

Notes on a meeting of the Infrastructure Development Planning (IDP) Team held at Hayesfield, Hailey on Thursday 26th April 2018

Present: Graham Knaggs (chair), Sue Ayres, Ann Evans, Monica Hester, Caryl Lansley, Judith Knaggs, Martyn Clark, Calvert McGibbon

Apologies: Dawn Franklin, Giles Doland

IDP Working Party Terms of Reference

The terms of reference of this subcommittee were agreed by the April meeting of the Parish Council.

Village Hall

The April meeting of the Parish Council also accepted the recommendation of this meeting and resolved to rebuild the village hall and sports pavilion (and not refurbish). It is anticipated that this will take 3-5 years.

Note that the architects costings exclude VAT. It is not payable on new build (but will be levied on architect's fees etc.). These costings exclude furniture, fittings, furniture, kitchen equipment and toilets.

The architect did not provide a standalone costing for replacement of the Sports Pavilion but Sports England have a set of typical new build costings and a replacement building is estimated to cost ~£250,000.

Option A: Refurbishment	£427,000	+	£250,000	=	£677,000
Option B: Rebuild Hall only	£564,000	+	£250,000	=	£814,000
Option C: Rebuild Hall with integrated Sports Pavilion				=	£784,000

There is an obvious cost benefit in combining the rebuild of the Village Hall and Sports Pavilion, however consultation with the Football Club and residents of nearby properties should occur prior to final selection.

Section 106 (S106) / Community Infrastructure Levy (CIL)

The above are mechanisms enabling Local Councils (including Parish Councils) to secure funding for community infrastructure. Our 'wish list' of projects is, of course, detailed in our Infrastructure Development Plan (IDP). WODC has offered training Parish Councillors on how to apply for S106 / CIL funding.

Action: GK to enquire if this training is available to, for example, Village Hall cttee members.

Other Village Halls

Report on visit to Freeland Village Hall on Sunday 18th March – Judith Knaggs

Overall impression was very positive. A group of members of this group and some Village Hall Management Cttee attended during a WI Fair. We spoke to some key people.

The Hall has a lot of windows – too many?

Water filled underfloor heating – regarded as v good.

Length of hall – probably a bit shorter than Hailey but lots of storage space at back end ~4m deep (2 double doors each side of portable stage + a mezzanine above storage. Karl Franklin (a head chef) had a good look at the kitchen – it is set up in professional style (all stainless steel) including a dishwasher with 3-4 mins per cycle. Dishes come out wet but hot – regarded a fantastic, sink with hose for other dishes. There are proper catering cupboards which come in standard lengths but do not fit the space (bad planning). We will need to plan and build the space to fit standard width units.

In addition to the main hall there is a smaller room containing a kitchen bar and sink including tea making facilities. They provide cutlery / crockery but no pans or glasses (expectation is that glasses should be hired)

Chairs were padded and stackable.

Lobby was quite big with toilets off to one side (Toilets were basic but OK), included a 'push chair parking' area. All areas were wheelchair accessible.

Future Village Hall visits

The following were suggested as possibilities:

South Leigh, North Leigh, Finstock, Leafield, Charlbury, Chippy – Glime Hall?

Action: Judith Knaggs to arrange

Hailey Infrastructure Development Plan

No update but retain as a standard agenda item.

Architect's Brief

Although we have initial designs and costings for a new Village Hall and Sports Pavilion these were prepared to enable the refurbish or rebuild question to be addressed. We now have to prepare a full architect's brief on what we would like this project to deliver.

There was a free ranging discussion covering the following:

Any small room(s) should be available to rent as conference rooms to small local businesses or for those who work from home and require somewhere to hold meetings.

A regular Village market was suggested.

A Post Office – what are the barriers here? Probably an issue about passing trade and footfall, not to mention the agreement of the Post Office.

An Amazon delivery point?

On the size of the hall – carpet bowls (M Drew has some experience here), badminton (also has height implications) table tennis (needs storage space) and pickleball.

Pickleball is a paddle sport that combines elements of badminton, tennis, and table tennis. Two or four players use solid paddles made of wood or composite materials to hit a perforated polymer ball, similar to a Wiffle Ball, over a net.

There was also support for a tennis court(s) (clay) or all purpose court.

Other potential uses include Adult education, Arts Group (meetings and exhibitions), Theatre (incl pantomime), music groups/concerts, Film Club (needs wi-fi and projector).

Also need to ensure separation of the various areas of the Village Hall so they can be used at the same time for different events.

As ever, cost will be an issue.

Sue Ayers surveyed the views of Village organisations as part of the research for the Neighbourhood Plan.

Action: Graham to circulate.

At the next meeting we should begin translating the information we already have into a full architects brief prior to a wide consultation (we'll need to do lots of consultation).

North Witney

West Oxfordshire's Local Plan 2031 (which includes the 1,400 houses of North Witney – actually in Hailey Parish) is in the last stages of approval. They expect it to be adopted mid year.

This should be a standard agenda item as any activity here could deliver some of the finance needed for construction.

Date of next meeting: 7.00 pm, Thursday 31st May 2018 at Hayesfield