



**Minutes of a Meeting of the Community Building Committee
Monday 06th July 2020 at 7.30pm held Virtually**

Public Session

No Comments

Members Present:

Chairman Geoff Ward (GW)
Members David Kennedy (DK)
Maurice Scarratt (MS)
Sally Woodall (SW)
Tracey Lasan (TL)
Bryan Urbick (BU) **Left 20:17**

Officers Present:

Clerk Laura White (LW)

Public and Press: None

Meeting Started at: 19:38

CBC.20.07.1. To receive apologies for absence and to approve the reasons given. (LGA 1972 s85(1))

None

CBC.20.07.2. Declarations of Interests (LA 2011 s31)

None

CBC.20.07.3. To approve and sign as a correct record the minutes of meetings. (LGA 1972 sch 12, para 41(1))

CBC.20.07.3.1. 02nd March 2020

Resolved: Approved, Unanimous.

CBC.20.07.3.2. To review progress on actions from previous meetings and agree and revision of actions on the action list.

See actions list.

CBC.20.07.3.3. Matters arising, not elsewhere on the agenda.

None

CBC.20.07.4. To receive update on Housing Development Plans: consider any impact of the Community Building Project and consider any actions

To consider ringing Diocese directly to get a sense of the current timescales of the Housing Project. If deal between diocese and developer were to be approved in August 2020, including village consultation, the earliest planning approval would be April 2021, therefore earliest any S106

monies would be available would be 2023 or 2024. The delay is due to the teams currently being furloughed.

To consider the following options:

- Option 1 to pause project until there is a plan for the housing development.
- Option 2 to continue to push for a planning application – because when the project restarts, the planning permission would be in place to apply for grants.

It was asked of the shop boards members present if there an idea for the shop to get its own building at the moment, as it would not be sensible to forge ahead with planning for the 2 combined buildings if they are. **A:** Shop Board meeting tomorrow night – to discuss another set of temporary buildings, or potentially a new permanent building. The current wooden shop floor may only survive for another year - £20k to repair, will require the shop to be at least half emptied, and would require the shop to be closed for up to 3 month to complete the repairs. Any construction management plan for the new Community Building could include a temporary shop, to reduce the requirement to keep applying for temporary planning of the shop buildings.

One further option is to split the project and allow the shop and the hall be built separately. It would be advantageous to split the job now, than let Kingswell use all the monies they have in developing a combined building all the way to planning.

Proposal: to keep going with the planning application of the combined project, as soon as we can.

Amendment 1: First get from Kingswell that the two parts can be separated and the costs involved, as it will affect the planning application.

Amendment 2: to hold instruction until after discussion the Diocese to find out how the project and agreement for the housing is coming along.

BU gave a personal view that the survey from December 2019 did raise a question about the priority of shop vs hall and this will be further explored in the data, with a potential that the survey may need to be revisited since views are likely to have changed since the Covid-19 crisis.

Resolved: To continue working toward a planning application, for a building built in two phases. Approved, unanimous.

CBC.20.07.5. To consider current position regarding the project, including impact of COVID-19 pandemic, and any subsequent actions.

CBC.20.07.5.1. Agree any updated instructions to Kingswell

To ask for the costings for a phased building approach.

CBC.20.07.5.2. Review impact on the various stakeholders and agree actions, including The Shop; South Stoke Village Hall and Recreation Ground Charity & South Stoke Parish Council

To feed back the discussions from this evening, and await input at the next CBC meeting from the various stakeholders.

CBC.20.07.6. Publicity: review status, consider plans and actions

BU & GW to discuss outside of the meeting, including update on CBC status and the shop board decisions to be made tomorrow night.

CBC.20.07.7. Village Fundraising: review progress, consider plans and actions

None

CBC.20.07.8. Grant Applications: Review progress, consider plans and actions

None

CBC.20.07.9. Finance

CBC.20.07.9.1. Review the overall Budget, consider plans and actions

None

CBC.20.07.9.2. To note the totals in the Earmarked Reserves

Noted

CBC.20.07.10. Matters for future discussion

SW to report back to the AC on current plans and timescales.

CBC.20.07.11. To confirm time and date of the next Meeting

3rd August 2020.

Meeting ended 20:24

Actions List

Item	Topic	Owner	When
27	GW to verify with Kingswell Jan 2020 is achievable for Planning Application, and action starting surveys etc. Held due to grants/elections 27/01/2020: Ongoing, awaiting grants.	GW	CLOSED
29	BU to discuss with Diocese, regarding likelihood of an Agreement for the housing being achieved before the Autumn	BU	ASAP
30	GW to discuss with Kingswell how to split the building in to two phases.	GW	ASAP
31	BU & GW to finalise update to the village on CBC and The Shop for the July Newsletter.	GW & BU	To feed in to July Newsletter.