



BEMBRIDGE PARISH COUNCIL

The Clerk to the Council,
5 Foreland Road, Bembridge, Isle of Wight, PO35 5XN

Tel: 01983 874160 Email: clerk@bembridgepc.org.uk



Minutes of the **Community Hub Committee** meeting held at **2.00pm** on **6th September 2016** in **The Parish Office**

Present: Cllr G Kendall (Chairman), Cllr D Grannum, Mr A Morris, Mr D Chubb, Cllr M Tarrant, IWC Cllr J Bacon, Mrs E Goldring (Clerk) and Mrs J McDade (Assistant Clerk)

EXCLUSION OF PUBLIC AND PRESS

RESOLVED: that in accordance with s.1(2) of the Public Bodies (Admissions to Meetings) Act 1960, the press and public will be excluded from the following item, having due regard to the confidential nature of the business to be transacted

1. To receive apologies for absence

Advance apologies from Cllr Sheila Weedall. Apologies received from Cllr Dyer. 6 non-attendees.

2. To approve minutes of meeting held on 19th July 2016

RESOLVED: Approved minutes of meeting held on 19th July 2016 and duly signed by the Chairman.

3. To give an update of the project for the new members joining the Committee

The Parish Council is looking at its asset list and is concerned about future costs for maintenance and repair of a number of buildings. Not knowing if the precept will be capped in coming years, council funds will be limited for such works so action is needed now before it becomes a problem. The High Street building is in need of major works from windows to new roof to complete refurbishment of the public toilets. By selling this building the Parish Council would have funds to re-invest in other parish assets that also need work and are in need of updating. Looking into the viability of developing the Village Hall to include the parish office and if required the library and heritage centre, and if we have enough funds creating office space to rent out. There is no covenant on the public toilets in the High Street building but we would look at relocating the public toilets in the Village Hall. The Parish Council would have the money to relocate the toilets before selling the High Street building using the reserves. The Lengthsmen would need to be relocated from the Nissan Hut and there are a couple of options. Could release the parish office, selling or leasing out, adding to the shops for the village. RJR Solicitors have no formal lease for the back office, though may wish to take on whole office. The High Street building is not listed but in a conservation area. Parking is a major concern in the village, so if the Parish Council were able to acquire the library building for £1 and the library/heritage could move into the Village Hall, then we could look at creating a car park on the library land to deliver a need in the Neighbourhood Plan. Need to find out the space used by the library; Speak with Rob Jones IWC. Even without the library/heritage the Parish Council would still go ahead with Community Hub idea. Councillors have visited 3 other Community Hubs in Lyndhurst, Ringwood and Ventnor to get ideas. All three said storage needs major consideration. Have spoken about extension out the back of the hall, mezzanine in the main hall to create upper room, moving kitchen, incorporating parish office and public toilets and if funds allow upper level with small offices. Even without the hub, sale of High Street building would be considered to free up the liability.

4. To consider option for 5/7 High Street from the report of Christopher Scott

Christopher Scott:

Following our recent meeting with your goodselves, we have asked our surveyor, Steve O'Keefe, to investigate the position with regard to the sub-station and the potential of a restriction of the development, or ability to develop in the rear area.

Steve has now looked at this and researched it. There appears to be an underground supply of 11kva which goes through the side road and across the rear courtyard into the existing sub-station.

There is a second underground wire which leads and supplies electricity to No. 11. This is a household supply.

To remove, re-locate, or to re-divert this wire to allow development could cost between £80,000 and £100,000, but one would have to get a quote to look at this.

We believe therefore that we may be more economic to look at an alternative, other than building the detached house, as we believe that this is not now possible with this information.

Like Yarmouth, there is a lack of garaging and car storage space in Bembridge for residents, and in particular second home owners.

We have asked Robert Biggs to draw up an area which could show a mixture of garaging and car parking spaces. In Yarmouth garages sell for between £REDACTED and £REDACTED.

If it costs £REDACTED to build a garage, one could sell these garages at probably £REDACTED to £REDACTED each, and a storage unit at £REDACTED, potentially with a 1 bedroom flat above selling for £REDACTED to £REDACTED. This could generate a residual land value of around £REDACTED.

Alternatively, you could rent out the car spaces potentially at between £REDACTED and £REDACTED per year, rather than building any form of garaging. This could produce a revenue of £REDACTED per year to the Parish Council, or to a purchaser.

Therefore we still believe you should push ahead with the planning application for the conversion of first floor into a residential flat, and conversion of the toilets into offices or storage, and the ability to provide car parking and garages, potentially with a 1 bedroom flat above.

This potentially could raise a figure of between £REDACTED and £REDACTED, rather than the figures previously reported.

This option maximises the return on the premises which we have to achieve. The public toilets will have to be relocated elsewhere in the village, so plans need to be drawn up for these. Even if the Parish Council does not go ahead with hub selling the High Street building would still be considered due to amount required to maintain and update the building and land.

Cllr Bacon will not vote on this matter to ensure there is ward member representation when it comes to Planning Committee.

RESOLVED: Approved above option for 5/7 High Street from the report of Christopher Scott

5. To consider applying for Planning Permission for 5/7 High Street to maximise return

Planning permissions could take up to 9 months to go through the process, so would be best to start sooner rather than later.

RESOLVED: Approved applying for Planning Permission for 5/7 High Street to maximise return

6. To agree quotation for professional services from Christopher Scott/Planning Hub

- Carrying out an existing survey on building including elevational treatment. Cost - £REDACTED
 - Layout of existing and proposed plans ready for submission for planning application. Cost - £REDACTED
 - Layout for village hall and zoning purposes only to assist in the planning application and justification of sale of this property to fund community facilities. Cost - £REDACTED
 - Christopher Scott co-ordination with architect, planners, and carrying out viability study to accompany planning application. Cost - £REDACTED
 - Steve O'Keefe, Quantity Surveyor, to carry out potential budget costings for village hall to justify enablement. Cost - £REDACTED
 - Phil Salmon, Planning Consultancy, through the Planning & Development Hub. Cost - £REDACTED to include meetings with Planners, client, attending planning committee.
- Total with disbursements - £REDACTED plus VAT.

There will be no charge on works already completed. Need to ask Christopher Scott to attend meetings with tenants, so there will probably be extra costs on an hourly rate for these.

Cllr Bacon will not vote on this matter to ensure there is ward member representation when it comes to Planning Committee.

RESOLVED: Appoint Christopher Scott and the Planning Hub for professional services detailed. Arrange a timetable for meetings with tenants and stakeholders. Schedule dates for public consultation. Draft a project plan.

7. To receive feedback from Hedleys for training session

Very informative and interesting session. Village Hall Management Committee is the Charity and the Parish Council owns the building. Three months' notice can be given to the Charity to vacate the building. Need to look into how is best to run the Village Hall as there are many options. CIO seems to be the least bureaucratic with directors instead of trustees. Community Action Isle of Wight has set up many CIOs, so may be worth speaking with them nearer the time.

8. To consider initial meeting with the tenants of 5/7 High Street (Captain Stans, Conker Cloud, SH Tree Services, Southern Electric and the Parish Lengthsmen)

Will ask Christopher Scott to attend meetings with tenants. Timetable of meetings to be arranged with tenants and stakeholders from end of September through October. Public Consultation once meetings are complete.

9. To consider initial meeting with Village Hall Management Committee

Will arrange a timetable of meetings in October.

10. To consider alternative premises for workshop/garage for the Parish Lengthsmen

Suggesting that the lengthsmen have a workshop at the entrance to the old school site in the short term, hard standing surface has been put down by Island Roads for Steyne Road works and have asked if the container installed can be left for us. In the long term we could look at a project with the Scouts to rebuild the hut and add a workshop/garage.

Cllr Kendall stated that being the Parish Councillor representative on the Village Hall Management Committee it would be a conflict of interest if he was to carry on as chairman of this committee, so he resigned as chairman.

RESOLVED: Mr Morris was proposed and appointed as the new chairman of the Community Hub Committee. Cllr Grannum was proposed and appointed vice-chairman of the Community Hub Committee.

11. To confirm time and date of next meeting

Amend the Development Day on 27th September at 16.00 to focus on the Community Hub. Apologies received in advance from Mr Chubb

Signed.....Dated.....