

Village Hall Working Party Committee meeting - VHWC – 18th October 2018 – 7pm – (following Village Hall AGM)

Attendees from the working party:

Christine Ingham – CI

Mike Hole - MH

Richard Hurrell – RH

Julie Pryke – JP

Alan Christie – AC

Paul Leaves – PL

John Whitefield - JW

Attendees from the Village Hal Committee:

Jane Ranner – JR

Sylvia Pettitt – SP

Sarah Christie – SC

5 Other resident and Village Hall committee attendees:

2 working party committee Apologies

To Action

Time Frame

AC opened the meeting to push forward an action plan following on from the open meeting decision to sell part of the existing site and build a new hall with the proceeds of the sale and fundraising.

MH did point out that the site had options in terms of ‘housing density’ options, such as a detached dwelling, semi-detached dwellings or indeed a terrace of houses

AC suggested that therefore we need to look at the options in terms of

densities and go to the village?

PL suggested that initially a discussion is had with West Suffolk planning and to get a steer from them on the potential options and what may be acceptable. The village are not against the idea of selling the site, but more than one house?

AC asked MH if in his opinion the semi-detached option would be more, less or equal value to a single dwelling

MH said that it was difficult to know if the plot would be worth more or not. Mention was made in the open meeting of 'affordable housing' but MH felt quite sure that there would not be enough return for a developer for affordable housing. MH said so does a builder build a couple of houses thus making each one 'cheaper' than a detached property making the properties more 'affordable'. MH said that the council could buy it, but doubt they would want to buy it.

AC did acknowledge that the option that would raise most funds is not necessarily the best option in terms of first time housing for the village

JP added that we have to take a single minded approach to save the village hall, if we start looking at housing issues within the village we are then going outside of the remit that this working party has been set up to achieve. We cannot solve all the village's problems, it is simply not in our remit.

AC agreed and that raising the maximum funds and saving the village hall is what the New Village Hall Working Party was set up to achieve for the villagers

Resident asked again if we are certain that we can sell the land. Resident said that six people had queried this since the meeting

MH pointed out that this does not stop us applying for planning permission, but we do need to sort out the legalities

SP said that originally the land was owned by the Parish Council and the village hall / villagers are the custodians

AC reiterated that

1. the job of this committee is to raise the most funds and the action is to gain the best return on the sale of the land for the new village hall
2. MH will draw rough plans and give to PL for a meeting with the planners
3. MH will speak with someone at Carter Jonas for suggestions on sale price should the land be sold for 1 or 2 houses

MH/PL

ASAP

MH

21 NOV

<p>4. We need to speak with someone about the legalities, ideally a solicitor or property lawyer – CI has all the paperwork for someone to examine JR has a contact (Chris) that is a retired property lawyer that may be able to look over the paperwork. JP/AC to give JR guidance on what we need to find out</p>	CI/JP/AC/JR	21 NOV
<p>AC said that the tasks above really determine the next steps.</p>		
<p>Other areas for action such as fundraising – so we need to look at potential funding bodies and re-visit the requirements. CI has much of this information from previous research and will give to AC and SC has offered to get involved in this also. JW will speak with Sport England</p>	CI/ AC/SC	21 NOV
	JW	21 NOV
<p>MH said that he needs to look at the proposed village hall positioning. We need to look at this and look at considering different locations and look at the pitfalls and advantages of all.</p>		
<p>CI had a call about the Pavilion and the children’s play area with some people concerned about them</p>		
<p>PL said that we must not run ahead of ourselves otherwise we will run in to problems</p>		
<p>AC said that is some of these things are controversial we will need to hold another public meeting. If we feel we are acting in the remit we must push ahead</p>		
<p>Resident raised some concerns about openness and transparency and keeping meetings open</p>		
<p>AC pointed out that everything was transparent at the open meeting, what wasn’t more transparent than an ‘open meeting’ ?</p>		
<p>We can publish meeting notes on the notice boards</p>		
<p>SC suggested posting the minutes on the Ousden Parish Council website</p>		
<p>JW spoke about Lidgate open forum so they have a 10 minute open forum before their Parish Council meetings</p>		
<p>JW also suggested the best site for the Village Hall was where the play park was</p>		
<p>MH agreed, however running services to that part of the site could prove to be expensive</p>		
<p>PB thought that services could be extended from the ‘house plot’ and that if the hall was located at the children’s play park it is therefore not that much further</p>		
<p>JR said that having been through several house builds herself she knew that costs to put in services often made no sense/consistency and that</p>		

potentially it could cost a lot of money

AC reiterated that the actions that we have discussed determines the way forward and we need to look at the options and keep an open mind

MH added that we need to bear in mind that if we demolish the hall, once that is done we lose the right to automatically re-build it. Therefore timing is important and we must be careful

A question was raised about the size of the plot and MH said that we also need to be mindful of the 'marketing' of the plot and some developers would not search below a 1/3rd of an acre so 1/3 of an acre is a good size

Resident mentioned the trees

MH said leave them, they are not in the way and we could always add a covenant on them

JW added that he felt that Havebury may be interested in plots for 4 houses

AC said that we may need another open meeting, but we need to follow the action plan and look at the options

A joint committee and working party meeting was proposed for Wednesday 21st November

Committee meeting followed