

BECKINGHAM VILLAGE HALL IMPROVEMENTS

WORKING GROUP (WG)

Minutes of 3rd Meeting held on 17 February 2020

At 1 Hillside Cottages, Hillside, Beckingham LN5 0RQ

Present: Cllr Phil Wells, Ian Higginbotham, Gill Green, Jane Wells

In attendance: Olav Holm – Johansen (Evolution Design)

- 1. Chair's Introductory Remarks:** Ian Higginbotham was welcomed to the meeting. He had agreed to attend in place of Andy Brewer who was temporarily standing down. The Parish Council (PC) had agreed to engage Evolution Design to complete the necessary drawings and plans to enable planning permission and Building Regulations to be applied for. It had now been established following a preliminary enquiry to NKDC's planning dept., that planning consent would be required for the proposed extension to the building. The plans had now been produced and the meeting had been convened to enable the WG to consider the issues that they raised and agree a recommended way forward for consideration by the PC which was due to meet on 19 Feb.
- 2. Apologies for absence:** None
- 3. Minutes of meeting held on 26 Nov. 2019:** These were agreed
- 4. Matters arising:** PC had accepted the recommendations from the WG
- 5. Presentation of plans and next steps:** The latest plans were laid before the WG and from the ensuing discussion the following points emerged:
 - Some of measurements for the side elevations were approximate because there had not been access to the adjoining property
 - The two manhole covers outside the existing building had been removed and it was confirmed that the drains were in good order and serviced the existing toilets.
 - It was not clear whether the downpipe which took surface water from the rear roof elevation fed into a soakaway, Further investigative work was necessary to establish how it discharged as it would need to be relocated as a result of the proposed building work.
 - Agreed access to "Stoneleigh" the adjoining property was critical to the project, not just for the proposed building work but also for future maintenance and in particular access to the manhole covers.
 - It would not be sensible to make further substantive progress with the project until the question of access from the adjoining property is resolved

6. Action points: It was agreed the following way forward should be presented for agreement with the PC at their forthcoming meeting:

- Contact should be made with the owner of “Stoneleigh” to seek agreement to allowing access for the purposes of the building work and future maintenance and repairs. If this was not forthcoming then further legal advice should be sought
- Clarification should be sought from the potential funders on what level of builders estimate they require, as if sufficient, the current drawings could be used and supplemented with brief discussions on client requirements with the builders; otherwise it will be necessary to develop the drawings to a building regulation stage before seeking estimates.
- Assuming consent for access was forthcoming, Seek estimates from a minimum of three builders, which would provide a basis for formal application for grants from the funding agencies. ED to assist with is this process as required
- Identify potential sources for matched funding.
- Seek planning consent and apply for building regulations approval, when it became evident that it was a viable project
- If it became clear than the necessary access via the adjoining property was unlikely to be forthcoming to consider alternative options for improving the toilet facilities.

7. Any other business: Noted that both the Highways Trust and Social Club were possible sources for matched funding.

8. Date of next meeting: T.B.A following the next Parish Council meeting and contact with owner of “Stoneleigh”

Jane Wells
Secretary to the Working Group

20 February 2020