

GLATTON PARISH COUNCIL

Minutes of Extraordinary Meeting held online on 4th January 2021

Present:

Neil Mundell-Phipps (NMP) Chairman

Carl Stretton (Vice-Chairman)

Stephen Smith (SS)

Amanda Allen (AA)

This meeting is being held in response to the presentation by the Glatton Village Hall Action Committee.

1. Apologies

Paul Williams sends his apologies.

2. Declaration of Interest

SS declared an interest as a member of the Village Hall Committee. He will take part in the meeting but will not take part in any vote.

3. Redevelopment of Glatton Village Hall

i) Refurbishment

The feeling from the presentation is that this is not an option so there is no need for further investigation. The roof which is asbestos is in a terrible condition and will require replacing sooner rather than later. There is a quote to re-clad the roof at a cost of £87,000. As well as the problems with the roof the building is single skin brick walls and there are cracks appearing in the walls which suggests that the building is moving and may in the long term actually collapse. In the short term the building will also require a complete rewiring. It is clear that the current condition of the building is very poor. However, the refurbishment option has not been fully costed around investigation of wall structures, windows, foundations etc. and therefore should not be ruled out at this time. The expectation is that it would not be cost effective but it still requires fully costing so that the correct decision can be reached.

ii) Demolish and Rebuild

The one option that was presented was for a modern looking two storey building on the current site costed at approximately £500,000. The option that was presented appears to be over ambitious and particularly for that site which is in reality costed option 3. We believe there needs to be a costed option 2 which is a new build on the same scale and with the same facilities as the current village hall. Some of the ideas were very good for example an area which the church can access for toilets but these ideas can be incorporated into a scaled down new build.

iii) Design

The presented design was not sympathetic to the conservation area in which the building is situated. A simpler design with brick walls and a tiled roof would be more in keeping. A two storey building without a lift/ stair lift will exclude an elderly population who would not be able to access the second floor.

iv) Church Collaboration

Churches can now be funded to convert their interiors to community hub spaces and the results can be stunningly beautiful. This is not to say don't replace the village hall but possibly to extend the community space in the village. We would strongly recommend speaking with Rev. Becky Dyball directly to investigate the possibility of working together with the church and having two spaces which can be used by the community and thus making more use of the beautiful church that we have. NMP has spoken to Rev. Becky Dyball who is in favour of this option at least being investigated. Ely Diocese where appropriate will match any funding for such a project like for like.

4. Other Potential Locations for The Hall

i) Bigger Hall

Has the possibility of obtaining a piece of land on the outskirts of the village been investigated fully? There is perhaps the chance for a bigger hall with more facilities such as a playground and more car parking. It is unlikely that there is a suitable piece of land available at a realistic cost. Investigate the market value of the current piece of land and although not an easy process, sell this to put money in the kitty. However, this does not mean that this option should not be fully investigated before being ruled out.

ii) Playground Facilities

There are more young families with children moving into the village and the current plan does not include anything that may benefit them ie playground facilities. There is more than one demographic in the village which ought to be considered.

iii) Carparking

Currently there is only provision for 6 carparking places. If the proposed third option of a "Grand Designs" village hall goes ahead with provision for larger parties etc. where would the people attending park their cars? This may be a concern for some villagers.

5. Finance

i) Costs

All the options must be fully investigated and costed fully:

Option 1 -Refurbishment – If for instance the foundations cannot be fully investigated then this should be a worst-case scenario.

Option 2 – Demolish and rebuild on the same scale as the current building.

Option 3 – Grand design

Option 4 – Pros and cons of purchasing a piece of land on the outskirts of the village for a bigger hall with more facilities.

This project is capital investment and is completely separate to the village hall funding. There will be no liability on the village hall trustees to furnish any debt.

ii) CIL Application

Community Infrastructure Levy monies may be available (as a result of the Larkfield development on Glatton Road, Sawtry). As well as the village hall there may be other infrastructure requirements in the village for instance traffic calming, footpaths, cycle paths. We at this point in time do not know whether an application would be successful, how much we can apply for, whether it would be the wish of the parishioners to spend any money received on the village hall or other more directly related traffic projects. There is also an element of matching funding. So, whilst there is a possibility of CIL funding there may be other options which the Parish Council would spend this money on and more related to the inevitable increase in traffic from the Sawtry development. The Village Hall Action Committee should not count on this as an option.

iii) Loan from Parish Council

The Parish Council will not take on a huge debt which would then be paid for by the Parishioners through the precept.

Meeting closed at 7.55pm.