

EAST ANSTEY PARISH COUNCIL

Chairman: Ian Vigus
Musehill Farm
Oakford
Tiverton
EX16 9HA
Tel 01398 341256

Clerk: Mrs Jill Larcombe
6 The Old School
Chapel Street
Tiverton
EX16 6ND
Tel 01884 252647
email eastansteypc@yahoo.co.uk

The Minutes of a Meeting of the Parish Council held on Wednesday 4th April 2018 at Allways End Methodist at 7.30pm

Present: Cllr's I Vigus (Chair), D Barber, R Gibson, R Milton, Mrs H Warne and Miss R Warne.

In attendance: Thirty six members of the public and the Clerk, Mrs J Larcombe.

167/04/18. To receive apologies. Apologies were accepted from Cllr Griffin. Apologies were received from District Cllr Ley and County Cllr Yabsley.

168/04/18. Disclosure of interests in items on the agenda. There were no disclosures.

169/04/18. To agree the minutes of the meeting held on 7th March 2018 as an accurate record of the meeting. The minutes were agreed as an accurate record of the meeting.

170/04/18. Matters arising from the minutes. There were no matters arising.

171/04/18. Consultation on future of a Community Hall for East Anstey: the options to be considered. For the benefit of everyone at the meeting Cllr Vigus summarised the current situation. A meeting had been held with Revd Innalls in early March where it had been explained that the Methodist Circuit had made the decision to sell Allways End Methodist Hall as they are no longer using it and it is costing them money to keep open. It is going to cost £10,000 for some necessary maintenance work. The Circuit is supportive in giving the community time to raise money to purchase the hall and has suggested the Parish Council nominate the building as an asset of community value to NDC which would give the community six months to find the money to purchase the hall under the Community Right to Bid Scheme. The Methodist Church is a registered charity and under charity law they will have to get the best price they can for the hall and they are planning to sell it at auction this summer. The price is expected to be between £120,000 and £150,000 and there would also be the £10,000 cost of repairs. It is likely to be difficult to find grants to cover the purchase of the hall and there would still be the problem of limited parking. There is a possibility that a piece of land could be purchased beside the Village Green to expand the site which would mean a new hall could be built parking could be provided and the play equipment could be repositioned. The hall would be set back from the road. As a new build it would be easier and cheaper to run and maintain. Grant applications could be made to the Big Lottery Fund and the Batsworthy Cross Wind Farm Community Grant Fund. The S106 funding from Blackerton could probably be used. There is a hall at Yeo Mill and another option is to use that hall and not have one in East

Anstey.

172/04/18. Public Views on Consultation. The following views were made:

The Parish Council was thanked for taking the time and trouble to consult the parish. It was felt there was no need for a community hall in East Anstey and in a parish of less than 400 inhabitants there would be difficulty in running and maintaining a hall. The viability of the hall at Yeo Mill would be threatened by a new hall and could become a white elephant.

There were endless problems with the hall at the Froude.

The owners of a property neighbouring the Village Green were against the proposal to build a new hall. There would not be an adequate access because of their bank. If the hall at Yeo Mill didn't hold hunt functions it wouldn't be viable.

Fund raising functions are held at Allways End Methodist Hall and local residents have made them very successful. A bigger hall isn't needed as Allways End is comfortable with 60 people. A complaint was made that a resident of Oldways End (outside of the parish boundary) and a member of the Community Centre Committee hadn't received a letter inviting her to the meeting.

There is not much community spirit. A complaint was made that Oldways End residents were not told. It was claimed the Air Ambulance could land on the playing field. It was explained the Air Ambulance couldn't land on the playing field at night as there needs to be a clear area of 50 metres by 50 metres now. The Government would pay for lighting. The field adjoining the Village Green has been considered previously but has a power line running over it and it would cost £27,000 to route the line underground. The Parish Council would only need to buy a third of acre of land to extend the Village Green.

Is there a need for the Air Ambulance to land at night? There could be.

The Council needs to think about the effect on other neighbouring halls if a new hall is built.

More information is needed before a decision is made. A feasibility study, which also looks at the impact on Yeo Mill, needs to be carried out. Who would use the new hall and what income would be generated?

A £10,000 repair is the result of no work being carried out on the hall for 12 years or more.

The Froude Hall was put up for sale 10 years ago and a parishioner suggested the parish should purchase it. There are grants available to purchase the hall.

The Air Ambulance has landed close to the hall in the past. If the hall is sold what sort of development of the site would be acceptable to the Parish Council? NDC will make a decision on any planning applications.

Concern about road safety in Oldways End if the site is developed.

Agree with Option 3 not to have a hall in East Anstey. There is a superb hall at Yeo Mill and the committee would welcome East Anstey coming in with them and would be delighted with an opportunity to generate more income. It was suggested the hall could be renamed Anstey Hall.

What other options are there to use the S106 funding? What else is needed? Car parking for the school was a suggestion.

Cllr Milton joined the meeting.

The community has undertaken work to make the hall usable and grant funding has paid for this work. The Methodist Circuit is very aware and concerned about this. The reusable assets from the hall would be given to the parish.

Could Batsworthy money be used to purchase the hall? £93,000 of funding per year will be generated for 20 years. There are 9 parishes that can make applications but not enough applications are being received to use the £93,000. Last year only £60,000 was spent. There are rules on awarding funding and it seems like funding wouldn't be awarded to purchase the hall.

I hope to raise my family in this community and want it to be an active community where there are things to do. We need to think about the future and the younger generation of the parish and build a community facility.

Some parishioners were unable to attend the meeting and commented by letter and email:

We do not feel it would be sensible for the Parish Council to consider further the possible purchase of the Hall. The Hall has too many problems including the lack of any dedicated parking, poor acoustics, as well as the need for repairs. We further do not consider it would be wise to think of building a new hall on an alternative site - we understand the thought is to build on the existing playing field. Not only would it be problematical to raise the money for the construction of a new hall with ancillary parking etc but the ongoing costs of maintaining and running any such hall would impose a large and unnecessary liability on all ratepayers in the Parish. Considerable efforts would also be needed to run the hall and, in general, such efforts would fall upon few and dedicated shoulders. In the past members of this Parish contributed to the building of the Hall at Yeo Mill which was intended to be for the use of both East and West Anstey. Here there is an excellent hall with good parking and other facilities. It is already used for many functions, such as the Garden Show. We are sure that its timetable could be adjusted, if necessary, to accommodate those functions which currently take place at Oldways End, such as the monthly coffee mornings, Pancake Lunch etc.

I note your letter does not mention what could be another option - the use of the Yeo Mill Village Hall. Although the initiative and drive behind the creation of the YMVH came from West Anstey, I believe it was intended to serve both East and West Anstey. Indeed, many from East Anstey contributed towards costs and the initial management of the Hall included a representative from East Anstey. The Hall certainly splendidly supports many important activities enjoyed by people from both parishes - as a venue for large gatherings, youth

activities, badminton, film shows etc. But, because of its location and because it is a large, impersonal building, it does not lend itself to the needs of many of the events which are so much enjoyed specifically by the people of East Anstey – such as the coffee mornings, the Christmas lunch, the Harvest Festival supper, the garden club. So, in spite of the superb facilities available at the YMVH, it does not meet the needs of our parish. That said, I do feel the YMVH and its facilities has a bearing on the plans for a hall for East Anstey.

I do support the need of a hall to meet the particular needs of our parish. To this end, I feel there is no point in investing money and effort in Allways End Hall, recognising that it will never be right. And so, for all the reasons you give in your letter, I would support a purpose built hall to meet the specific needs of our parish. It should not replicate, in particular, the larger facilities available in the YMVH. And so I suggest the Parish Council will need carefully to define the roles and uses of the new hall, without creating something too large and expensive, and which is already adequately provided by YMVH.

As owners of 1 property and tenants of another in East Anstey we would like you to know that although we appreciate the factors explained in the recently circulated letter about the proposals re a new village hall/car park we do not see the need for this when there is a perfectly good hall in yeomill(West Anstey-we appreciate this but many of the children also attend East anstey school) that is not utilised to its full potential or capacity and until such a time that it is we do not see the need for such a large build/site proposal in the middle of East Anstey where it is indeed going to cause an emotional upset amongst the locals.

While it would be good to have a new hall built in East Anstey, could another option be considered. Any grants or funds could be used to put facilities in EA church, for instance a small kitchen and toilets.

In theory the second option is our preferred choice as this would provide a much needed facility close at hand for those who live in East Anstey, as well as providing a very much needed facility for assisting emergency air ambulance cover. However, there are several additional issues which would need to be addressed when this option is being considered such as the running costs, caretaker/s and committee and how will sufficient fees be generated for the upkeep of the Hall and landing area. Would the Hall be left to volunteers to act as caretakers? This is do-able but needs a clear method of co-ordination and one permanent co-ordinator and a committee. The Hall might be used for the usual meetings, gatherings, parties, school use, etc. Could there also be a 'local shop' facility incorporated? Again this would possibly be run by volunteers. Do we need such a facility? Could a 'bar' facility be included? This would generate a social meeting place and could be opened (again by volunteers) on an ad hoc basis, or as agreed. Information about 'shop' and 'bar' opening times could be disseminated by e mail at short notice. A 'down side' - i.e. the possible financial impact on West Anstey Village Hall. Landing area - what type of surface is envisaged? Grass? Or All-Weather? Additional lighting might be useful and could be included around the car parking area. What types of grants are available to help fund this very useful provision? The new Hall could be used as a Defibrillator site - far more useful for those in East Anstey - especially when time is of the essence! It does seem to make sense to us for a

new purpose built hall with parking to be the best option as parking has always been a huge problem at Oldways End and the chance for a new hall with new facilities and night landing space would I am sure benefit the community a lot more. The fact that it would also be a larger hall would attract more events. We for one could use it for our Marie Curie Fund Raisers.

This is a small community with several other larger halls nearby that have parking. The Methodist hall is central and when there is an event people do manage to park. No mention is made of the costs to build a new purpose built community hall with car parking or the length of time it will take. A larger hall will cost more to run and will be more expensive to hire. The Air Ambulance can land anywhere in an emergency so why is a specific site needed, Couldn't the play area be used? An example was given of another community who replaced their old WW 2 building with a new hall causing a split in the community. There were problems with the high costs of hiring the new hall. In the past 30 years the pub and village shop and Post Office have been lost. The only remaining community asset is the hall and do we just want to let that go.

I am very much in favour of trying to raise the money to buy a piece of land and do a new build, purpose built community hall that we can all use and enjoy. As much as I think it's a shame the village might lose the Methodist hall I don't think it's very practical with no parking and it's just too small for any functions that would be of interest to me and my family. I think if the school can make use of the new built hall this would be great as they obviously need more space for things like their Christmas plays and concerts they do with the children and on these days parking is a massive issue for our village and upsets the nearby neighbours. Having a new carpark area would be great. \maybe the school could do more after school clubs if access to the hall is possible. A night landing site for the air ambulance is also critical for our village in my opinion. I think the village would benefit from having a local hub/meeting area/function room we can all hire and use as a community rather than go to Yeo Mill Village Hall.

In a phone call another resident raised concerns about who would take on the responsibility for managing the hall.

173/04/18. Community Hall: to make a decision on the way forward. It was proposed and seconded that the Methodist Circuit is asked if they could give the Council time to find out if funding would be available from the Batsworthy Cross Wind Farm Community Grant Fund towards the cost of purchasing the hall. The proposal was agreed by 5 votes to 1.

174/04/18. Planning

a) To make a recommendation on any planning applications received by the council before the meeting. No applications received.

b) To note any decisions made on planning applications by NDC.

64477 Prior approval of proposed change of use on agricultural building to 2 dwelling houses (Use Class C3) at Hilvera, East Anstey.

Decision: Conditional approval granted.

c) Update on the NDC Planning Meeting date for applications for Oaklands Poultry Farm, pt Hilllands, East Anstey. No update.

d) Update on consultation meeting with English Rural Housing

Association for affordable housing at Blackerton. Ian Gillespie, Technical Development Manager for English Rural Housing Association, has met with members of the Parish Council to update them regarding the planned affordable housing at Blackerton. The next step will be for the management committee to release the area of land for the affordable homes. Once that has been done an architect will be appointed and plans will be drawn up. There will be a consultation event for parishioners to give their views. Mr Gillespie has been talking to Blackerton residents.

e) Any other planning matters. No other planning matters.

175/04/18. Highways

a) To note, for reporting to DCC/SCC, any highways problems and to note works that have been carried out. The usual problems remain and are getting worse.

b) Any other highways issues. No other highways issues.

176/04/18. To receive the following reports:

a) District Cllr. No report.

b) County Cllr. No report.

c) Village Fete Working Party. Planning is underway and everything is in hand.

177/04/18. Finance: to approve invoices for payment. Clerk's salary to be paid next month in new tax year.

178/04/18. Play Area

a) Any points to note from the weekly inspections. There were no points to note. A working party will tidy up the Village Green before the fete.

b) To agree who will carry out inspections for the next month. Cllr Miss Warne will carry out the inspections for the next month.

c) Any other matters arising. No other matters arising.

179/04/18. Opportunity to raise any questions on items discussed during the meeting. No further correspondence.

180/04/18. Correspondence received by the Parish Council. The Community Heartbeat Trust has given Cllr Mrs Warne the phone number for the DIRT scheme for the defibrillator. A dummy run will be arranged before the scheme goes live.

181/04/18. Date of the next meeting. The next meeting will be held on Wednesday 2nd May 2018. This will be the Annual Meeting of the Council.