

ST MARY THE VIRGIN – WEST MALLING
Minutes of the meeting of the PCC held in the Church Centre
on Tuesday 18 May 2015 at 8.00 p.m.

PRESENT: Revd David Green (Chairman), John Musker (Churchwarden), Lesley Bays (Treasurer), Becky Clifford, Margaret Moore, Canon Alan Vousden, Colin Bays, Gail Crutchfield, David Day, Bruce Dickson, Isobel Macdonald, Andrew Mills & Anna Tunnicliff.

2. **Apologies** were received from Ralph Alliston, Christie Ransom, Leo Sharp.

9. **Fabric**

9.1. **Capital Project and Church Centre**

- 9.1.1. The Chairman presented paper 2015/05-WM07 previously circulated. A copy of the paperwork is available on request. Issy, Alan and Colin had been working hard to work out our options and referred us to the paperwork. Derek Hudson had provided plans for a range of options that ranged from demolition and new-build to renovation and conversion.
- 9.1.2. Alan Vousden reminded PCC that we, as trustees, have to bear in mind Charity Commission requirements. He suggested conversion of current building into three units and two behind with provision of ten or twelve parking spaces was the best option that held in balance the need to seek 'best value' financially and 'best value' in other more intangible aspects of the project, like our relationship with our neighbours.
- 9.1.3. Anna Tunnicliff and other PCC members spoke of the importance of consultation with the wider congregation. The Chairman noted the future of the Church Centre had been a big issue at the last two APCMs. He suggested a meeting with the wider congregation before the end of June and asked all PCC members for any feedback or reservations they received to be forwarded to him.
- 9.1.4. There was a certain amount of desire to postpone a decision until after the wider congregation had been consulted. The Chairman reminded PCC that nothing in the work before them now needed consultation before they expressed a preference for their preferred route for planning. The important thing with the wider church congregation was the overall decision to either sell or seek to renovate and that decision was not yet upon us. PCC were reminded that the building continues to be a financial drain on resources, and that the Sub-Group would like to submit an application for planning permission by July.
- 9.1.5. In a wide ranging discussion, with differing views on the Hudson options shown, the PCC resolved to seek planning permission for conversion of the existing building and two additional units with parking at the rear. The Chairman reminded PCC that, in doing so, they were potentially foregoing several hundred thousand pounds of income compared to the option to demolish and build new units. The PCC preferred the conversion option because it recognised that the building had value for many in our community and was least disruptive to our neighbours on Churchfields.
- 9.1.6. The PCC noted that Derek Hudson's work had expanded from his original quote and his costs may need to rise by £500. The PCC was asked if it was happy for the working party to continue to work on this project. There was unanimous support. The Chairman thanked the Sub-Group and noted that dealing with the Church Centre was grasping a nettle; something that is often painful.

9.1.7. In response to a question and comment about any reordering of the church itself, the Chairman reminded PCCs that Diocesan Advisory Council do not move quickly and the likely scenario is that we are faced with the decision to sell years before we have permission to move ahead on the church. We should know the DAC's general feeling quickly (and whether they are broadly supportive) but detailed permission will take years.