

Minutes of Meeting on 1st December 2022
Elmstead Parish Council – New Community Centre Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Mr P Beard (Chairman), Mrs P Anderson, Mrs C Brock, Mr R Fairweather, Cllr Adam Gladwin, Mrs D Stammers, Cllr Martine Ward, Mrs R Valentine and Mr S Wright

Also present: Members of public

Not present: Mrs Baxter (clerk), Mrs J Grotier, Mr S Higgins and Mrs J Triscott.

22/060 Chairman's welcome

Mr Beard explained that as the clerk was absent due to illness the projector would not be in use for the viewing of the agenda.

22/061 Apologies of Absence

Apologies were received from Mrs Grotier, Mr Higgins and Mrs Triscott.

22/062 Declaration of Pecuniary Interests and Personal Interests

None.

22/063 Approval and signing of the minutes from the meeting of 7th July 2022.

To be approved at the next meeting.

22/064 Public Speaking

Mr Beard read through the agenda items.

A member of public asked what the interests item meant. Mr Beard explained.

22/065 A report on any updates since the last Committee meeting to include

i) An update from the meeting held with Go Homes/Sunstone House.

Mr Beard provided the following update: Mr Beard, Mr Fairweather, Cllr Gladwin and Mrs Baxter attended. Mr Toulson and Sean attended from Go Homes. Status update; 19 are sold but not occupied. The bungalows have not been released yet.

S106 contributions; the s106 for the bungalows will be triggered soon. We spoke about the technical drawings which are required, and they gave us a rough estimate of £10 - £15k. They will get 3rd party quotes for us (as they don't do it in house) but we don't need to go with their options.

The drawings will take roughly 3 months and they will take roughly 9-12 months to build.

The current legal agreement with Charity Field is that the money is coming direct to the PC rather to TDC to be held on our behalf. That will have insurance implications.

Landscaping Plan; they will amend the plans with TDC.

Plans for the boundary; There is no fence planned, there will be some planting.

That will take a few years to mature. They are aware some residents have taken some of the site land into their back gardens and will be speaking to everyone.

Site compound; they asked if would keep the current compound for the community centre which was agreed. For the potential equipment for the open space (MUGA, play areas etc) they are under separate planning so nothing to do with this committee. We asked if items need electricity would they need to know now.

We spoke about more solar panels, which would change the application and slow the process down.

Mrs Brock arrived.

Signature

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The funding from Go Homes depends upon the trigger point being met for Church Road.

We don't know yet how much the project will cost in total and how much additional funding we may have to seek.

It's very difficult for contractors to come up with figures that they can commit to for 6 months because prices are changing all the time.

A member of public thought that with the square metreage of the building it would be roughly £1.2 million.

It was discussed that without the money from Church Road we wouldn't be able to deliver a new community centre, but that is what is holding it up at the moment. Mr Fairweather reported that we tried to push for a start and completion date, and it looks like they may be able to start in May. If we need to deliver additional funding we can do that after they start the build as we have sufficient money to build the shell. Once we have the £50k from part of the s106 we can get the ball rolling on getting the technical drawings done.

There was a discussion on floodlighting, and light shining into people's houses. Cllr Gladwin is to ask the clerk to check this with Go Homes.

ii) The status of the Church Road development.

We've not been able to get hold of Mr Newell, but Cllr Gladwin reported that he spoke to someone on site who said there should be 16 or 17 occupations by Christmas. The trigger point for their contribution is 20 occupations.

iii) An update on the status of s106 payments.

Mr Beard was looking at the s106 spreadsheet and reported a total figure of about £1,156,000 towards the building. This does not include any charitable funding that we can apply for. The National Lottery has previously said they could help with funding, but we need to be able to tell them how much funding we have and the costs.

There was a discussion around whether Sports England would give funding toward the changing rooms and how the process would work once we have costings if we need to raise additional funds. The funding situation may well have change so we'd have to see where we can get funding from, and what that funding can be for. There then ensued a heated debate.

Mrs Valentine left the meeting as a result of a comment made by a member of public. Cllr Ward also left.

Mr Beard suggested some time to allow everyone to calm down and explained regarding the public's right to speak during public speaking, but not at other times in the meeting.

22/066 New Community Centre

Technical drawings required.

There was a discussion over whether to seek quotes for the technical drawings independently of the quotes we expect to receive through Go Homes. Cllr Gladwin said that he has been speaking to an architectural project manager who can at least give us a soft quote so that we can compare it with the quotes we get from Go Homes. Cllr Gladwin raised that if we appoint our own architect, independent of Go Homes, then they will report to us.

It was resolved to recommend to the Council to seek 3 quotes for the technical drawings. Proposed: Mrs Brock, all in favour.

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22/067 Open Space

- i) *Does the committee wish to recommend to the council that youth football would better suit this area than adults.*

Mr Beard explained that currently the designated football pitch is for adult use. It has now been proposed to change this to youth football and let the adult football go onto the Playing Field.

The above was resolved: Proposed: Mr Beard, Seconded: Mr Fairweather, all in favour.

The public asked what the reason for the change was and continued to interrupt the meeting.

22/068 A discussion on any actions to take going forward.

None.

22/069 Matters raised for the next agenda or for information only.

None.

22/070 Date of next committee meeting

2nd February 2023.

Cllr Ward returned.

The meeting closed at 8.05pm.

Minuted by Mrs A Baxter

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Signature

Date