

Wingerworth Parish Council

Premises Committee

Meeting of Monday 15 June 2016 at 7pm at the Parish Hall

Agenda

1. Apologies for Absence
2. Update on boundary issues at Deer Park
3. Draft response from CHu to some of the comments raised at and after the consultation event (attached)
4. Consideration of comments made during the consultation process
5. Consideration of way forward including the decision of Council regarding a structural survey
6. Consideration of possible impact on users of the Parish Hall in 2016/17 and possible need to give notice
7. Any other business
8. Date of next meeting – to be arranged

Mike Taylor
Clerk

Parish Hall Rebuild – Issues

No notice was given of *consultation meetings*

Notices were put up in advance of all meetings on the Parish Council noticeboards and website. Regular articles were included in Wings magazine (Issue 105 April/May 2015 page 21; Issue 106 June/July 2015 page 23 & 26; Issue 107 Aug/Sept 2015 page 26; Issue 108 Oct/Nov 2015 page 14; Issue 109 Christmas page 12 This was a whole page dedicated to covering the first drop in consultation event.

The new building will not accommodate the existing nursery and breakfast/after school clubs

No decision has been made on organisations that might make use of the new building. A key part of the consultation is to help determine what facilities might be needed to accommodate both present and future users within the funding and space available.

The council is ignoring objections

The purpose of the two public meetings that have been held to date is to gather the views of all those with an interest in a Parish Hall including objections and constructive suggestions. The council will be considering all points of view before giving any formal response which will be given at the end of the consultation process.

A full planning application has been submitted which cannot be changed to take account of people's views

The planning process allows for plans to be amended to take account of the consultation process. The current plan itself was intended to provide a focus for discussion.

The application does not provide a plan setting out parking provision

It is intended to submit a more detailed plan should the process reach that stage.

The parking provision is inadequate

The planning authority will only approve a limited amount of parking. The Council has been advised that parking provision is only likely to be approved that does not exceed that currently provided for the existing Parish facility.

There is no information about the proposed hot-food takeaway

There are no plans for a hot-food takeaway facility.

The application is lacking detail of an Ecological Survey; Tree Survey (to include all trees in close proximity to the site and measures to protect them during the construction phase); Coal Mining Risk Assessment; Land Contamination Assessment; a Landscaping Scheme; Noise Impact Assessment; Open Space Assessment; Ventilation and Extraction Statement

Subject to the outcome of the consultation, the more detailed assessment processes will be provided as and when they are required by the planning authority (North East Derbyshire District Council).

The application is lacking a neighbour notification list

The provision of a neighbourhood notification list is the responsibility of the planning authority.

Neighbours and local residents have not been given notice of consultations

Notices have been display in prominent places in the area including in Wings and official noticeboards; and notices of the planning application have been attached to lamp posts in the area in accordance with planning regulations.

There has been no consultation on the position/siting of the Hall

There are no other sites owned by the Parish Council within the Development Limits of the village that could accommodate a new building; and there is no other land of which the Council is aware that is available, suitable and affordable.

There is no information about how current users of the existing Parish Hall will be accommodated in the new building

The Parish Council is engaged in a consultation process that will enable it to determine exactly what the needs of existing users are.

The planned accommodation does not meet the needs of current users [e.g. some need kitchen facilities] and will result in their closure

The consultation exercise is intended to identify the requirements of existing and potential users – e.g. consideration will be given on the provision of accessible kitchen facilities as a result of the consultation feedback.

The proposal will result in increased traffic, loss of green space, noise and disturbance and flooding.

Consideration will be given to steps that could be taken to mitigate against the genuine adverse impact of any new building.

What is happening with the war memorial?

The existing memorial stone would be part of the proposed new memorial garden.

The café has not been fully and realistically costed out

The Parish Council is still consulting on the proposal for a café and will provide more detailed plans should they be required.

The plans are likely to be personally advantageous to individual members of the Parish Council

The new facilities cannot benefit individual council members without breaching the standards of public life and the code of conduct that all councillors adhere to.

The café will be run by the Parish Council

No decision has been made on the running of any café if this is to be part of the new facility. However, any provider will only be determined through an open tender process to engage private or community run enterprises. This process will exclude the Parish Council and its members.

The café is not wanted by many people

A range of views have been expressed about the desirability of a café some of which are in favour of such a facility. The Council is obliged to consider all options including how local residents might benefit from a potential revenue stream that could offset some of the cost of running a new building.