

Minutes of Virtual Meeting on 4th February 2021
Elmstead Parish Council – New Community Centre Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Mr P Beard (chairman), Mrs P Anderson, Mr R Fairweather, Cllr John Gray, Cllr Martine Ward, and Mrs R Valentine.

Also present: Mrs Baxter (clerk).

Not present: Mrs C Brock, Mrs J Grotier, Mr S Higgins, Mrs D Stammers, Mrs J Triscott, and Mr S Wright.

21/001 Chairman's welcome

Mr Beard welcomed everyone.

21/002 Apologies of Absence

Apologies were received from Mrs Brock, Mr Higgins, Mrs Triscott and Mr Wright.

21/003 Declaration of Pecuniary Interests and Personal Interests

None.

21/004 Approval and signing of the minutes from the meeting of 1st October 2020.

It was resolved to accept the minutes from 1st October 2020 as true and accurate.

Proposed: Mr Beard, Seconded: Mrs Anderson, all in favour.

20/005 A report on any updates since the last Committee meeting to include

i) The status of the Charity Field development.

Mr Beard reported that Nigel Tedder had left Go Homes and that there is a lack of contact now that he has gone. Cllr Gray visited the site before Christmas with Mr Fairweather and spoke with the sales director who was not very forthcoming.

ii) 20/01739/FUL: Proposed 8 bungalows with parking. Land at School Road Elmstead Essex CO7 7ET. To discuss the planning application for 8 bungalows on the site.

The history of the section 106 agreement on the Charity Field site was discussed, and that when a variation to the deed (Section 106 agreement) was proposed it was agreed to forego the land with the allotments on and receive a £50,000 contribution instead. This planning application is on that land. However, the signed deed of variation shows an orange area to the north of the site described as "reserved allotment land" which was not agreed by the committee or the PC. In the draft deed of variation we were given there was no change to the site plan for the open spaces area.

It was suggested that the planning application should be called in because of this issue. Mr Fairweather added a request to the PC to ask that the bungalows not be built until the Community Centre building is started.

A meeting is to be sought with Leslie Roberts (TDC legal) and Matthew Lang (TDC planning officer).

iii) The status of the Church Road development.

Mr Fairweather had visited the site but not been able to speak to anyone. There were no signs of footings or foundations being done and no roadways in. Mr Beard said that we should be able to contact Gus Newell and Robert Pomery for an update. It was discussed that if the timing of the Church Road development means a lag in the £400k contribution beyond where it's needed for the new community centre then we may be able to ask for a loan from TDC. Mrs Baxter has spoken to Richard Barrett (TDC Finance) who suggested we ask him nearer the time.

Signature

Date

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20/006 Outdoor sports and recreational facilities

- i) *To receive an update from the Parish Council on the Lanswood project for the MUGA and other outdoor facilities. What recommendations are the PC suggesting?*

There was a discussion around the facilities that the PC has been trying to get an idea of costings on: A MUGA/double MUGA with floodlights, a football pitch with floodlights, an outdoor gym, a toddlers play area and a children's playground, outdoor table tennis tables and CCTV. The pitch is to be 109m x 70m and includes enough room for the runoff and spectator requirements. The floodlights will only be on when the facilities are in use. It is not decided whether there will be a charge for the MUGA. Will there still be a nice area adjacent to the Community Centre? It was discussed where the toddler play area might be given that the handyman will need to access the back of the centre for the mower and will need turning spaces.

Cllr Gray stated that it would all fit in as it was all planned to scale, but not if we lose the orange area in the deed of variation.

Mrs Anderson said that it is not clear where the boundary is between back gardens and the development. It was thought that there would be a buffer zone between the two.

- ii) *To discuss a preferred package of facilities for the outdoor space to send to Lanswood to inform the section 106 amendment they will be applying for.*

The deed of variation has been drafted and refers to sports, gym and play equipment, no final decisions have been made.

- iii) *To discuss football teams using the football facilities.*

Cllr Gray spoke about the Reed Hall Sentinels who are hoping to start playing on the Playing Field behind Market Field School for the season from September. It will be all day on Sundays. They will mark pitches on the field. They have expressed an interest in using the new playing field once it is ready but need more than one pitch so would still need to use the Playing Field. We would then have the health and safety issues of kids crossing School Road.

Mr Beard said he has made a commitment to Colne Athletic for the new pitch. They are heavily linked to the village. They play on a Saturday.

20/007 A discussion on any actions to take going forward.

None.

20/008 Matters raised for the next agenda or for information only.

None.

20/009 Date of next committee meeting

4th March 2021.

Everyone was thanked for attending.
The meeting closed at 8.56pm.

Minuted by Mrs A Baxter
Contact: elmsteadparish@gmail.com
Telephone: 01206 827139

Signature

Date