

HALLS COMMITTEE

Minutes of the meeting of the Halls Committee held at 9.30 am on
Wednesday 2 April 2008

Present Chairman: Cllr M Cole
Cllrs P J Adams, Cllr P Davies, B Slater, M Taylor and Tilbey

Also present Cllr J Capel
Mr P Czarnomski and Mr T Platt of TPA Design Company Ltd

Officer: Mrs Janet Holmes

441. Declarations of interest

Members were asked to declare any personal interest and the nature of that interest which they may have in any of the items under consideration at this meeting.

442. Public Forum

No members of the public were present

443. To agree the minutes of the previous meeting

The minutes of the meeting held on 8 February 2008 were signed as a true record

In view of the confidential nature of the following items, councillors resolved that pursuant to Sect 12 of the Public Bodies {Admission to Meetings} Act 1960 as applied by Section 100 of the Local Government Act of 1972, members of the public and press would be excluded from the remainder of the meeting.

444. Building works

To receive an update from TPA regarding discussions with the planning officers of South Bucks District Council

Terry Platt and Pawel Czarnomski had met with Tony Franklin, the planning officer and John Brushe, the conservation officer at South Bucks District Council to discuss the sketch proposals for Burnham Park Hall.

1. The district officers explained the District Council's green belt policy

1.1. The building may be replaced as a one for one replacement of the existing structure, with no increase in floor area

1.2 The additional residential units cannot be justified in the green belt.

- There is no shortage of key worker or social housing.
- There is an adequate supply of housing in South Bucks for the next 10 years.
- The very special circumstances that would allow the additional housing does not apply to enabling developments.

1.3 The district council officers stated that the Parish Council should set an example and support the green belt policy of the District Council.

2. The conservation policy means that

2.1 The District Council would not object to a replacement building.

2.2 The developer should seek to use local materials particularly local bricks from Bovington, rather than materials from outside the region.

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- 2.3 The building should be of a contemporary design.
- 2.4 Consideration should be given to a flat roof. If pitched roof is used, it should be suitable to receive either clay tiles or a lead roof.

3. Progress of application

- 3.1 The planning officer stated that they would respond to future pre-application drawings, but could not guarantee what their response time would be.
- 3.2 They stated that the Parish Council should consider its own project programme to allow for sufficient consultation time.
- 3.3 The application process will take 13 weeks.

445. Discussion then took place on the implications of the meeting

- The District Council policy meant that it would still be possible to build one staff flat as we have at the present time.
- It would be possible to apply for planning permission to take up all the available space. To build part now, and part later, when additional funds may be available. This would however have the additional problem of builders returning to site and the additional add-on costs.

Terry Platt explained that he had held a meeting with M and E. The engineer, Stuart McCurry, had suggested the Parish Council consider using a ground source heat pump to provide the source of heating and are cooling for the building. This would entail digging holes in the car park, 50 m to 70 m deep to install the relevant equipment. This would make the carbon footprint nearly zero.

It might be possible to obtain grant funding for the heating, but not for the cooling part of the process

Discussion took place on the merits of brick, versus timber clad versus slate. It was explained that clay tiles needed a 35% pitch, natural slate was more common in Burnham and could be seen on properties around Burnham Park Hall

446. To consider what action, if any, needs to be taken as a result of the meeting

- TPA to design a scheme in two phases, with the foundations and infrastructure costs being built into the first phase
Pawel agreed to redesign using all the available to incorporate either a flat upstairs and staff room, downstairs, and to set out the best design and cost option
- It was noted that it would not be possible to create a larger main hall.
- The timescale for TPA is 10 days and they anticipate submitting information to South Bucks District Council by the end of next week [11th of April] discussions will continue with the Conservation Officer, until they have reached an agreement.

10.30 Cllr Davies left the meeting

- It was agreed that the Parish Clerk would write a to the housing associations explaining that the Parish council would no longer be

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considering social housing accommodation

447. Feasibility Study and Finance

Councillor Capel explained the work that he had undertaken on the feasibility study, it was agreed that when complete, a copy should be sent to all members of the committee. He distributed information showing a detailed three year revenue projection with a cash flow forecasting till 2015/16. With this figures it is anticipated that there would not be a need for a further increase in the precept until after that date

It was agreed that there was still a need to recruit professional assistance to help with obtaining grants and also for the future marketing of the building. The Parish Council need to plan to build on the use of a complete building

10. 45 am Cllr Taylor left the meeting

448. Staffing- To receive an update from the Clerk with regard to the arrangements currently being undertaken to cover for the caretaker's absence

The Clerk informed the meeting that the caretaker was still on sick leave. His duties had been covered by

A. Contract cleaners once a week.

B. A casual member of staff assisting with the opening and locking up at the end of the evening events.

C. Both the Clerk and her deputy were undertaking opening and closing duties when no one else was available.

449. Date of next meeting

To be arranged when further information has been received from the architect

There being no other business the meeting closed at 11. 00 am