

Wingerworth Parish Council

Premises Committee

Minutes of the Meeting of Wednesday 15 June 2016 at 7.30pm at the Parish Hall

Present: Cllr Diana Ruff, Cllr Dawn Hart, Cllr Pat Antcliff, Cllr Kevin Broughton, Cllr Anne Knyhynyckyj and Mike Taylor

1. Apologies for absence were received from Cllr Cecilia Harper
2. Discussion on pros and cons of a renovation of current Parish Hall

There was a general discussion with limited pros and a number of major cons including the impact of a lengthy closure and consequent disruption to current users, the extra cost and impracticality of trying to stage the renovation over time, the potential extra costs association with unanticipated issues such as asbestos and the loss of the proceeds of selling the current site estimated to be in the range of £350,000 to £0.5 million.

3. Discussions with planners

Following recent agreements with NEDDC Planning the Council's planning application had been withdrawn to allow for some alterations to be incorporated prior to a re-submission which would not incur extra planning fees.

4. Review of estimated costings of renovation

The Council's professional advisors were still in the process of finalising a more detailed set of costings against the already commissioned schedule of works allowing for a complete re-roofing of the building and some necessary reconfiguration to comply with current regulations. It was agreed that the resulting report clearly indicate all costings and an impact statement of the work being carried out as one major exercise. In addition that the impact and extra costs of a staged approach be estimated. Furthermore that these costs be contrasted with the costs of a new building allowing for the proceeds of the sale of the existing site with planning permission for a limited residential development. The consultants would then be asked to incorporate all of this in a single report that would form the centrepiece of a public presentation and be open for inspection as well as being a critical factor in the Council coming to a decision on how to proceed.

5. Concerns over closure

Current regular users of the Parish Hall had been notified in advance of any requests to renew bookings for the year from 1 September 2016 of the possibility of periods of closure going forward whether because of the commencement of major renovation work or shorter term closures in advance of this due to problems with such things as roof leaks or heating breakdown in the current premises.

The Wingerworth Table Tennis Club has expressed concern since they soon had to commit to the league for team entries which included payment of fees and commitment to a venue. While not being able to guarantee that any major work would not commence until the summer of 2017, it was thought that this was likely to be the case although this did not rule out short term closures for necessary repairs during the year.

It was clear that there would have to be a prolonged period of closure at some point in the next couple of years if there was a decision to renovate the current building and this was one of the advantages of having a new building alongside Allendale Road as the intention would be to have a seamless switch from the old building to the new one with any sale of the old building being delayed until the new building was in full operation.

6. The new planning application

It was agreed that a meeting be arranged with the Council's consultants to make some minor revisions to the current plans including some of the points raised during the consultation process and a couple of easily addressed matters raised by planners. The so called red line for the development would include the strip of land maintained by the Parish Council and the Clerk was asked to liaise over this matter. There should also be a meeting with planners and the Council's consultants to make sure that all matters had been satisfactorily addressed.

7. Date of next meeting - agreed to be arranged as needed.

Mike Taylor
Clerk