Levens Parish Council

Minutes of an Extraordinary Meeting of the Parish Council held on 9 December 2014 in the Methodist church, Levens at 7.30pm

Present: Cllrs R.Atfield (Chairman), H.Burrow, C.Hammond, D.Martin, R.Mason, S.Roberts, J.Thacker, and P.Davidson (clerk) + County Cllr J.Bland + 22 members of the public

183/14 Apologies for absence

Cllr S.Bagot

184/14 Declarations of interest

None

185/14 Chairman's Introduction

The Chairman welcomed members of the public to the meeting, and explained that the aim of this extraordinary meeting was to progress business concerning the Levens Community Project (LCP), in accordance with the Parish Council's plan for the project, as briefed at the extraordinary parish council meeting held on 25 November.

186/14 Public Participation

A member of the public asked a question about an alternative location for the village hall. This was addressed by councillors under Correspondence (see **192/14** below).

187/14 Planning Applications

Council reviewed the following planning applications:

SL/2014/1112: Brettargh Holt, Levens. Removal of existing bay on south elevation to rebuild on west elevation.

SL/2014/1117: Deerholme, Levens. Removal of occupancy restriction on planning permission SL/2009/0188.

Council **resolved** that they had no objection to these applications.

188/14 LCP Working Group Terms of Reference

It was **resolved** to adopt the draft LCP Working Group Terms of Reference previously circulated by the clerk. These TOR's are included in the minutes as <u>Attachment 1</u>.

189/14 Report from the LCP Working Group

Cllr Mason reported that the Working Group had not met for several months. However, the extensive work carried out earlier in the year by the Working Group had now been written up. This consisted of:

- Results of the survey undertaken of other village halls in the area.
- Results of the survey of Levens village user groups, to capture their detailed requirements for a village hall.
- Notes from a Working Group meeting held on 9 July.

These documents are included in the minutes as <u>Attachments 2, 3 and 4</u> respectively.

190/14 LCP - next steps

a) Grant funding

Council noted that the Homes & Communities grant funding is not available beyond end of March 2015. This means that the Council must be in a position to claim the remaining grant funding by early next year, to ensure that the remaining portion of grant funding is released. To submit a claim for the remaining funding, the council must be in a position where it is ready to submit for planning.

b) Village hall

Council considered the question posed at the extraordinary meeting held on the 25 November, whether it would be better to submit for outline planning for the village hall in advance of submission for detailed planning. Councillors made the following points:

- a lot of work had been done to define the requirements for the village hall, which could now be finalised by the Working Group.
- the architect had advised that there was no scope to increase the size of the village hall design, because of the constraints of the plot of land. Conversely, it would be possible to adjust the dimensions and the design of the hall to make it smaller, if the business plan subsequently showed that the hall needed to be smaller to be financially viable.
- the architect had therefore advised that it was preferable to continue with the plan to go for detailed planning.

It was **resolved** to continue with the plan to submit detailed planning for the village hall.

It was also **resolved** that the Working Group should finalise the specification for the village hall, based upon the work done earlier in the year (see **189/14** above), with the aim to bring a recommendation for endorsement to the January Parish Council meeting.

c) Institute

The architect requires a decision on whether the Institute conversion plans should be for rebuild or new build. It was noted that the Institute committee will decide this shortly.

d) Outline planning for other plots

It was **resolved** to authorise Cllr Mason to arrange to have the trees and Buddleia thinned out at Sizergh Fell quarry, to allow a topographic survey to be undertaken.

It was also **resolved** to authorise Damson Design to undertake the following activities:

- Damson to instruct Treescapes to undertake an arboricultural survey.
- Damson to proceed with design work on Sizergh Fell quarry, Cotes, Underhill and Church Road plots, in support of preparing an outline planning application.

191/14 Finance

a) LCP Budget Status

The clerk summarised the budget status of the LCP. This summary is included in the minutes as Attachment 5.

b) Payments

It was **resolved** to authorise the following payment:

P.Davidson: laptop for the clerk
 £439.90

192/14 Correspondence

The clerk reported that the following correspondence had been received, on the possibility of siting the new village hall on Levens playing fields:

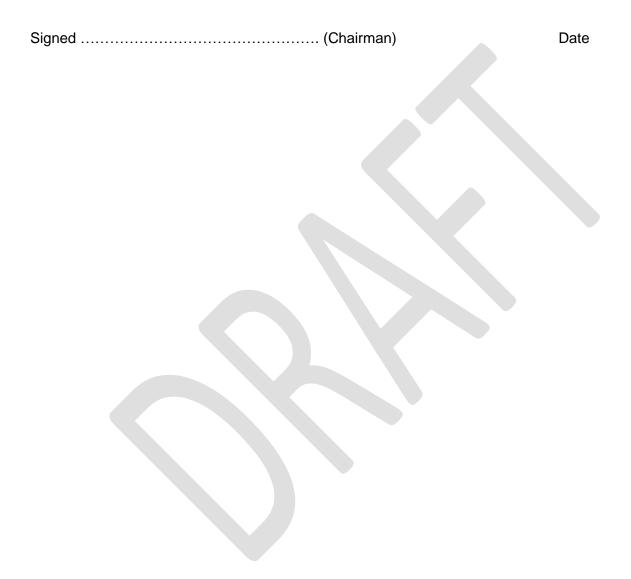
- Letter from Mr G.Bramwell, expressing his view that the village hall should be built on the playing fields. The letter also advised that Mr Bramwell had spoken with Dallam Estates, who were willing to consider this option.
- Email from Mr S.Hill of Levens Playing Fields committee, expressing strong opposition to the suggestion to build the village hall on the playing fields. Mr Hill expressed the view that the playing fields were used a great deal, and that the committee were working hard to enhance this facility, which they believed the whole village regarded as a valuable asset.

Councillors supported the view that the playing fields were a valuable amenity for the village and will become even more so in the future, as the village expands. Councillors also considered that the currently proposed site offers a significant advantage in being owned by the Parish Council, whereas any proposal to lease land from Dallam would remove a large element of control, as well as incur expense.

The clerk also reported that a letter had been received from Mr L.Hayton, expressing his support to the project, and advising the Parish Council that priority should be given to the drawing up of a plan to amalgamate the different Parish Council and Institute charities. Councillors endorsed this recommendation and agreed that this should be a focus for early next year.

193/14 Date of next meetings

Next ordinary meeting of the Parish Council is on 13 January 2015.



Levens Community Project Working Group: Terms of Reference

Introduction

The Levens Community Project was initiated in response to the feedback from the community as part of the formulation of the Village Plan. This feedback highlighted the desire from the community to have a new village hall and housing for the elderly, as part of enhancing the facilities within the village for the future.

Objectives

- 1. The overall aim of the Levens Community Project Working Group is to support Levens Parish Council in successfully achieving the aims of the Levens Community Project.
- The Working Group will be tasked by the full council with specific objectives. In working to deliver these objectives, it will provide regular progress reports to the full council, including any recommendations for action.

Membership

- 3. The Working Group will comprise two nominees from the Parish Council and up to 10 residents of Levens parish. The current nominees are:
- Roger Mason (Parish Council representative and Chair of the Working Group)
- Helen Burrow (Parish Council representative)
- Mike Dyer
- Jenny Berge
- Frank Routledge
- Annie Rawlinson
- Eileen Mason
- Paul Jones
- Paul Slater
- Hugh Connor
- Stephen Read
- 4. Any changes to the Working Group membership must be approved by full Council.
- 5. The Working Group may at its own discretion form additional working parties to undertake tasks to contribute to the objectives set by the full council. They may include additional local residents invited by the Working Group, or experts who can provide additional expertise. They will be led by a member of the Working Group, and their role will be limited to the provision of advice to the Working Group in the areas defined.

Meetings

6. Meetings will be held at the discretion of the Working Group members.

Reporting

- 7. When the Working Group holds meetings, it will issue meeting notes to all members of the Parish Council.
- 8. In addition, the Working Group Chair will provide a regular summary of progress and key issues, at meetings of the full Parish Council.

Delegation

9. The Working Group is an advisory body and has no Executive powers.

Levens Community Project Working Group

Village Hall Survey

The notes below are on the four village halls visited this year. In some cases working group members /Parish councillors made several visits and the notes are a compilation of key features – likes and dislikes following discussion. Prior to 2014, other halls have been visited by members of the group. Photos were also taken and these were on display together with these notes at the last Open Day – 30 July 2014.

Ellel Village Hall, Garstang - visited 14 May 2014

Main features and overview Likes Dislikes				
Walli leatures and overview	Likes	Dislikes		
Opened 2012 Sold old village hall for housing. Used the same architects as Arkholme village hall Accommodation on one floor and comprises: • Large function room – holds up to 120 people • Foyer area – long and thin • Meeting room used by Playgroup but serves as a 2 nd meeting space (40 -50 people). Small outside area fenced and covered with astro turf. Separate storage for Playgroup. • General storage area • Kitchen and separate bar. • Toilets Basic building cost - £750,000 Original trust set up in 2004.	 ✓ Good shaped function room with sets of double doors to the outside ✓ Good storage room ✓ Stage blocks which could be used flexibly ✓ Floor to ceiling heavy duty, metal stacking system in storage room 	 Painted breeze block gave a rather cold, utilitarian feel. Kitchen felt very full/cluttered Ceiling tiles which could easily get dislodged Remember not to pant anywhere mint green! Green vinyl flooring may be practical but looks clinical 		

Chipping Village Hall - visited 14 May 2014

Main features and overview	Likes	Dislikes
Built about 13 years ago Two story building. Accommodation comprises: • Large function room – 200 capacity – stage and lighting, used for badminton, bar. • Kitchen • Separate changing room for football team • Toilets • Downstairs meeting room with further curtained off storage at back of the room. • Meeting room and small kitchen upstairs • Gym upstairs Running costs:	✓ Good feel to the building ✓ Good usable foyer area ✓ Wood floor which had worn very well ✓ Kitchen well equipped and good layout – felt spacious ✓ Clear health, and safety and hygiene notices ✓ Good storage – cupboards and under the stage ✓ Excess volume control – cuts power if excessive noise e.g. disco ✓ Local community noticeboards in foyer	 Carpet in foyer – not recommended Would change the position of the downstairs meeting room and the kitchen, so that kitchen had doors to outside. Had the feel of running much more like a business

2 part time managers @ 8 hours each although both do more hours than this voluntarily.	area ✓ School uses meeting room for SATs tests
Cleaner 3 days a week from 9 – 12.(Takes 2.5 hours to clean hall floor alone) Managers also clean.	✓ Data projector in downstairs meeting
Handyman – 3 hrs on a Saturday When gym is open someone must be in the	room ✓ WI-Fi connection
building.	✓ CCTV installed which
Trustees run the building The overall hall just about breaks even but	they said was very useful
income comes from the bar which is separately managed.	✓ Charged for hire of tablecloths (£3 - £4.50)
£100,000 in the bank but mainly from bar profits.	
£200 per day to hire hall for weddings etc. (£50	
if being used as a fund raiser)	

Brigsteer Village Hall - visited May 2014

Main features and overview	Likes	Dislikes
Set in a quarry site, built recently so still has that clean/new feel about it. There is a very efficient wood burner which keeps heating costs very low. The open veranda provides a spacious, outdoor entrance to a fairly small foyer. Limited car parking but space available opposite. Additional room added very recently provides for more storage. Reasonable size meeting room which, by opening doors, can be included in the hall Facilities seem to be well used.	 ✓ Good feel to the building ✓ Kitchen well equipped and good layout – felt spacious ✓ Nice entrance foyer ✓ Staging very versatile and can also be used as tables ✓ Good size kitchen ✓ The hall is very light and gives an open feel whilst the curtaining softens 	Because of the acoustic problems they have had to place panels all round which are not very attractive Too much wood finish on the outside Noisy kitchen

Newbiggin Village Hall – June 2014

Main features and overview	Likes	Dislikes
Older building, not that attractive from the outside but very functional and well used. Geothermal heating system. UPVC windows but in wood finish. Space down one side for deliveries to the rear. Plenty of parking.	 ✓ Good feel to the building ✓ Kitchen well equipped and good layout – felt spacious ✓ Good acoustics ✓ Nice entrance foyer ✓ Good sized smaller meeting room and separate bar area ✓ Good use of building for a community day once a week – visiting chiropodist, etc. ✓ Good storage – cupboards and under the stage 	Rather a dark corridor between the hall and the other rooms used for storage, kitchen etc.

Levens Community Project Working Group

Levens User Groups: questionnaire compilation of results: March 2014

Chair/Contact's Name Contact No: 015395 560362	Name of Organisation	Levens Village Institute Committee	WI	Levens Arts and Film Society
Contact email address: No. of Committee members No. of memb	Chair/Contact's	Sheila Watson	Ann Fitch	Hugh Connor
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shelving snacks.	Minimum storage		cupboard with	

Any extras if funding permits?	As above but not separately itemised	Digital projector and screen and well equipped kitchen with work space.	Projection and PA system (if purchased would also need to be stored)
Additional Comments		Use of the new hall would be subject to cost and members being willing to attend a new hall	Sufficient height and width for large screen / Safe station for projection equipment /Black out blinds Tracking for safe layout of cables Ladder Projection equipment – DVD, projector, mixer desk, amplifier, speakers, screen (approximately £15,000), although Hugh did say that renting might still be better in view of high maintenance costs.

Name of	Youth Club	Brownies	Levens Playing	Levens Bowling Club
Organisation			Fields	
Chair/Contact's Name	Pam Martin	Sarah Dickinson	Paul Jones	Paul Brook (secretary)
Contact No:	015395 60441	015395 63511	Not given	015395 60868
Contact email address:	pammartin47@gmail.com	sarah.dicky@virgin.net	pjones@ceh.ac.uk	Paulbrook13@gmail.com
No. of Committee members	N/A	6	9	9
No. of members	25	25	N/A	35
Frequency of use	At least once per month – potentially more frequently	Weekly	Yearly	Weekly
Most likely to use the hall	Evenings and possibly weekends	Evenings	Morning/evening	Afternoon, evenings, weekends
Current activities	Table tennis, pool, table football, craft, disco, games, etc.	Games, crafts, activities	Coffee mornings and fund raising	Involved in several South Lakeland Bowling Leagues (see point 1 below)
Any other activities you may add?	Badminton if enough ceiling height	Sport and cooking	Village dance	Indoor bowling (see point 2 below)
Facilities needed	Tables, chairs, etc. Kitchen in which you can actually cook! Toilets At least a screen and projector stand and appropriate power source in floor.	Table, chairs, kitchen, noticeboard, storage	Stage, tables, chairs, etc.	(see point 3 below)
Minimum storage	Enough space for table tennis table, pool table, table football, craft materials, floor cushions.	Double head height cupboard x 2	None	(see point 4 below)
Any extras if funding permits?	Digital projector and screen Proper cloakroom facilities	Sound system, stage, projector, good size kitchen for cookery demonstrations	Stage lighting, PA system, stage lighting, easy to control lighting system.	(see point 5 below)

Brownies

Good safe parking facilities

Levens Bowling Club

- * All the leagues we are involved are outdoor leagues played through the summer months April to Sept/Oct and keep most members fully occupied throughout this period.
- *2. We hold an annual coffee morning to raise funds. This is currently held in the Village Institute, but could be transferred to the new Village Hall. Quite a few of our members are involved in indoor bowling during the winter months travelling to various local nearby venues. Such a facility located within the village could be of great interest to them and in addition it could also attract other villagers to get involved and if enjoying the experience might extend their interest to the outdoor game thus helping to keep our membership viable in the future. In addition, with quite a few local villages providing indoor bowling facilities, it will open up the possibility of forming a local indoor league.
- Regarding space requirements, the standard size of an indoor short mat is 45ft by 6ft. We would really need two laid side by side (small gap between) and some standing/sitting room at each end. Would also need room at the sides for non playing spectators.
- * Storage of the mats, when not in use, would preferably be to roll them onto a purpose built storage rack which could be moved on castors, preferably into a secure cupboard. One rack would accommodate both carpets (Double cupboard head high) Bowls and other small ancillary equipment could be stored in a much smaller cupboard.
- *5 Any help towards the purchase of mats, storage rack and other equipment needed would be greatly appreciated. As a guide the mats are currently priced toward £1000 each and the storage rack at around £700-£800. Other items would be much less.
- *6 The involvement would be mainly confined to the winter months, and could be two/three times per week depending on the interest. Visiting teams and even locals would come in cars. What car parking facilities might be provided.

Name of Organisation	Kent Estuary Young	Levens Local History	Legs Levens &
Chair/Contact's Name	Farmers	Group	Limestone Cowboys
	Claire Mason	Stephen Read	Chris Riley
Contact No:	07732044586	01539 560 318	01539 560 534
Contact email address:	clairemason0688@aol.com	levenshistory@btinternet.com	cloggingchris@tiscali.co.uk
No. of Committee members	15	5	N/A
No. of members	62	54	16
Frequency of use	Weekly	At least monthly, if not more.	2-3 times monthly
Most likely to use the hall	Evening	Evenings and weekends	Evenings
Current activities	Meetings, talks, demonstrations	History research, lectures and talks, walks, archaeology, publications and exhibitions	Music practice
Any other activities you may add?	Nothing given	Research study afternoons using the internet.	None
Facilities needed	Heating! Projector screen, chairs, tables, kitchen and toilets	Digital projector ideally fixed in place or on a stand, large screen, tables, chairs, hearing aid loop system, kitchen facilities, Wi-Fi for member groups.	Clear floor area – 6m x 6m minimum; sprung floor, electric sockets, access to kitchen and facilities to make refreshments, easily adjustable heating system (dancers start cold and get hot!)
Minimum storage	No storage required	Enough for display boards and stands (which can be used by other hall users and village societies) and for our research papers.	Storage adjacent to practice area sufficient to store 20 – 4' x3' dance boards.
Any extras if funding permits?	Nothing given	A room, to be rotated with others, for displays/exhibitions of a temporary nature, with quality furnishings for meetings.	Wall mirrors along one wall

Levens Local History Group would appreciate having space not merely to store its display boards and other equipment but also to store its archive of materials. A lockable set of library style shelves and drawers that could be opened for supervised public use, perhaps in a small room (perhaps a library room) that could be shared by other village organisations and be used for rolling displays, would enable us to open our archive on a regular basis to our members and the public alike for genealogical research.

Levens Community Project Working Group: Meeting Notes

Meeting - Wednesday 9 July at 7.30pm - held at the Institute

Prior to the meeting an email had been sent out to the following groups who use the Institute inviting them to this meeting:

- Levens Village Institute Committee
- WI
- Levens Arts and Film Society
- Youth Club
- Brownies
- Levens Playing Fields
- Levens Bowling Club
- Kent Estuary Young Farmers
- Levens Local History Group
- Legs Levens and Limestone Cowboys
- Toddler Group contact made by PJ

The following representatives attended the meeting:

Sheila Watson (Institute Committee)

Alan Miller (as above)

Hugh Connor (Legs Levens and Limestone Cowboys / Levens Arts and Film Society

Pam Martin - (Youth club, Church, etc.)

Paul Jones - (Playing Fields) also on LCPC

Paul Slater - (Institute Committee) also on LCPC

Eileen Mason - (School) also on LCPC

Other committee members in attendance and not representing a group:

Roger Mason Helen Burrow

Frank Routledge

Annie Rawlinson

Mike Dyer

Jenny Berge

In attendance: Tony Hills, architect

Roger Mason welcomed everyone to the meeting and gave an update on progress.

Tony went through 3 different options for the new village hall and explained the rationale for each, then Roger explained the time frame for the Master Plan.

Discussion followed, then each user was asked to complete a comments form on the various options discussed under the two headings 'Likes' and 'Would be better if', so that these opinions could be considered by the committee as the project moves forward.

Summary of LCP Budget Status

eceipts 201		Amount		
Date	Description	£		
09/06/2014	VAT refund	1,034.80		
17/10/2014	H&C Agency grant	26,019.00		
	Total	27,053.80		
ayments 201	4/15			
Date	Description	Amount	VAT	Total
Date	Description	£	£	£
08/07/2014	Damson Consultancy: printing leaflets	50.00	10.00	60.00
08/07/2014	Damson Consultancy: preliminary masterplanning work	1,000.00	200.00	1,200.00
08/07/2014	Room hire	75.00		75.00
12/08/2014	S.Read: Land registry searches	35.24		35.24
13/08/2014	Damson Consultancy: initial design work	4,000.00	800.00	4,800.0
09/09/2014	Room hire	50.00		50.0
14/10/2014	Spatial Data: surveys	1,330.00	266.00	1,596.0
14/10/2014	E3P: surveys	1,600.00	320.00	1,920.00
25/11/2014	Damson Consultancy: design work	3,200.00	640.00	3,840.00
	Total	11,340.24	2,236.00	13,576.24
Balance She	eet as at 9 Dec 2014			
ummary				£
	oo oo ot 1 April 2014			100.65
pening balan	ce as at 1 April 2014			100.03
dd receipts				27,053.80
dd receipts ess Payment				27,053.80 13,576.2 ²