

WROCKWARDINE PARISH COUNCIL

Minutes of the joint Meeting of Members of the Parish Council and Trustees of The Admaston House trust held on Wednesday 18th October 2000 at Admaston House Community Centre, Admaston at 7.30 p.m.

Present: Cllr. Miss. Jackie Seymour (T&WC), Chairman
Cllrs. K.J.S. Ballantyne, Mrs. M. Carver,
Mrs. R. Hargrave, V.M.E. Holt, A. Orrell, D. Powell
and S. Rawlings.
Mrs. R. Anwil, G. Hayward, Mrs. T. Plant, Dr. A. Pringle,
A. Roberts, C. Rushton and A. Williams.
Mr. M. Goldstraw - Clerk

1/00 Chairman's Remarks

The Chairman introduced herself and outlined the issues the meeting had been tasked to deal with. She explained that the issues had been outstanding for some time and, as all present were familiar with those issues, it would be unnecessary, during the meeting, to go over historical matters. The purpose of the meeting was to move forward to find the best possible outcome for the local community.

The attention of the meeting was drawn to the fact that members of the parish council did not have the authority, at this meeting, to commit the council to any course of action. Any resolution of this meeting would have to be put before a properly constituted council meeting before it could be acted upon.

Cllr. Ballantyne thanked the Chair for the introduction, informed the meeting that he was present in his role as legal advisor to the Trust and stated that the members of the Trust would be similarly restricted and would need to refer any resolution of this meeting back to a properly constituted Trustee meeting for approval.

7.32 p.m. Cllr. Brown joined the meeting.

2/00 Apologies for Absence were accepted from;

Cllr. Mrs. Jones, Cllr. Blackwell (T&WC), Mr. R. Breese.

The Clerk informed the meeting that Cllr. Mrs. Savage had forwarded apologies for anticipated late arrival due to the need to attend an earlier meeting.

3/00 The Future of Admaston House Community Centre (the House)

Dr. Pringle, in referring to a document handed to all members present, outlined the position of the Trust and its mission to keep the House viable. The present difficulties encountered in maintaining the House and anticipated difficulties e.g. disability access etc. were given. Details of the usage and income of the House were briefly outlined.

Dr. Pringle stated that it would be unlikely that either the Trust or the Parish Council would find the monies necessary to maintain or upkeep the House and it was for that reason that the Trust wished to apply for grant aid.

The perceived impact of the council's Town Green Application on the plans of the Trust was discussed.

Cllr. Hargrave asked for clarification as to what the Trust were proposing that the Parish Council should do.

Dr. Pringle stated that a starting point would be that the P.C. took a lease on the land, thereby gaining control, and allow development with the permission of the council.

A discussion was held on the merits of Dr. Pringle's suggestion.

Cllr. Holt asked why the Trust felt it was better that the P.C. took a lease rather than the Trust.

Cllr. Ballantyne (on behalf of the Trust) explained that the present position of the Trust was to request that the council join the Trust to encourage T&WC to enter into a tri-party process of consultation. Such consultation to have the object of establishing what the community really wants. The Trust felt that it knew what the wishes of the public would be, but it would be useful to all if the facts were found. Referring to the proposed lease, Cllr. Ballantyne stated that the Trust was not in a position to take on the House without the land. Without the land, the House simply would not be viable and for that reason, if the house and land leases were not to go to one owner, they should be

legally

tied together in some way.

It should therefore be proposed

- 1) To give the community the chance to express a view on the matter.
- 2) Work with T&WC to find a solution no matter what that may be.

Cllr. Holt referred to the neglected state of the building and expressed a wish that T&WC should be encouraged to face up to their responsibility and bring the fabric of the building to a reasonable state of repair. Once maintained, the House should be run in its present state as was Wrockwardine Parish Hall.

Mr. Hayward responded and gave details of why the Trust felt the House was not viable in its present state. It was felt that as it was, the house would have to be run by volunteers as it would never be capable of attracting sufficient revenue to operate in any other way. The Trustees felt that if the House was run by volunteers, it would be inevitable that, eventually, through lack of support, it would fail. In contrast to this, a larger, more professional, scheme would generate sufficient revenue to employ professional management and would therefore be viable.

Cllr. Powell confirmed this view and gave details of the required funding. It was felt, by the Trust, that if it really was the view of the community that the Town Green must stay no matter what, then the House, as a community facility, was finished.

Cllr. Ballantyne in response to Cllr. Holt, stated that the House was very different from Wrockwardine Parish Hall in that the Hall was a purpose built community facility, capable of holding most local functions. In contrast to this, the House presented many difficulties to users. Examples of some problems encountered by users were given.

Cllr. Orrell expressed concern that the meeting was going over old arguments, and requested that the Chair take note that there had been a suggestion of a proposal to request that T&WC undertake a consultation. The discussion could continue after the results of any consultation were known.

A discussion was held on the merits and practicalities of T&WC consulting the community.

Cllr. Brown gave the meeting details of a previous meeting held between representatives of both the Trust and PC with Mr. Phil Semple where the proposal of offering the land and house on lease had been tabled.

8.02 p.m. Cllr. Mrs. Savage joined the meeting.

The Chair summed up the meeting so far and asked if the meeting was content that T&WC be approached to consider a consultation to determine what action be taken over the future of the House.

Cllr. Orrell asked that the meeting decide whether a sub committee of both parties would be necessary to discuss the practicalities of such a consultation process. It would be essential that the correct questions be put to the public.

Mr. Roberts felt that it was essential that both the Trust and PC have a say in the wording of any consultation.

Cllr. Mrs. Carver requested details of the “new build” proposals of the Trust.

Cllr. Ballantyne responded by stating that the result of any consultation would decide whether there a need for any development at all. The meeting was informed that there was no scheme which was set in stone and no unequivocal or irrevocable decision had been made by the trust.

Cllr. Mrs. Carver pressed the matter, stating that the Trust had said that it had plans to build a community facility which would require building on the “Town Green”.

Cllr. Ballantyne reiterated that any proposal would be both subject to the results of public consultation and any planning laws.

Cllr. Orrell stated that it would be in the Trustees interest to forward any conceptual plans to the council.

Cllr. Ballantyne foresaw no difficulties with such a request, provided that the council do not take such concepts as the firm plans of the Trustees.

The meeting discussed the plans of the Trust. Cllr. Hargrave urged that the whole parish be taken into consideration when discussing the impact of any proposals.

4/00 Town Green Application

The Chair summarised the feelings of the meeting and stated that if the feeling of the meeting was to move towards a consultation, and such consultation was likely to involve the House along with the “Town Green”, items 3 and 4 on the agenda could be dealt with in the same proposition.

The meeting moved to the business of the proposition.

5/00 To recommend a proposition

The Chair stated that the feeling of the meeting had been to take a step back in the process with a proposal to make a joint (PC and Trustees) approach to T&WC to discuss the possibility of a survey of the community. The purpose of such a consultation/survey to establish the true feelings of the parish as to the future of the House. In addition, the outcome of a consultation should lead to a further joint meeting of the PC and Trust to determine the future of the House / Community facility.

Proposed by Cllr. Orrell, seconded by Cllr. Mrs. Hargrave.

The proposition was put to the meeting.

Cllr. Ballantyne reminded the Chair that he was present as legal advisor to the Trust (not as a councillor) and therefore had no vote and did not vote.

It was unanimously resolved that:

There be a joint (PC and Trustees) approach to T&WC to discuss the possibility of a survey of the community. The purpose of such a consultation/survey to establish the true feelings of the parish as to the future of the House. In addition, the outcome of a consultation should lead to a further joint meeting of the PC and Trust to determine the future of the House / Community facility.

The Clerk stated that the resolution of the meeting would now be put to the next Parish Council meeting for formal resolution by the council.

Cllr. Ballantyne confirmed that the resolution would now also be put to the next meeting of the Trust for its formal approval.

It was agreed that the resolution would now be put to the respective meetings and that in the mean time, the Clerk would make informal approach to T&WC

to discuss the logistics and practicalities of a public consultation/ survey. Subject to the resolution being approved by the respective meetings, the proposal would then be put to T&WC by the Parish Council acting for the joint bodies of PC and Trust.

There being no further business, the meeting closed at 8.20 p.m.

Signed _____
Chairman

Date _____