

Coach House Committee Report to Annual Parish Meeting 8/4/15

Fund Raising - During the past year we held two fund raising events on the green in front of the Coach House. These were both well attended, despite the weather, and from the remarks made by people attending they are looking forward to when the Coach House opens for business. People tended to stay chatting for a couple of hours and this highlighted the gap we have in the drop-in facilities available within the village. Our initial plan is to open a couple of days a week as a coffee shop and the remainder of the week the Coach House will be available for small groups to hire.

Planning Application - Our plans were submitted on the 19th September last year but unfortunately we had a few delays, partly through letters sent by the Planning Dept and not received by our architect and also the Committees inexperience when dealing with planning matters. We had to provide a design and access statement which we employed Melissa Madge of Howden to do for us. This included a flood risk assessment and comments on the viability to our plans for renovation. I also had to visit the Planning Dept in Beverley as they were not satisfied with a red line indicating the boundary of the churchyard, they needed to add an inch line to the rear of the church. When I spoke to one of the employees at the offices he said he would do it for me, although this wasn't possible when they spoke to me on the phone!!

I have checked regularly on the progress of the plans and noticed an objection from the Conservation Dept as they said we would be encroaching on the roots of a pine tree to the left as you enter the churchyard through the lych-gate. I was advised that as the tree was part of the 'street scene' in a conservation area we would not be able to have the tree removed. My comment was, which is more important, the conservation of the tree or the conservation of a grade II listed building as one was damaging the other. Luckily we already had a structural survey, done by A & F Consulting Engineers LLP, Newport, which recommended that the tree be removed as it was already causing damage to the south east corner of the coach house. I had to forward this document along with amended plans to show the tree and an amended statement by Melissa Madge. These amended reports were accepted and happily within the last week our plans have been passed. One of the council stipulations is that the tree has to be replaced with a species suitable to the situation. This has to happen within the next planting season immediately after the building opens. This had already been discussed with the planning officer as I had informed him the church had an active programme of planting shrubs and flowers within the churchyard to encourage wild life.

Next Steps- The committee are currently in the process of applying to become a Charitable Incorporated Organisation. This is a relatively new type of charity authorised by the Charity Commission and it is possible to become a CIO with low income and so is suitable for the Coach House Committee. Once this is in force we will then be able to finalise our lease from St. David's church/Sheffield Diocese. We will then be in a position to start our major fundraising for the building work. It is the hope of the Committee that the work will be completed by the spring of 2016, earlier if possible.

Open Days – The Committee have decided that a further two open days will be held this year – Saturday, the 20th June and Saturday, 5th September to enable us to keep

in touch with our supporters and let them know just where we are at with the conversion.