

**Minutes of Meeting on 1<sup>st</sup> October 2020**  
**Elmstead Parish Council – New Community Centre Committee**  
**Community Centre, School Road, Elmstead Market, CO7 7ET**

**Present:** Cllr John Gray. Mr P Beard (chairman), Mrs P Anderson, Mrs C Brock, Mr R Fairweather (Vice Chair), Mr S Higgins, and Mrs R Valentine.

**Also present:** Mrs Baxter (clerk).

**Not present:** Cllr Martine Ward. Mrs J Grotier, Mrs D Stammers, Mrs J Triscott and Mr S Wright.

**20/011 Chairman's welcome**

Mr Beard thanked everyone for attending.

**20/012 Apologies of Absence**

Apologies were received from Mrs Stammers, Mrs Triscott and Mr Wright.

**20/013 Declaration of Pecuniary Interests and Non Pecuniary Interests.**

None.

**20/014 Approval and signing of the minutes from the meeting of 6<sup>th</sup> February 2020.**

It was resolved to accept the minutes from 6<sup>th</sup> February 2020 as true and accurate.  
Proposed: Mr Beard, Seconded: Cllr Gray, all in favour.

**20/015 A report on any updates since the last Committee meeting to include**

*i) Planning Application for the New Community Centre*

Cllr Gray updated the committee that the planning application for the community centre has been approved. The planning process did bring up the question of a disabled toilet in the changing rooms. Cllr Gray has spoken to Mr Tedder who doesn't believe it would be a legal requirement if there is a disabled toilet in the main section, he's checking and will be getting back to us. If we change the changing rooms around it may not meet the Sunday League rules.

*ii) The status of the Charity Field development*

Mr Beard explained that the Limited Company for the site build had gone into receivership. There is now a new company and they have started to build. Mr Fairweather and Cllr Gray had a meeting with Nigel Tedder who seemed confident that the company would continue the build and is sound.

The delay has possibly helped with the timing as we have to wait for the £400k contribution from the Church Road development.

*iii) The status of the Church Road development*

Mr Beard: This has also had delays, they can't start building until the footpaths are in. There have been discussions with the Parish Council on where they should go. Mr Gray added some detail regarding the location of the path and the installation of a new light opposite the entrance on Church Road.

Mr Higgins arrived.

**20/016 Lanswood Park development**

*An update regarding the section 106 agreement for the Lanswood development to include payment for a 3G artificial grass pitch.*

*To hear about the 3G pitch and to discuss a recommendation to the Parish Council to resolve that the environs for the New Community Centre are to include the 3G pitch.*

Cllr Beard: Lanswood wants to build additional commercial units but needs to bring utilities in from a long distance which costs millions. They are going to fund this by also building and selling houses. A viability study said that 70 houses were needed to do this. The development is attractive to TDC because it provides commercial building and employment. Mr Beard has had some very difficult negotiations with

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Lanswood and the outcome is that they will build 85 houses and supply and install a 3G artificial pitch for the Charity Field Land. This will enable the changing rooms to be used and we'll get the revenue for the upkeep of the Community Centre. A MUGA is traditionally a hard court surface in a caged area which can be used for 5 a side football, basketball etc. A 3G pitch has artificial grass and can be used for hockey, netball and football. It could be used for tennis but you have an uneven bounce. It will go at the far end of the field and be floodlit. The total cost is just short of £450,000. There will be maintenance costs and we'll need a maintenance machine.

It will be a 9 a side pitch, it won't be big enough for a full league match so it will be an additional provision alongside the football pitch on the site.

There was a discussion around the age ranges that would want to use the facility, how it might be managed by the PC or the Community Centre Charity and whether it would all be booked, or if there would be some free access.

It was raised that a MUGA could provide a greater variety of activities and that the committee needs to think further about the facilities and have a plan for sports taking into consideration what's available locally elsewhere. It was asked whether the 3G pitch could be changed.

However a MUGA would be a lot less expensive than the 3G pitch, and that would need to be considered in terms of the s106 offer.

Mr Beard suggested the decision on usage should go back to the Parish Council to decide and the Committee would then seek a solution based on their recommendation.

- 20/017     A discussion on any actions to take going forward.**  
To look into the Lanswood section 106 agreement.
- 20/018     Matters raised for the next agenda or for information only.**  
The 3G pitch/MUGA.
- 20/019     Date of next committee meeting**  
12<sup>th</sup> December 2020.

Everyone was thanked for attending.  
The meeting closed at 8.40pm.

**Minuted by Mrs A Baxter**  
**Contact: [elmsteadparish@gmail.com](mailto:elmsteadparish@gmail.com)**  
**Telephone: 01206 827139**

Signature .....

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