

## Beare Green Community Association Meeting

Tuesday 13<sup>th</sup> February 2018

**Trustees Present:** Pam Marsh (Chairman), Maria Young (Secretary), Angie Love (Treasurer), Sandy Horvath, Sandra Howard, Sue Millard, Paul Mott, Alan Smallwood, Merv Young

**Community Representatives:** Michelle Watson (District Councillor), Lisa Ryan (Parish Councillor)

**Residents:** Joan Wigham (Booking Secretary), Linda Horvath, Clair Brand, James Brand

**Apologies:** Pauline Brown (Trustee), Steve Campbell (Trustee), Gordon Howard (Member), Margaret King (Trustee), Barbara Steadman- Allen (Community Representative, Vicar)

**Welcome:** Pam opened the meeting and thanked everyone for coming and welcomed Karen Brimacombe the Chief Executive of Mole Valley District Council and Guy Davies the Planning Policy Manager from Mole Valley District Council. Karen said since taking up post in November she has been getting to know the local area and meeting with the local organisations. She was pleased to be travelling around the district, meeting members of the community and putting names to faces and places.

Guy outlined the options the Council has in respect of future housing development stating they have broad options for tackling the need for housing over the next fifteen years. Based on responses from local Neighbourhood Development plans they have selected the preferred options which will be included in a Draft Local Plan. Part of the plan is to have a brownfield land approach making more efficient use of land and to promote a small amount of housing on current employment land whilst still maintain sufficient land connected with employment.

Two options that may have an impact on Beare Green are:

1. They may expand existing villages to double or triple the population
2. Modest additions to most of the rural villages - they recognise a need for new housing where populations are ageing and local essential services are being lost. The introduction of a larger population would benefit these villages.

He asked us to think about these options and to look at our current village boundary –which could be more flexible for building purposes. A number of sites were identified in the NDP and he asked if there might be any other suggestions of land that could be allocated for building. The Council are aware that there is such a demand for housing that future developments must be done in an open and fair way. Towns in the area will have to accommodate some building but they are looking at rural villages and taking the opportunity to talk to local communities.

Merv said that from what he has read 5,800 homes have to be built in Mole Valley but what quantity is a modest addition to a village? Guy replied that 5-10% is the lower end of modest but it will depend on the type of village – larger villages with railway stations will be more suited to larger developments.

Lisa said that we are considered a rural village with a railway station but the frequency of the service is not good – and hoped that factor would be taken into account

Sandra voiced her concern that if more homes are built locally this would mean more rail users, and would extra parking facilities be made available. Merv commented that it might mean rail users parking in our car park which would prevent hirers parking. Alan asked if Mole Valley have any ways of encouraging Network

Rail to build another level on the Dorking Station car park – Guy replied that they are planning on talking to Network Rail about the parking issues.

Michelle said the Parish were pleased that Mole Valley were talking about the NDP as the majority of the residents were in favour of it. Beare Green is concerned about larger developments and residents would be more will to engage with the sites in the NDP. Any development needs to be integrated as part of the community and more infrastructure would be needed.

Guy said that the Council will come back to villages at the end of March for any suggestion of land or sites that we think should be looked at. A plan will then be published in the late summer early autumn.

Karen and Guy then left the meeting.

**Minutes of last meeting** : Signed as a true record.

Matters arising: -

The screen and projector in the main hall is now up and running.

Pam has purchased a TV licence for the hall.

Paul and Sandy have been registered with the Charity Commission as Trustees. Pam will email Paul and Sandy with information on being a Trustee.

#### **Treasurer's Report:**

Current account	£3,710.44
Savings	£14,803.25
Total	£18,513.69
Petty Cash	£63.49

This includes all the payments for the new blinds, projector and hearing loop. There is still an invoice for £1700 for the new chairs to be deducted.

Angie said that the income from the hire of the hall was just over £22,000 for the year. Repairs, renewals and the purchase of new items was approximately £16,000. Our projected profit is £10,000.

The Gift Aid claim for £400 for the Buy a Brick Scheme has now been completed.

Sandy commented that the Charities Commission recommend that is good practice to have two times the cost of our yearly expenditure in funds.

#### **Bookings Report**

Joan reported that Lunch Club said that the new chairs when stacked seven high makes it very difficult for them. It was decided to ask Richard if he could put them in lower piles before lunch club.

Following several instances of damage being found after hall bookings Pam asked everyone to make sure they check all areas of the hall when locking up after a hiring, before the deposit is returned. She has asked Hilary and Richard to clarify when they are coming in to clean the hall so that we can keep a check on whether or not hirers are leaving the hall clean and tidy.

## Village Matters

One of the road signs on the grassed area adjacent to Willow Grove has been knocked down again. Michelle said that she would let the Housing Association know.

Sandy asked who is responsible for looking after the pond as it is full of rubbish Merv said that Mole Valley own it but it is rented by Beare Green Angling Club. Michelle said that under their terms and conditions it is their responsibility to keep the pond clean and tidy. Sandy asked if we could organise a clean-up day for the pond – it was agreed 4<sup>th</sup> March 2018 from 12 noon – Michelle will check with Mole Valley regarding collection of the rubbish. Sandy will co ordinate with the vounteers.

## Maintenance

Richard has started to paint the front hallway.

Canopies – Pam is going to order new canopies and Richard will be asked to install them.

Concrete Ramp at front of hall – Paul has obtained a quote from his builder to remove the ramp for £1,340 – all agreed this should go ahead.

Alan said that we may need to think about painting the outside of the building as it is looking a bit shabby.

## Matters to discuss:

**Men's Group** :- Merv made a formal request for this to be a new Section of BGCA under para 10 of the constitution with the ability to collect membership payments under para 9.7 of the constitution. He explained the Section's terms of reference shall comply with paras 10.1 to 10.5 and the sole function of it will comply with para 3.1 of the constitution. The duration of the section would be at the pleasure of BGCA trustees. A vote was taken and it was unanimous that it be allowed to go ahead. The inaugural meeting will be Tuesday 20<sup>th</sup> February 7-9pm in the front hall and has been booked with Joan. Merv to produce Terms of reference.

**Cinema** : – Merv said that we again require a new Section before we go ahead. It would be exactly the same terms of reference, function and duration. Tickets will be £5. Several names were suggested: Beare Green Big Screen, Pics by the Pond were those to date. Paul suggested Merebank Movies. All agreed it should start as soon as possible. Merv said we can advertise as soon as we can have a start date. The films have to be ordered quarterly and already this quarter has been missed due to problems with the installation of the AV equipment. The problem at the moment was the velux windows in the roof which have no black out blinds but this could be addressed if the ceiling were lowered. Alan has been looking into this but said there are still a few issues outstanding. General discussion took place about the ceiling/acoustics. Merv said that we should get a company in who has the expertise – Alan said that he would like to have a look at the ceiling and support wires – a discussion took place about the safety issues of this and the trustees liability. Sandy said that he thinks we should get quotes from three companies. Alan said that he strongly disagreed with the plan to lower the ceiling as he felt it would spoil the shape, make the acoustics poorer and make incorporating the light coming in through the velux windows in the pitched roof more difficult to accommodate. Pam asked for a clarification with a second vote (the first vote which was taken in November and was carried with a majority), on whether we should lower the ceiling – there was one abstention, one against and all other trustees present voted in favour. Pam asked Alan if he was happy to get the quotes – he agreed.

**Email addresses:-** It was important to maintain the e-mail addresses for the trustees and create new ones for the different sections – all present agreed with the below

Men's Group [mensgroup@bgca.org.uk](mailto:mensgroup@bgca.org.uk)

Cinema [cinema@bgca.org.uk](mailto:cinema@bgca.org.uk)

Sandy Horvath to have the previously used address of [co-ordinator@bgca.org.uk](mailto:co-ordinator@bgca.org.uk)

Sandra Howard will be [events@bgca.org.uk](mailto:events@bgca.org.uk) – it was also decided that we should purchase another PAYG sim card for a mobile phone that Pam has spare to be used as the contact number for events

**Front Hall Security:-**Pam asked if we need a keypad and /or a camera for the front hall to keep it secure when the main hall is in use. It was decided to have the keypad and the camera for which we will need an additional recorder. Michelle offered to speak to David Munroe the Crime Commissioner to see if there are any grants available.

**Social Media Volunteer required** – Lisa has taken on this role – we are now on Facebook and Twitter.

### **Any other business**

Future events – Sandra said she was looking into the possibility of organising tea and dancing during an afternoon.

New Chairs – when unpacking it was noticed that ten of the new chairs were damaged – Pam is in contact with the company to sort this out.

Hall floor – Richard has reported that he is having difficulty removing glue from the floor. Pam asked that hirer's please be reminded to use water soluble glue for any activities.

Car Park Light – Lisa reported that Capel Parish Council had paid for a solar LED light for the Capel Hall Car Park and asked if we would like her to apply for a grant to replace ours. The existing two car park light heads were not included in the street lighting upgrade recently done by Skanska – all agreed it would be good to have them replaced with the same ones.

Horsham Road hedge – Alan asked if this is going to be cut back – Lisa said that this is booked to be done on 1<sup>st</sup> March. The Parish now have a map of what they own which should be available on the website shortly. Lisa was to look into getting a map for use in the village hall to enable contact with the relevant owners instead of being passed from one to another.

Paul said that there has been another episode of flooding down Willow Close – Michelle said that work had taken place by Network Rail that may have changed where the water flows but the housing association is aware.

### **Date of next meeting**

Tuesday 20th March 7.45pm

Pam said a pre-AGM meeting would be required at 6.45pm before the AGM on 17<sup>th</sup> April

A further meeting date after the AGM was set to 22 May for election of the new chairman.