



## MINSTER LOVELL PARISH COUNCIL

www.minsterlovell-pc.gov.uk

**Parish Clerk: Sharon Palmer**

2 Charterville Close, Minster Lovell, Witney, Oxon OX29 0SL

Email [info@minsterlovell-pc.gov.uk](mailto:info@minsterlovell-pc.gov.uk)

Tel: 07712 705865

# MINUTES OF THE VILLAGE HALL WORKING GROUP MEETING ON WEDNESDAY 22<sup>ND</sup> SEPTEMBER AT 7.00 PM IN THE MEETING ROOM OF MINSTER LOVELL METHODIST CHURCH

## **Present:**

Parish Council Representatives: Cllr Jean King (Chairperson), Cllr David Haley, Cllr Jonathan Stowell and Sharon Palmer (Clerk)

Parochial Church Council Representatives: Reverend Hugh White, Mr Colin Alderman, Mrs Brenda Bennett, Mrs Cynthia Diver, Mr Andrew Feilden and Mr Jack Straw (part time)

### **1. Welcome and introductions**

Cllr King welcomed everyone to the meeting and invited everyone to introduce themselves.

### **2. Background to Proposal**

Cllr King confirmed that the Parish Council would receive a sum of money from the developers of the new houses at Dovecote Park towards the cost of providing community and social infrastructure. A plan is set out for specific projects within the Village and this is funded through "Section 106" money. The funds have to be used within a set timescale, otherwise the money will return to the Developers.

In response to a question regarding timing for the project Cllr King confirmed that this meeting was to discuss agreement to the project in principle and to have things in place so that the project can commence upon release of the monies.

When considering priorities for the Section 106 monies, the Parish Council felt that it would be a 'one-off' opportunity to provide a new or refurbished Village Hall and allocated a sum of £300k from the total Section 106 fund. When considering location for the Village Hall, St. Kenelm's Hall is ideally situated in the heart of the Village.

The Parish Council are hoping that with agreement from the Minster Lovell Playing Field Trust and the Parochial Church Council, the money could be used for either:

1. A substantial refurbishment of the existing Hall or
2. Demolish the existing building and build a new Hall on the site. This may result in the tennis court being re-sited, for example to the Ripley Avenue Amenity Area.

It was felt that £300k would not be enough to demolish and rebuild, but there may be grants available to supplement the Section 106 funds. To attract grant funding the new building would have to be a Village Hall rather than a Church Hall. Cllr Stowell asked if this would be possible, otherwise a new site would have to be found.

Cllr King suggested that in order to progress the project the options would be the purchase of the existing Hall or to have an Albemarle Lease over a long period of time. Another option could be that in lieu of rent the profits from the new facility could be shared.

Cllr Haley asked for a sense of whether the Trustees of the Hall would be prepared to either sell or have an Albemarle Lease as these appeared to be the only options available for the Hall to become the Village Hall.

Reverend White felt that the PCC could agree a way forward and if so would follow the legal process with the approval of the Charities Commission.

Mr Feilden said that clarification should be sought from the Charities Commission regarding the use of the Hall and asked if anyone knew the location of the Deeds for the Hall.

Reverend White said that the PCC may wish to use the amenity as a place for worship and may ask for preferential access for worship and other activities.

Mrs Diver noted that the fees for other Halls in the area are high and may exclude local people from using them. Cllr Haley suggested there could be different rates for different uses and users.

Mr Straw joined the meeting.

Cllr King commented that it was not possible to predict all uses and users of the new facility or costs at this stage and that would be discussed further into the project.

Cllr Stowell added that it was the aim that the new facilities would be an improvement and would offer more flexible accommodation.

Cllr Haley said that the Parish Council needed to know if the PCC would consider a sale or long lease and if so, what parameters and uses the PCC required, but to bear in mind that the building would be for the use and enjoyment of all Villagers.

Mr Feilden would like to establish where any funds raised from the sale of the building would go.

Mr Straw noted that the custodian is the Trustee and would have to refer to the Trust Deed to see who the Hall is held in trust for. He also requested that if the current building were to become the Village Hall that the name of St Kenelm be reflected in the name. Cllr King noted that the name of the new Hall could be considered at a future meeting.

Reverend White has details for a surveyor and he would suggest the PCC to engage with a surveyor.

Cllr Stowell noted that if the purchase price were high then it may be less attractive to demolish the existing building.

Cllr Haley clarified that part of the footprint of the current Hall is on land administered by Minster Lovell Playing Field Trust.

Cllr Stowell suggested approaching an architect to look into costs of a new building. Mr Feilden suggested the group contact the developers of Dovecote Park to see if they could offer any pro-forma plans.

It was also suggested the group contact other local Parish Councils who have built new facilities in recent years for information regarding the cost per square foot.

The consensus was that this meeting was a good start to the project which held exciting possibilities.