

South Stoke Parish Council

Minutes Community Building Committee

Village Hall, Thursday 27th September 2018.

Present:

Geoff Ward (GW -chair)
David Kennedy (DK - sec)
Maurice Scarratt (MS)
Lou Verrill (LV)
Chris Bertrand (CB)
Chris Owens (architect) (CO) Guest

1 Apologies

Bryan Urbick (BU)
Sally Woodall (SW)
Shannon Stegeman (SS)

2 Declarations of Qualification

One to complete (LV)

3 Declarations of Interest

None

4 Public Forum

None present but the chair reported a request for future meetings to be timed to allow attendance after work.

5 Minutes of the Meeting of 5 September 2018 were approved

6 Update of Requirements

The chair reported an exchange of email correspondence with CO following the last meeting (see attachment1). The outcome of this exchange and the dialogue that followed in the meeting is as follows;

6.1 The Shop

Current design area is 102m² vs. target 99.5m² – viewed as acceptable by the meeting

Veranda is to be 3m wide and face onto the play area (CO)

The toilet is to be suitable for disabled access and use by people in the recreation ground when the shop is open.(CO)

Space for a janitor's closet is to be provided (CO)

6.2 The Hall

Deletion of the committee room is confirmed.

Stores adjacent to the stage to be increased in size to enable use as green rooms (CO)

6.3 Amenities Charity (AC) Feedback

Feedback was provided to the meeting by CB and MS who attended the AC meeting.

The AC expressed a strong preference for two buildings.

The AC is concerned about the size of the buildings and asked that the design team generate photomontages of the building(s) on photographs of the recreation ground

The AC ask that the design is:

- Energy efficient (low running cost goal)
- Uses low carbon footprint natural materials
- Environmentally respectful

In discussion around the above design issues it was agreed as follows:

- Design options H, J and K would be developed for presentation at the consultation meeting.
- The design team will generate a total of 11 views of the 3 design options of the buildings on the recreation ground. There will be one aerial view of each option included.
- The design will include:
 - Solar panels for power generation
 - Air source heat pump
 - High standard on insulation
 - Use of low carbon footprint natural materials where possible
 - Pre-fabrication of building components to reduce carbon emissions
- It was agreed that other environmentally beneficial options would be considered if the community chose to invest in their funding, the following were noted as possible:
 - Electric car charging points
 - Rain water harvesting and treatment

It was noted that Running costs at Aldworth village hall had been reduced from c£800 p.a. to c£400 p.a. for a hall of twice the original size.

Further discussion of the siting of the hall and shop confirmed

New location for option H requiring two stage construction

Location as drawn for option J

Split location roughly as drawn for K

The SC expressed some concern about dead spaces behind the hall and the possibility of vandalism; it was agreed to use CCTV and lights to mitigate this risk.

7 Housing Development Plan

A meeting of the Housing Sub-committee and the developer with SODC was considered positive. SODC emphasised their concern about the AONB.

A meeting between the PC and the Diocese resulted in a decision to submit the application for planning in the spring of 2019. The shop is encouraged to apply for extension of the present planning permission to allow a decision before March 2019. There is a changed PC preference to have the housing development and community

hall consultations on different days. The subcommittee considered this a negative decision and the chair will take the matter up with the PC. (GW)

8 Budget

8.1 The additional architect's work as outlined above and fees will be £4,250. The SC will make application for approval to commit this sum at the next PC meeting. (GW)

8.2 The overall budget was not further considered.

9 Meeting with SODC

See above

10 Consultation

The proposal is to hold the consultation on 10 November. To be confirmed with the PC (GW)

Actions were agreed to draft sections of the documentation for the consultation as follows:

- Capital and operating cost (GW)
- Fund raising (LV/SW)
- Risk assessment (MS)
- Programme (DK)
- Environment, sustainability and ecology (DK)
- Story to date (GW)
- Amenities Charity considerations (CB)
- Drawings, photomontages and commentaries on the three options (CO)

All drafts to be submitted to all members of the sub-committee for review and comment one week ahead of the next meeting.

11 Village Fund Raising

Not discussed in the absence of SW

12 Grants

It was agreed that the grants application team would present a summary of proposed applications and the key details of those applications for review and comment by the sub-committee. No further approval of the funding teams actions was envisaged.

Updates of this summary would be used to explain progress at future meetings. (LV)

A telephone consultation with the Big Lottery funding team is planned for 28 September (GW/LV)

13 Publicity

A volunteer to head up publicity is still being sought

14 Matters for Future Discussion

None

15 Date of Next Meeting

23 October at 19.00 in the Village Hall