

Comment for planning application 19/00616/OUT

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| Application Number | 19/00616/OUT |
| Location | OS Parcel 9507 South Of 26 And Adjoining Fewcott Road Fritwell |
| Proposal | The erection of up to 28 dwellings and associated site access onto Fewcott Road |
| Case Officer | James Kirkham |
| Organisation | |
| Name | Fritwell Village Hall Committee |
| Address | Lilac Cottage,37 East Street,Fritwell,Bicester,OX27 7PX |
| Type of Comment | Comment |
| Type | neighbour |
| Comments | <p>FRICTWELL VILLAGE HALL COMMITTEE RESPONSE TO PLANNING APPLICATION REFERENCE 19/00616/OUT OS Parcel 9507 South of 26 and Adjoining Fewcott Road Fritwell Fritwell Village Hall Committee is pleased to note that 32,266 is to be designated for Community Hall Facilities under Section 106 of the Town and Country Planning Act 1990 in mitigation of the above planning application. The Committee submits that this amount should be allocated to it as the body responsible for the provision and maintenance of the only community hall in Fritwell. There is no other place in the village where residents can meet for indoor recreational or leisure purposes, other than St. Olave's Church or the Wesleyan Chapel, both of which are designed for very different gatherings. Fritwell no longer has a pub where residents could meet for social activities. What follows is the reasoning behind the Committee's submission that it should benefit from this S106 funding for Community Halls. Background Fritwell Village Hall Committee (FVH) is a charity started in 1950 with the aim of "providing a village hall for the use of the people of Fritwell and surrounding villages. In doing this we support a number of local groups and community activities" It is self-funding, relying on letting fees and its own activities to raise money to pay for ongoing maintenance of the facilities, electricity, water and insurances and for future improvements. 2018/2019 maintenance and repairs cost 3,482. A recent written building survey (26th Feb 2018) by Cotswold Surveyors stated that ongoing regular inspection (particularly the reinforced concrete pillars as these are prone to carbonation of such a 1960's building) is necessary. It recommended repairs to rainwater pipes and gutters, a comprehensive overhaul of the woodwork and complete renewal of some sections of timber of the eaves, a comprehensive overhaul of the cladding, repointing & there was evidence of water ingress in some locations. It went on to state that "the doors, frames and sills need refurbishment and complete renewal of some sections of timber should be anticipated". A separate Management Survey for Asbestos by Amity Group (28th Feb 2018) concluded that whilst asbestos was present in the construction of the village hall building that no remedial actions were necessary for the areas that they could inspect without causing damage. Further regular inspections were recommended. Our present hall needs significant investment in terms of storage facilities and replacement of windows as well as more cosmetic improvements such as new gates and resurfaced car park. Local residents have gone outside the village to neighbouring village halls for private functions because of the lack of space and storage in our Hall. A consultation of residents undertaken this year indicated a majority wanting to pursue the possibility of providing a new Village Hall. Application for Lottery Funding and negotiations with developers to build a new hall in the past have failed. Committee's Current Strategy Although acknowledging the need for a brand-new hall, the Committee is seeking to attract a wider demographic of users of the hall to ensure that such a large investment would be sustainable. The Committee also needs to build up its bank reserves in order to be able to match fund any grant offers if necessary. Efforts have been made to attract more users, such as Fish & Chip Nights, Chinese Nights as well as the regular events such as Bingo, Quiz Nights and lettings to local organisations. We have obtained a TV licence and plan to invest in a broadband service but first need to install a telephone line to the building to achieve this. We will continue with these efforts. The Committee is trying to improve the existing facilities so as to make the hall more attractive and comfortable for existing regular users and to encourage anyone looking for a venue for a social event, either from the village or further afield. There needs to be significant investment in order to do so. We are keeping hire costs as low as possible. To continue to work closely with other organisations in the village to provide the best community facilities for indoor leisure and recreational activities. Committee's Current Projects The Committee is undertaking the following two projects with a view to addressing the improvement of facilities as mentioned above, and extending existing opportunities for indoor leisure. By providing extra storage it can provide more and</p> |

varied equipment for existing activities as well as give opportunities for extra indoor sports such as table tennis, indoor bowls, darts, basic indoor gym equipment. To achieve these projects will seriously diminish our current funds and make match funding an even more distant possibility. However we are prepared to do so for the benefit of the community.

External Storage: to replace and extend the existing outdoor storage by providing new storage facilities that provide sufficient secure, waterproof space that is easily accessible. After discussing the options the Committee has opted for two garages to be positioned on the existing storage site. Although this would be more expensive than storage units it offers wider space, better access to stored items and is more attractive. For detailed costs, please see end of submission.

Chair Project: to improve comfort by providing 75 extra padded chairs, to improve the ambience by giving a better look and therefore make the hall more conducive to more relaxed social activities. At present there is insufficient appropriate storage for such seating. The Committee hopes that improved seating will make the Hall more suitable for activities for older residents such as seated exercising, afternoon tea get-togethers, bingo and quiz sessions. For detailed costings please see end of submission.

Medium Term Projects The lack of funding precludes any on the following even being costed at the present, but S106 funding would make them much more achievable:

Replacement Windows: the present single pane windows are desperately in need of replacing, not only because of the deterioration of the fittings over time but also because of the amount of heat lost through them. As a result, the hall is often either an inhospitable meeting place in winter or very expensive on electricity.

Replacement gates: to make the venue more secure, safer and a more attractive option.

Resurfacing the car park: at present the car park is often muddy on the areas without concrete, full of puddles where it is concreted.

Summary In order to be able to fulfil its mission "to support and promote a vibrant, happy community spirit through the provision of an accessible, welcoming, safe and versatile space that is available for the enjoyment of a range of activities" and achieve its vision statement of "to continually deliver a modern, valued and sustainable amenity to fulfil the needs, realise the aspirations and promote the well-being of our local community" Fritwell Village Hall Committee needs funding for:

Storage facilities Comfortable and attractive chairs Curtains and blinds Replacement of windows Resurfacing of car park Replacement of gates Future surveys on asbestos and safety of the building as recommended in reports Support for the provision of a new Village Hall in the future

Fritwell is a vibrant community and the Village Hall Committee of volunteers works hard to provide and maintain this vital amenity for all residents. Without financial assistance its existence could well be in danger, leaving residents even more bereft of the sort of meeting place that makes a village become a community. Fritwell Village Hall Committee hopes that the above information will be looked upon favourably when S106 funding for Community Halls is being allocated.

Storage Facilities Costings The Committee has decided upon garages provided by Lifelong Steel Sheds Ltd as being the best option for our needs and location. 2 Garages 7.1m x 4.56m 7584 2 x Concrete bases 1400 Total 9984 N.B. This does not include the cost of demolition and removal of existing storage

New Chairs Costings The Committee has decided upon chairs provided by Aspire Seating as best suited to our needs. 75 Hampton Side Chairs at 38.50 each 2936.25 VAT 587.25 Total 3523.50

Building Surveys Asbestos Survey (cost in 2018) 360

Cotswold Surveyors (cost in 2018) 600

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Attachments