

Minutes of Meeting on 5th May 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, Mr J Gray, Mrs J Grotier, Mrs D Stammers, Cllr Martine Ward, Mrs R Valentine and Mr S Wright

Also present: Mrs Baxter (clerk), Cllr A Gladwin and nine members of public

Not present: Mr S Higgins and Mrs J Triscott.

22/039 Chairman's welcome

Cllr Beard welcomed everyone to the meeting.

22/040 Apologies of Absence

Apologies were received from Mr Higgins and Mrs Triscott.

22/041 Declaration of Pecuniary Interests and Personal Interests

None.

22/042 Approval and signing of the minutes from the meeting of 7th April 2022.

This was held over as the minutes had not been completed.

22/043 A report on any updates since the last Committee meeting to include

i) Any updates from Go Homes?

It was explained that we are waiting for the costings for the full specification but have not heard anything yet. Go Homes will tender out to 3 principal contractors who will subcontract out. We should see these quotes.

The cost of materials has gone up, we don't know how much it will be. It was asked whether the specification would have to be changed if the costs come back too high, but if that's the case we can seek additional funding. It was thought that the cost information could be a while yet.

ii) Any further information on; solar panels, heating system, car charging points or other? Any actions to follow up on these items?

No further information. Cllr Ward has sent some information on solar panels.

iii) The status of the Church Road development.

The cricket club has asked where the development is up to in respect of having to install the footpath. The club also updated that it has been agreed for the net that is to go between the cricket field and the development will be installed on the cricket club side, but that Newell Homes will still install it.

A couple of months ago there were 4 houses occupied and 9 houses completed to be occupied in early summer. This and the next phase are all sold. The funds from School Road will go to TDC, but the funds from Charity Field will go to the PC. We think that this should have been TDC.

22/044 To consider a proposal to obtain other quotes for the provision of the Community Centre for comparison.

It was first decided to obtain further advice from TDC if the planning named Go Homes as the named builder for this project or if we should follow TDC procurement procedure. Clerk to contact TDC for advice via a meeting.

Signature

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It was discussed whether it would be a good idea to gain other quotes if TDC confirm it is not part of the planning application (see above). It will cost a considerable amount of money to do as we would have to hire a specialist. There are benefits to using GO Homes as they are already on site. If we do seek other quotes, we will need to follow the procurement legislation. A member of public suggested that we ask Go Homes for a feasibility quote before going to competitive tender. It was also suggested that we ask other community centres built as part of a development agreement what they did.

22/045 Outdoor sports and recreational facilities

A report back from discussions at the last Parish Council meeting. Any update on questions asked to TDC about planning permission for the football pitch and definition of Public Open Space?

Mr Beard reported that he went to the PC meeting and spoke about the facilities being 2 different projects. He doesn't know what needs planning permission but that will be handled by the PC. The clerk explained that a procurement process is on hold because of timing issues, and the length of time a quotation is valid for. Mr Beard said that there will be a meeting with TDC to discuss the planning and open space questions.

22/046 A discussion on any actions to take going forward.

Mrs Baxter is to find out about the procurement process.

22/047 Matters raised for the next agenda or for information only.

Three members of Colne Athletic were in attendance who explained that they have 2 teams who currently play in Brightlingsea and are looking for a community sports facility to play at. The members all grew up in Elmstead and the surrounding areas. They used to play in Elmstead when there was an Elmstead football club. They play in the Essex and Suffolk Border league.

A resident asked why the football team were in attendance when the question over whether planning is required has not been answered yet. They also asked whether the space was big enough to be safe. A 68 x 105m pitch with a 2m perimeter has been planned. A resident asked if a buffer could be considered and said that they are safety concerns for their children and property being hit by balls. They are also worried about traffic, parking, anti-social behaviour and littering. Mrs Grotier asked is there is anyone from the football league who can help and added that we did look at pitch sizing to leave more space.

22/048 Date of next committee meeting

7th July 2022 unless anything comes up in the meantime.

Everyone was thanked for attending.

The meeting closed at 8.10pm.

Minuted by Mrs A Baxter

Contact: elmsteadparish@gmail.com

Telephone: 01206 827139

Signature

Date