

MINUTES OF TREFFGARNE HALL COMMITTEE
TUESDAY 11TH OCTOBER 2007

Present: Ann & Pat Carey, Paul Robinson, Kath Nur, Roy Lewis, Kevin Lowther, Robin Jones

In Attendance: Heath Coomb (Pembrokeshire County Council)

Apologies: Reverend David Rees, Lynne Jones, Pat Griffiths, Kevin Shales (Pembrokeshire County Council)

Minutes from last meeting read and agreed to be accurate.

Matters Arising:

Valuation – A site meeting took place on Tuesday 25th September at 11 am with Paul Lucas, Ann Carey and Paul Robinson.

An external and internal survey was undertaken. A report will be forwarded to the Diocesan. Paul Lucas suggested a lease agreement of 25 years as a norm.

Paul Robinson informed the committee that the Community Council will be willing to take on the lease.

The state of the hall remains unchanged. Thanks were expressed to Roy Lewis for removing the piano.

Feasibility Study:

Quotes for Insurance have ranged from £400 - £1,000, however these are based on outline proposals and may differ later.

The hall would be exempt from rates only if the main use is via Church activities, otherwise it will be ratable. The value is not known, but a ballpark figure of £375 was offered. Information could be obtained from the Valuation Officer in Carmarthen and should be factored in to the Feasibility Study.

Barry Griffiths has spoken to P.B.I. re applications, funding of £5,000 could be applied for from big lottery which would cover professional fees. However, this was challenged by Heath Coomb who informed us that planning permission and costings should be first before engaging with Architects etc.

Members of the committee offered up suggestions of individuals who could undertake costings.

Kevin Lowther offered to undertake doing plans and specifications for building regulations and then to proceed with finding a Quantity Surveyor to give costings.

Part self-build could be considered but all costs must be bang on to avoid any shortfalls.

Services to the hall could be a problem and must be given due consideration. Debate took place regarding the issue of the hall boundaries, which was a cause for concern in respect of the proposed land development on the adjoining plot. It was agreed that these boundaries must be established as soon as possible. Kevin will discuss this with Ian Fudge to investigate via Land Registry.

£4 can purchase a copy of the land ownership. Ian to approach the Church for any additional evidence of ownership. Pat Griffiths has deeds.

Paul reminded the group to obtain letters of support from various bodies to enhance the business case for the hall.

Time sheets were distributed, thanks to Barry for producing them.

It was agreed to identify 1 hour and 20 minutes for each meeting and to add other activities per se.

Feasibility Study for Spittal Hall is to be used as a template for Treffgarne.

Heath handed out copies of a draft outline plan and explained the rationale for the proposals.

Discussions ensued re building options. Questions and answers from Heath.

Action before next meeting:

Establish boundaries, via Land Registry etc. is a priority.

Meeting closed at 8.30 p.m. Next meeting at Kath Nur's home on 14th November at 7.00 pm.