

**Minutes of Meeting on 3<sup>rd</sup> February 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 J Gray, Mrs J Grotier, Mrs D Stammers, Mrs J Triscott, Mrs R Valentine and Cllr Martine Ward (arrived during the meeting).

**Also present:** Mrs Baxter (clerk), Cllr A Gladwin and one member of public

**Not present:** Mr S Higgins and Mr S Wright.

**22/010 Chairman's welcome**

Mr Beard welcomed everyone and thanked everyone for their work since the last meeting.

**22/011 Apologies of Absence**

Mr S Higgins and Mr S Wright sent their apologies.

**22/012 Declaration of Pecuniary Interests and Personal Interests.**

None.

Cllr Ward arrived.

**22/013 Confirmation of approval and signing of the minutes from the meeting of 2<sup>nd</sup> December 2021.**

Approval, as given in the January meeting, was confirmed.

**22/014 Approval and signing of the minutes from the advisory meeting of 6<sup>th</sup> January 2022.**

It was resolved to accept the minutes from the advisory meeting of 6<sup>th</sup> January 2022 as true and accurate.

Proposed: Mr Beard, Seconded: Cllr Gray, all in favour of those who attended.

Mr Fairweather expressed his shock that the minutes recorded that the council did not have access to the 4 page specification at the December PC meeting, as they are part of the deed of variation on the planning.

Other issues were then raised such as the council asking for a commercial kitchen which is not wanted and that the outside facilities working party went to meet with Playquip and found out that someone from the council had already been. Many members of the committee were very unhappy with the council.

It was discussed that the communication between the committee and the council has not been good, historically there were more councillors on the committee but then only two and then Cllr Gray took a sabbatical due to illness so there has been a lack of communication. However, Cllr Gladwin has now started attending committee meetings with a view to improving that.

Cllr Gladwin reported that the council had thought that new regulations meant that a commercial kitchen was required and wanted to check that. After Cllr Gray returned the results of his investigations to the council, that it was not required, they were happy with that. He added that the council had questions regarding the specification at the December meeting, but nobody there who could answer them. Mr Beard asked Cllrs Gladwin and Ward if they could report back the committee's feelings to the council.

**22/015 A report on any updates since the last Committee meeting to include**

- i) *Any feedback from the Parish Council and a meeting held to progress the specifications of the Community Centre.*

There were no proposals or decisions at the January council meeting.

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- ii) *Any feedback from Go Homes regarding the Community Centre and the status of the Charity Field development.*

Cllr Gray reported that Go Homes will contract out the building work. The principal contractor will build and also subcontract. The council as the client will approve the principal contractor.

Cllr Gray has been in contact with Adrian Toulson who reports that they will be ready to start building in September. The 20<sup>th</sup> occupation will be approximately then. They need to know soon where we want the pitch so that they can level it out and seed it.

Mr Beard asked who will look into what needs doing with the pitch, other than the seeding?

- iii) *A meeting to be held with Go Homes 1<sup>st</sup> March.*

We have a meeting with Go Homes on the 1<sup>st</sup> of March to speak about the pitch and the specification. Cllrs Gray and Brennan, Mr Fairweather and the clerk will attend. If he is able, Cllr Gladwin will also attend.

- iv) *Correspondence with TDC Planning Obligations officer regarding the s106 and deed of variation obligations towards the new community centre.*

We have heard from a TDC Officer regarding the legal obligations for the planning, and there was some unexpected information that monies would be going into the council's account rather than TDC's account. Cllr Gray is looking into this.

- v) *The status of the Church Road development.*

No update.

**22/016 Outdoor sports and recreational facilities**

- i) *Football pitch specification – size, location, grassing, costs and funding, floodlights (location for electricity supply and planning permission).*

After a detailed discussion on pitch sizes it was decided that 105m x 68.5m is the preferred size, with a 5m run off.

It was resolved that the pitch is located next to the community centre. Proposed: Mr Beard, all in favour.

The floodlights will need planning permission and Cllr Gladwin expressed his concern that by the time the permission is granted the pitch will be done and equipment will then be driven over the pitch. Cables will also need to be installed. Cllr Gray said that we can ask Go Homes to put trunking in the for cables.

There was a discussion around whether we need floodlights, many clubs don't have them. They will be of benefit during winter and for evening games. Solar panels could be put on the floodlights, to make them more sustainable. We'll need to make sure that they are not shining onto homes and we'll need a switch or timer programme.

Cllr Gladwin had spoken to engineer who estimated a baseline cost of £80k. If we don't have enough we can get funding. Mrs Triscott added that the Big Lottery give funding of up to £200k.

- ii) *Other facilities - an update from the working party. To consider a discussion meeting between members of different groups to go through the options. (The NCC Committee working party, the Neighbourhood Plan Steering Group and the Parish Council).*

The working party presented their plans and ideas. Their proposal is for a playboat to the north of the community centre which has lots of play equipment for up to 12 year olds. To have 2 MUGAs to the west of the football pitch. 2 MUGAs are ideal so that the different sports linings do not get too confusing. There is a zip wire to

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the west of the MUGAs and gym equipment to the west of that. The whole package is approximately £500k and we have £430k in funding from the Lanswood s106. It was raised that we also have £139k from Go Homes. Cllr Gray added that we may be able to get the gym equipment from the sugar tax money TDC has told us about.

It was resolved to recommend this proposal to the council. Proposed: Cllr Ward, seconded, Mrs Triscott, all in favour.

The working party is to send the clerk the cost estimate.

**22/017 A discussion on any actions to take going forward.**

The meeting with Go Homes on the 1<sup>st</sup> March and the floodlights.

**22/018 Matters raised for the next agenda or for information only.**

None.

**22/019 Date of next committee meeting**

Thursday 3rd March.

Everyone was thanked for attending.

The meeting closed at 8.59pm.

**Minuted by Mrs A Baxter**

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