

New Village Hall Working group

Notes of meeting held in the village Hall on 13th March 2019

Ref. No.	Detail	Action
1	Present: Cllr. Jeff Bell (Chairman), Cllrs D Batty, G Kirt, R Randall and C Wilde, also J Haste (Clerk)	
2	Apology Cllr. J Holdich & Cllr. Lane	
3	Notes of previous meeting - Agreed	
4	<p>Key target sites – Whilst other sites might be available, other sites would require negotiation and an additional cost to the project. Consensus view was that we should concentrate on the one site already in the parish council possession.</p> <p>It was noted that there was some concern over the preferred site referred to above and fear that it would take up a large proportion of the site. Cllr Randall produced a comparison with other modern facilities and it was clear the no more than 10% of the site would be required. Furthermore depending on access it could be located in a corner without disturbance to ANY existing feature on the site.</p> <p>Playing field is c22k m²</p> <p>Average of modern Village Halls in sample c1.8km²</p>	
5	<p>Title and Potential Restrictive Covenants – At the previous meeting we established that we had “possessory” title because of the loss of deeds for the playing field.</p> <p>Cllr. Randall reported that the deeds for the site had been located in the city library archives. City library were of the view that the copyright to the documents was held by the person who had deposited the records. Cllr. Randall had obtained permission of the “copyright holder” to copy the records.</p> <p>Location of the deeds could possibly resolve questions about title in Land registry records and also determine whether any covenants had been included in any of the historical transfer of titles for the site.</p> <p>The group agreed that the next step was to seek Parish Council authority to employ a solicitor to view the copies to be taken by Cllr. Randall in order to determine if they could be used to amend land registry title to title absolute, and also to clear up any concerns over the existence of any restrictive covenants.</p>	<p>Clerk to include on PC agenda</p> <p>Cllr Randall to copy documents</p>
6	<p>Community engagement – Cllr Kirt reported on neighbourhood plan discussions with an officer at PCC. Of interest to this group was that the draft plan included reference to the prospect of a new village hall on the site..</p> <p>There was discussion on whether to consult on the principle of an improved facility with parking or wait until there were some design detail was favoured by the group. The consensus was that early engagement on the principle was preferred</p> <p>It was agreed that it may be a possibility to include consultation on a NVH on the site along with the referendum on the NP.</p> <p>Cllr Kirt agreed to prepare a first draft of a consultation document.</p>	Cllr. Kirt
7	Funding – Cllr Bell and the clerk attended a LCPSAS event on grant funding at which information on various sources had been presented. In addition to grant funding the parish council has borrowing powers and as example £100k loan from PWLB on a repayment basis would cost £3000pa. (equivalent to our current budget provision on	

	the existing VH. A loan could be used to attract matched, or even higher, funding from grant sources. In addition there was the potential to use the proceeds of sale from the existing VH and Cllr. Bell undertook to obtain valuations for disposal on the open market as a guide	Cllr Bell
8	<u>Next steps</u> - seek legal advice as in 4 above obtain open market valuation on VH	
9	<u>D of N M</u> agreed to meet monthly – Wednesday 24 th April <u>at 2pm</u>	

John Haste

15th March 2019