda: to consider splitting plot 15 when it becomes available.

Resolved: to readmit press and public.

Resolved: to offer a peppercorn rent for plot 19 at Grange Moor due to the under-cultivated nature of the plot.

Addendum 25 September 2025: Plot 15 was inspected on 25 September 2025 and some steps have been taken towards cultivation since 18 September 2025. This means that the intended action to initiate proceedings for the termination of the tenancy of plot 15 is no longer reasonable. The matter will be referred back to the Land and Property Committee.

MIN LP29: Shepley allotments

Councillor Cowan gave an overview of the situation as regards the tree, within a TPO area, that bulges against the wall at Shepley allotments. Councillor Armer suggested the most viable solution may be to remove parts of the impacted wall; Councillor Bray concurred, citing his experience of such matters on other sites. Councillor Smith drew attention to the fact the wall was a dry stone wall.

Resolved: to authorise the clerk to seek quotes from dry-stone wallers as to the cost of removing the surrounding wall.

MIN LP30: Graveyard

Councillor Armer stated that there were no specific issues in the arboricultural survey. Councillor Cowan pointed to trees that had been overly crown-lifted. Councillor Wheelwright expressed concern about the trees within the TPO area adjacent to the west boundary wall.

Recommendation: that the Council note the arboricultural report, take no further action, and for the Land and Property Committee to monitor future complaints about trees and for any such complaints to come to the Land and Property Committee for discussion in the future.

The clerk gave a verbal update as to the graveyard maintenance situation.

Resolved: to defer the item until the Parochial Church Council has had a chance to come back to the clerk.

MIN LP31: Allotments generally

The Clerk gave a verbal report as to the advice received from the National Allotment Society about the length of notice required for changes to customary discounts, and presented the direction from Council (Min 63) for the Committee to write to allotment tenants to reassure them that the Council will not be disposing of any allotment land.

Resolved: to write to all allotment tenants, and those residents on the waiting list, to ensure them that the Council has no intention of selling any allotment land, regardless of speculation, and that the early payment discount will be abolished, alongside a reduction in the senior discount to 25%, as from 1 April 2027.

MIN LP32: Grange Moor allotment wall pillar

The Clerk gave a brief update as to the shorn wall pillar at the Grange Moor allotment site, and that she was still waiting to hear from the owner of the wall. Councillor Armer stated that the tenant of plot 1 had gated the area off so passing tenants could not easily access the area.

Resolved: to defer the discussion of the item until the clerk had a status update as to the repair of the wall.

Resolved: to offer £20 compensation to the tenant of Plot 1 for the inconvenience of the shorn pillar affecting his plot up to 31 March 2026, and to reconsider the matter if the wall is not fixed by 1 April 2026.

MIN LP33: Risk assessment

Councillor Cowan reminded the Committee that the risk assessment report was a site specific report, and that the Council should also undertake a financial and business risk assessment every year. Councillor Armer was concerned that the risk assessment report covered areas of activity to which the Council had no jurisdiction or influence.

Recommendation: that the Council note the 2025 risk assessment report.

Recommendation: that the Management and Finance Committee consider wider risk assessment requirements.

The Clerk updated the Committee about her enquiries with the ICCM and various BRAMM-registered stonemasons in the area. Councillor Armer stated he would contact the vicar of Emmanuel Church in Shelley as to their arrangements over memorial safety. Councillor Bray suggested contacting Kirklees Bereavement Services, but, unfortunately, they do not have the capacity to help the Parish Council at this time. Councillor McGleenan stated she would ask the priest at St Annes, Brookfoot, Southowram for the details of the company they used to assess memorials in their churchyard.

Resolved: for the clerk to obtain quotes for the safety-checking of all monuments in the graveyard.

MIN LP34: Clerks' report

Resolved: to accept the clerk's report and thank her for such a comprehensive update.

MIN LP35: Date of next meeting

Resolved: that the Committee Chairman will liaise with the clerk to set a date for the next meeting.

The Committee Chair closed the meeting at 20:51h.