

**MINUTES OF EXTRAORDINARY FULL MEETING of COUNCIL**

Held in the Council Chamber, Tetbury on Monday 31st October 2016 at 7.00pm

**PRESENT:** Cllrs S Hirst (Chair), K Painter, I Maslin, S Ball, C Pearce, J Easterbrook, P Burrell, J Williams & T Walsh. In attendance Chief Executive Officer Natalie Haines & Customer Relations Officer Georgina Osman, Tetbury Rail Land Regeneration Trust (TRLRT) Will Cook, David Walker, Barrie Doyle, Mrs Doyle, John Andrews and P Atkinson (Civic Society).

**TC01. 10/16 To note any apologies for absence:** Noted from Cllrs M Lea, B Edge, C Morgan and T Stevenson.

**TC02. 10/16 Declarations of Pecuniary Interest in addition to those declared on Register:**  
Cllr I Maslin

**TC03. 10/16 Public Consultation:** Cllr T Walsh suggested to the Chair that members of the public be invited to input throughout the meeting. The Chair agreed and invited the members of the public to sit at the table.

**TC04. 10/16 To review TRLRT business plan:** CEO asked the TRLRT members to clarify if they want to be called The Goods Shed or the Goods Shed Art Centre for the purpose of the TTC finger posts – Will Cook confirmed 'The Goods Shed'.

Cllrs were provided with a draft revised business plan, and some Cllrs expressed concerns that the expected profit margins on this plan were too high, In addition Cllrs felt that the costs of staff associated with running the project were unrealistic. TRLRT trustees accepted that the profit margins had been overstated and were heavily reliant on volunteers to help run services.

Cllrs raised concerns regarding the sustainability of tickets sales once the initial opening period had ended, the TRLRT were confident that ticket sales could be maintained through advertising and promotional activities.

Cllrs asked the TRLRT if they were concerned that the cafe at the Goods Shed may have a negative impact on the other cafes and pubs within Tetbury. The TRLRT confirmed that they had consulted Tetbury's Chamber of Commerce who advised that some traders were concerned that they would lose trade. TRLRT felt confident that overall the arts centre would bring more people to Tetbury and that the town as a whole would benefit from the Goods Shed.

The TRLRT stated that they are a charity with two town councillors on their board and what they are doing is for the town/community and that they are giving the town a fantastic facility. Cllr Painter stated that it was important that the town and the Goods Shed work together and that the traders utilise the success of the Goods Shed.

Cllrs asked the TRLRT to commit to putting money back into the community once they are making a steady profit, and have asked the TRLRT to commit to this in writing. The CEO congratulated the trustees for the draft plan however asked that the plan include more of a community focus.

Cllrs asked for confirmation from the trustees that they understand no further funding will come from TTC once the building has been handed over on a long term lease, the TRLRT confirmed that they won't come to TTC but will rally as a community and source new funding if required.

Cllr Burrell raised concerns over the planned hire cost of the Goods Shed to local groups and schools as not being affordable compared to the Dolphins Hall, The TRLRT realise that where applicable they may need to subsidise some hire costs for local community groups.

**TC05. 10/16 To note costings to date:** TRLRT have received a quote for £18,900. for au-caustic secondary glazing, CEO has advised there was £9,000 in the estimate budget for secondary glazing. CEO advised that the contractor Stonewood has suggested bringing the building of the foyer forward into phase one of the development as it will make the building water tight and save extra expenditure on temporary measures needed to make the building suitable for handover. The expected cost of the foyer is £28,200.

**TC06. 10/16 To discuss next steps:** The CEO asked how will TRLRT and TTC work alongside each other moving forward, it suggested that a group still needs to be in place to support the transition. Cllr Painter suggested that the TRLRT should give TTC the free use of the hall for a set amount of times per year much like the Dolphins Hall. John Andrews of the TRLRT believed that this would show unity and that potential funders were observing current arrangements closely.

**TC07. 10/16 Exempt Information - Public Bodies (Admission to Meetings) Act 1960 section 1 extended by the Local Government Act 1972 Section 100**

RESOLVED that in view of the confidential nature of the business about to be transacted, it was in the opinion of this Council and advisable in the public interest, that the public and press be excluded from the meeting.

Meeting closed 8:30pm

Chairman ..... Date .....