

Approved Minutes of the St Michael's Rooms Working Group Meeting held on Tuesday 16th October at 10.00am in The Rectory.

Prior to the start of the meeting following a request by Gill Clare, Christopher Sharpe (Framlingham Residents Association Chairman) presented the views, comments and questions of FRA previously presented to Full Council on 4th October.

The Issues will be summarised by Gill and Marion and addressed by the Group prior to the final business case being presented.

Summary of presentation attached as an addendum to these minutes

Working Group Members:

Cllr G Kitching, Cllr S Garrett, Rev Canon Mark Sanders, Jeremy Schofield (PCC) Peter Smith (PCC), Adrian Morgan (PCC), Keith Mears, Marion Hine, Kevin Coe, Gill Clare, Penny Wraight and Jonathan Sullivan.

1. Apologies:

Peter Smith (PCC), Penny Wraight and Jonathan Sullivan

Present:

Cllr G Kitching, Rev Canon Mark Sanders, Jeremy Schofield (PCC), Marion Hine, Gill Clare, Kevin Coe, Adrian Morgan (PCC), Keith Mears, Cllr S Garrett

In Attendance:

Mrs Eileen A Coe (Town Clerk/RFO)

2. Declarations of Interest:

None

3. Notes of previous meeting:

The minutes of the previous meeting held on 18th September were agreed as an accurate record and would be published on the www.framlingham.com website.

4. Site visits:

Working Group members reported back on the site visits undertaken:

James Gorst:

Photographs had been circulated and it was noted that this was an architectural concept of what could be achieved and the designer was open to whatever alterations were necessary to meet the budget.

MRC:

Build to a cost with the ability to build quickly, a simple cladded functional modular construction with a limited life.

5. SCDC Pre-Planning Advice:

Cllr Garrett, Jeremy Schofield and the Town Clerk had met with SCDC Planning & Enforcement Officer, Principle Design and Conservation Officer and Arboriculture and Landscape Manager. They felt that the Gorst preliminary design was elegant but were not sure about the black colouring and thought that the red may be preferable, although on further reflection agreed the contrast of light oak windows and doors with the black steel has some merit. They felt that the MRC option did not reflect the nature of the surroundings and noted that the existing SMR is neutral in its contribution to the Conservation Area but considered it should be replaced with something better than 'neutral' and was not the right setting for this option.

Advice had been given to contact SCC for pre planning advice relating to parking, and Historic England as well as a Tree Survey/Assessment of site.

It was agreed to contact Historic England after the chosen design had been agreed by Full Council.

Archaeological Unit – SCC – advice on surveys and foundation design - Adrian

6. Draft Project Delivery Plan:

Design:

The James Gorst design was unanimously agreed by those attending.

Reasons for recommendation to Full Council on 1st November:

Both companies produced viable plans. MRC Modular's proposal had the benefit of being approximately 50% lower in cost than the James Gorst Architect's proposal. It also benefited from a relatively short build time. However, it is Working Group's view was that in terms of appropriate design for the heritage environment (supported by SCDC planning advice) and overall predicted lifespan, James Gorst Architect's proposal delivered a sounder long-term investment.

The PCC had agreed the James Gorst option with the same reasons.

The Assessment Framework would be presented to Full Council but due to the commercial sensitive nature this would not be a public document.

The recommendation would go to FTC on 1st November 2018.

Lease:

Legal advice has now been provided to the TC and PCC. A Sub-group would be formed to look at the lease and valuation issues.

Parking within the leased area will be managed by the Hall Management Committee. The area immediately beyond the hedge belongs to the PCC and the area beyond that to the Diocese of St Edmundsbury and Ipswich. Any other changes if needed will need to be done in discussion with those bodies and may need separate leases.

Project Plan:

The project plan was updated to reflect the above

Public information event - Next meeting focus.

Charity organisation – Ali Garrett working on with input from later meeting suggesting CIO is the best way forward

Business Case – being worked on

PCC Registering and Survey of land The survey will be carried out as part of the design process by the architect rather than incurring additional costs now.

It was agreed to meet after the Full Council meeting to assess the agreed design in detail with a view to recommending required alterations to the chosen design.

7. CIL:

Gary reported that the CIL bid had been successful along with the recommended conditions of payment.

He also noted that SCDC had confirmed that the awarding of CIL funds for the redevelopment of St Michael's Rooms will not prevent a future bid for a larger Community Centre from coming forward, so long as it is linked to the Town Strategy or Plan.

8. Correspondence:

Comments and questions put forward by the Chairman of the Framlingham Residents Association

9. Matters of report or items for next agenda:

Risk Assessment – Sub-Group Keith, Penny and Gill to meet and report back to the next meeting

Lease and Valuation process – Sub-Group to meet and report back to the next meeting

Public Information Event – Agenda item next meeting

6. Next meeting dates:

20th November 10am

10th December 10am

15th January 10am

Meeting closed at 12.54pm

16 October 2018

Summary of questions and points by the Chairman of the FRA on behalf of the FRA previously raised at Full Council on 4th October & presented to the SMR Working Group

- The SMR rebuild doesn't meet the needs for a large Community Centre as defined by the Neighbourhood Plan
- The risk of losing further CIL funding for the larger Community Centre as CIL funds have been allocated to the smaller SMR rebuild project
- Other potential funders would take a similar view
- The future viability of two community halls is questioned as they would compete for bookings
- A TC back stop plan is needed for the possibility that the project fails in the future, or outgoings exceed income
- Conflict of interest - in a "joint project" between the TC and the PCC
- Conflict of interest - large total cost over 50 years for a building that won't ultimately belong to the TC (the build cost plus annual leasing costs)
- The valuation process should consider the current PCC's responsibility for the eventual rebuild of SMR as a liability which needs to be taken into account
- The legality of free use of the hall and office space by the PCC in a TC building is questioned
- Appropriateness of PCC costs being met by the TC
- Car parking - being insufficient and hall events potentially causing more parking problems in the town centre
- Car parking - longer term risk of any agreed overflow car parking being withdrawn
- Car parking - conflict between hall users and expanding number of town residents and visitors
- Restricted uses - ref regular use by PCC on Sundays meaning others can't book the hall then
- Restricted uses - some groups and uses proscribed, e.g. some religious groups, no weddings
- The Business Case must address the issue of the viability of two halls, and the ability of the TC to be responsible for both, and to show it fits in with the Neighbourhood Plan
- Open public discussion is needed on all these issues.