



Minutes of the extraordinary meeting of Broseley Town Council
held at 7.00 pm on Tuesday, 29th March 2011
at the Birchmeadow Centre, Broseley

379. PRESENT

Councillors D Armstrong, A Cooke, Mrs R Howells, Ms J Jones, R Parker, I Pickles, P Robinson (in the chair), A Taylor

380. IN ATTENDANCE

Town Clerk, Mr P Tyler and Mr B Webb, both representing Birchmeadow Centre Management Committee (BMCMC)

381. PUBLIC PARTICIPATION

None

382. APOLOGIES

Councillor Childs – prejudicial interest
Councillor Mrs Cooper – holiday
Councillor Walker – previous engagement

383. DECLARATIONS OF INTEREST

The following Declarations of Interest were announced:

Cllr Armstrong

Agenda item no. 4 Birchmeadow Centre Café Extension. Personal. Minute no. 384.

Cllr Cooke

Agenda item no. 4 Birchmeadow Centre Café Extension. Personal. Minute no. 384.

Cllr Mrs Howells

Agenda item no. 4 Birchmeadow Centre Café Extension. Personal and Prejudicial as son is employed by one of architectural practices under consideration. Minute no. 384.

Cllr Ms Jones

Agenda item no. 4 Birchmeadow Centre Café Extension. Personal. Minute no. 384.

Cllr Parker

Agenda item no. 4 Birchmeadow Centre Café Extension. Personal and Prejudicial as friend is employed by one of architectural practices under consideration. Minute no. 384

Having declared a prejudicial interest in the following item, Councillors Mrs Howells and Parker left the room for the first part of the discussion.

384. BIRCHMEADOW CENTRE CAFE EXTENSION

a. Appointment of Architect

Councillors Armstrong, Mrs Cooper and Ms Jones had met representatives from the three companies which replied to the invitation to tender. As a result of the meetings, the shortlist of three companies had then been reduced to two.

Councillor Armstrong presented a spreadsheet comparison of the information provided by the two remaining companies.

The information was not directly comparable as the two companies had presented their submissions in different ways. Both had stated that they could not estimate the cost of employing a structural engineer where required.

On the basis of both capacity and cost, the recommendation of the above three councillors was to appoint Johnson Design Partnership Ltd.

RESOLVED to appoint Johnson Design Partnership as architect and project manager for the Birchmeadow Café extension.

Once the above decision had been made, Councillors Mrs Howells and Parker returned to the meeting.

Councillor Howells raised the issue of her difficult position with regard to her membership of the project committee and possibly Finance Committee as the company her son worked for had been selected. It was agreed that this issue should be resolved separately.

Councillor Jones informed members that Councillor Walker had submitted the Expression of Interest form for the Market Towns Initiative funding.

b. BMCMC Comments

The BMCMC had held a special meeting and come to an agreement on their requirements with regard to the development.

The Deputy Mayor invited P Tyler and B Webb to participate in the discussion and share their expertise in this area.

Copies of the BMCMC's comments regarding the development were distributed.

The café / bar issue was clarified: the idea was not to have a café with a bar that was open all the time, but rather the facility to provide a bar that could be hired for an event if required.

c. "Musts" from BMCMC

1. The BMCMC had reviewed bookings and believed that the facility for draught beer needed to be retained as this was popular. This would require a cellar but its size could be much smaller. The BMCMC would need to provide details of their storage requirements for the architect to draw up a plan for cellaring.

It was noted that if a cellar were retained, the size of the kitchen would probably have to be reduced accordingly. The Council was in favour of a kitchen able to provide meals for 100 covers as it was felt that this would attract different kinds of function. The architects would be asked to design a solution to this problem.

2. Only one bar was required.

The view of the BMCMC was that it would be better to retain the bar at the back of the hall. The space currently occupied by the lounge bar could then be used for something else. Anyone hiring the lounge area could still have access to the hall bar.

The lounge bar was cramped and inconvenient in terms of working space and storage and was further from the cellar. There would be no money in this project to improve the lounge bar. The double doors from the hall into the lounge bar could give access from the hall for the lounge bar to be used for functions in the hall, but this would not be workable in its current form. Only if the current lounge bar was improved, could the hall bar be removed.

The hall bar could possibly be shaped to allow serving from two sides.

The issue of licensing was discussed at length. D Platt, Manager and Licensee would be retiring from this position in June. A review would be required and the BMCMC would need to consider the Centre's requirements in depth. Shropshire Council's Licensing Department would be able to provide advice. Councillor Jones undertook to contact the Licensing department at SC to check on any restrictions regarding access for children in terms of the new café / bar area.

3. The partition wall between the Broadplace and the hall should remain. The project committee reported that the cost of effective partitioning was very high and it was unlikely to be affordable as part of this project.
4. The Broadplace equipment should be re-located in the Centre to allow the storage cupboard to be removed and give more space. It was important to retain the Broadplace facility but an alternative storage space could be found for the equipment.
5. The BMCMC had no objections to a glass wall to the car park with roller shuttering.

d. Other Issues

1. If funding and structural constraints permitted, the dark corridors in the foyer area could be opened up to give more space and light.
2. The architects had stated that it would be very expensive to lower the floor in the cellar and this was not a realistic option.
3. Above the false ceiling was the old cinema seating and the lighting box. It was therefore unlikely to be possible to remove the false ceiling as part of this project.
4. The involvement of the BMCMC in the project would be very valuable and Mike Kaiser, as Chairman of the BMCMC, or another representative if he was unavailable, would be included in all meetings.

RESOLVED to accept the comments of the BMCMC as stated in the report and to take note of the comments in progressing the project.

e. How to proceed

The architects had stated that they would require one point of contact for the project. The Council would need to agree how to manage this.

Timescale: until the end of 2012 to spend any Market Towns Initiative money, however, it would be advisable to make progress as soon as possible.

The Clerk was asked to inform the architects of the Council's decision regarding the appointment. Johnson Design Partnership should be told of the decision and that the Committee would be in touch in the next couple of weeks to arrange a meeting. Councillor Parker would take advice on whether he could be involved in the meetings or not.

The members of the BMCMC were thanked for their comments and ongoing, enthusiastic involvement in the Centre. P Tyler and B Webb then left the meeting.

385. ACCOUNTS FOR PAYMENT

RESOLVED to approve and pay the following accounts:

To	For	Net	VAT	Gross
Veolia	Waste disposal	86.16	17.23	103.39
Severn Trent Water	Water rates	101.75	0	101.75
E Davis & Son	Hardware	24.44	4.89	29.33

<u>To</u>	<u>For</u>	<u>Net</u>	<u>VAT</u>	<u>Gross</u>
Shropshire Council	Tree survey	350.00	70.00	420.00
A Preece Plastering	Render repair on B'meadow	170.00	0	170.00
E.ON UK	Street light repairs	28.67	5.73	34.40
E.ON UK	Street light repairs	130.99	26.20	157.19
E.ON UK	Street light repairs	28.67	5.73	34.40
Shropshire Council	Cemetery rates	486.39	0	486.39
AJ Williams	Water connection at Cemetery	300.00	0	300.00

Accounts paid between meetings: Wages and salary

Chairman