

## ***Hemyock Parish Council*** **19<sup>th</sup> August 2009**

Minutes of Parish Council meeting held in the Forbes Lounge at 7.30pm under the chairmanship of Mrs.H.Stallard.

**Present** – Mrs.H.Stallard, Mr.I.McCulloch, Mr.P.Steed, Mr.R.Brooke, Mr.J.Edwards, Mr.R.Hart, Mrs.L.Clist, Mr.L.Povah and Mrs.S.Cartledge. Also present was Mrs.C.Butt, Mr.J.Purssell and 3 young people representing “Hemyock Youth Action” – Stuart, Taran and Grant.

**Apologies** were received from Pastor S.Reed.

### **Planning**

09/01188/CLU – Certificate of Lawfulness for the existing use of a former agricultural linhay for storage/recreational use ancillary to the existing nearby dwelling known as “Burleyhayes Cottage”.

After careful consideration of the facts it was proposed by Mr.Hart, seconded by Mrs.Clist that approval be recommended – all agreed.

### **Millhayes “Garages”**

Mr. Brooke declared an interest in the garages. Mrs. Stallard insisted we needed his input into the discussion because of his knowledge about the work needing to be undertaken, his interest in young people and as a member of the HELIC Committee was invaluable.

Mrs.Stallard invited the three representatives from “Hemyock Youth Action” to give a short presentation on what they would like to see happening at the garages; they mentioned having somewhere to meet on Fridays, Saturdays, Sundays and holiday time, and facilities for basketball, pool, music room, IT suite etc. Following their presentation councillors asked them questions which they answered confidently. They hoped for support from local adults plus Youth Support workers; Stuart said that if someone official was present he thought parents would be happier about their children attending. They had already started some fund raising in the form of a car wash at the local market which had raised nearly £50.

Mr.Brooke said that it would be about 18months before the garages would be up and running and could they show their commitment by starting things going at Longmead? There are facilities for making tea and coffee at Longmead plus the MUGA. Mr.Steed said that when applying for grant money things would be easier if we could say that an embryonic youth club is already going.

The problem of noise, visiting youngsters from other parishes and which areas of the garages needed heating was also discussed.

Mr.Brooke asked what age range they were thinking of, Stuart said they were thinking of Secondary school children up to 21 years.

After more questions and answers councillors thanked the young people for attending and  
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for being so helpful; they left the meeting at 8.15pm.

Mr.Povah felt the young people had been very positive and gave well thought out replies to the questions they were asked.

Mrs.Butt said she was hoping to have another meeting with “Hemyock Youth Action” at the end of August.

The pros and cons of starting the youth meetings at Longmead were discussed at length. Also the possible cost of running the garages was discussed, Mr.Steed said that the place has to be cleaned, heated and insured and these costs have to be met.

Mr.Pursell said that the revenue at Longmead was not coming up to expectations; they were doing quite well but not good enough.

Mr.McCulloch said that if the young people use Longmead the football club must be involved; Mr.Steed said the tennis club was happy to be help as well. Mr.Pursell felt it was an excellent idea to trial it to see what interest there is.

Mr.Steed then gave a presentation (as per attached notes) regarding the development of the garages, to achieve Building Regulations compliance and reducing running costs has made it very expensive and high risk and the running costs threaten to become an expense on the precept for a very long time.

Mr.Steed had prepared figures for developing the garages to a variety of levels:

Option 1 is largely as designed by the architect, with certain stated alterations.

Option 2 removes some “luxury” items (workshop, music room, training kitchen) that have turned out to be very expensive, have a high depreciation, and seem to be either very impractical or only a minority interest.

Option 3 is the same as Option 2, but removes the option to expand to Option 1 sometime in the future.

Mrs.Stallard said that the music room was the key thing the young people had asked for. Further discussion showed that security and safety could be an issue.

Mr.Steed said that small savings could be made using design conditions.

If the floor is left concrete it was suggested that this is not good for dance (someone is interested in hiring the space for dance); Mrs.Stallard said that perhaps we could get a grant for a dance floor.

Mr.Steed said they have only looked at grants for building so far, not for fittings.

It was felt the real issue was how much it would cost for someone to come in to supervise and clean the place.

Mrs.Clist said that hopefully there would be volunteers; Mr.Steed said it was pie in the sky to think that it was all going to be run by volunteers.

Mrs.Butt didn't feel that Mr.Steed was very positive about the project; however

Mr.Brooke disagreed and said he was very positive – we need to know all the information.

Mr.Edwards asked how much funding we have at present; Mrs.Stallard replied that we have about £100,000 but there are Building Regulations fees to be paid.

Mrs.Clist said that Devon Youth said they would give us funds; Mrs.Stallard said that could be up to £50,000.

Mr.Steed suggested an alternative to The Garages would be to extend Longmead

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Pavilion; Mr.Purssell said the Football Association was in favour of maximum usage of the site and would have no objections. He went on to say that it would be utilizing Longmead and there is already car parking and the MUGA.

Mrs. Stallard said that the young people want a “drop in centre” that is specifically theirs, could one end of the room be a “drop in” area?

Mrs.Cartledge said it would be more central for the village.

Mrs.Stallard said there would still be no music room – one of the major things the young people want.

Mr.Brooke said that bands used to meet in Millhayes Hall; perhaps they could have music there in the evenings. Mrs.Clist said the music doesn't have to be loud; they just want to produce it.

Mrs.Stallard said if it was at Longmead with clubs for this and that there would be no flow; Mrs.Cartledge felt it would be more formalized which was not what the young people want.

Mrs.Stallard asked each councillor for their thoughts on the matter:-

Mr.McCulloch said Mr. Steed's figures were comprehensive and he had done a good job. If the young people could get started at Longmead that would be good; they are very enthusiastic and if they can get up and running before Christmas we should support them. He felt Option 1 was committing ourselves to more than we should do, as we have no idea how much interest there will be and felt Option 2 was the best way to move forward with the garages.

Mrs.Clist said that the young people deserve some facilities in the village; she was all for the garages project but could see the benefits of using Longmead as it is something we already own.

Mr.Brooke said that there is not an answer that has everything, could we utilize our assets? Could the garages be used to provide revenue? let the garages as small industrial units to finance the young people. He said they just want something cheap and cheerful, if we supply a new building it's not what they want, the garages would also be best for the Scouts as they need the height – perhaps the garages could be divided in half? He also suggested the possibility of a mezzanine in the parish store.

Mr.Brooke said that from HELIC's perspective it is very important to do something for the young people of Hemyock as HELIC are looking at the well-being of the whole community; HELIC sees it as very important that we cater for the whole age range.

Mr.Edwards felt the problem was the fact we have only £150,000 and need £400,000 to go ahead with the garages. He also felt that Longmead needs to be fully utilized and an extension to the Pavilion would have its benefits. Mr.Edwards said that Mr. Brooke's idea of using half the garages for the young people and the other half to generate an income was good; it is important that we occupy the young people in the village.

Mr.Hart had left the meeting due to other commitments so was unable to comment at this stage but had intimated that he was in favour of developing the garages if viable.

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Mrs.Cartledge was concerned that Longmead is not fully used but felt that even if we add on to the Pavilion it will not give the young people the room they would have at the garages and she felt that Longmead is not quite right for the purpose of the young people. However, she said we have to be realistic about the matter.

Mr.Povah said he agreed with Mrs.Cartledge's comments. He felt that heating the large area at the garages would prove very expensive, unless we could limit the area for heating.

Mr.Edwards suggested doing away with the under-floor heating in the large area of the garages would save a lot of money.

Mr.Povah said that the roof does need replacing; Mr.Steed said it would have to be done in order to meet Building Regulations.

Mr.Brooke said there was a lot of glass at the back of the roof which leaks; if the roof was done it would probably cure all the damp problems. He went on to say that if portacabin toilets were installed he thought that things could be got going at the garages pretty quickly; it was his experience that young people get more enjoyment if they do some things themselves (not the main building work). Mr.Brooke said he felt the drawings were too grand; once something was in operation things would move forward; studwork could be put in to keep the noise down. He suggested a local builder could do the roof; it was thought this could be done for around £12,000; a second-hand portacabin could be purchased for a meeting room at a cost of £1,500 - £2,000.

Mrs.Butt said she was sure the young people would be happy with this idea.

Mr.Steed said that it still came back to the problem of the floor; it's flat but not level, there is a slight slope to it; Mr.Brooke said he didn't think there would be a problem with it.

Mrs.Stallard asked about the "tanking" that the drawings indicated needed to be done; Mr.Brooke said that St.Ivel used to use it as a store so it must have been dry then; he felt that when the roof has been sorted out it will be O.K. The front of the building would also need some work.

Mr.Purssell thought this was a good idea and suggested we go ahead and try it.

Mr.McCulloch agreed and said he was happy with the idea.

Mr.Brooke said the £95,000 grant money has to be used, HELIC are desperate to get started and at the moment we are holding each other up. He said he had asked DCC if they would separate the HELIC money from the youth money but had not heard back yet.

Mrs.Clist suggested we get the roof done and have a schedule for the rest of the building.

Mr.Brooke said that we are committed to getting facilities for the young people, so we'll see how they go.

Mr.Brooke suggested a committee be set up to find volunteers etc to help run it.

Mr.Povah felt someone should talk to Building Control at Tiverton; just heat a small part of the building to bring it up to standards, sometimes the finer points affect the whole issue.

Mrs.Stallard asked if there was a proposer for Mr. Brooke's scaled down idea of going ahead with the Millhayes Garages project, initially using portacabins for toilets, and a meeting room, and getting the roof and front of the building attended to.

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Mrs.Cartledge proposed we go ahead with this suggestion, seconded by Mr.Povah – it was carried unanimously; Mr.Brooke did not take part in the vote.

Mr.McCulloch asked Mr.Steed if he was still happy to take this project forward. Mr.Steed said he was having further thoughts and would rather not answer at the moment; he asked for 48 hours to think about it. Mr.McCulloch thanked him for all the work he has done it so far.

There being no further business the meeting closed at 10.15pm.

*Signed*.....

*Date*.....

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