

Minutes of Meeting on 7th July 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) and six members of public

Not present: Mrs J Grotier, Mr S Higgins and Mrs J Triscott.

22/049 Chairman's welcome

Mr Beard thanked everyone for coming.

22/050 Apologies of Absence

Mrs J Grotier, Mr S Higgins and Mrs J Triscott.

22/051 Declaration of Pecuniary Interests and Personal Interests

None.

22/052 Approval and signing of the minutes from the meeting of 7th April 2022.

Because it was decided at the meeting to spend time hearing from the members of public and doing a Q&A session, the meeting was not formally started, and no minutes were taken.

22/053 Approval and signing of the minutes from the meeting of 5th May 2022.

It was resolved to accept the minutes from the meeting of 5th May 2022 as true and accurate. Proposed: Mr Beard, Seconded: Mrs Fairweather, all in favour.

22/054 Public Speaking

None.

22/055 A report on any updates since the last Committee meeting to include

i) Any updates from Go Homes?

We are having problems getting quotes as we need a start date before pricing, but we don't know when we will get the contribution from the Church Road development. Mr Fairweather will contact Go Homes for a meeting.

ii) The status of the Church Road development.

Mr Fairweather had spoken to Mr Newell (Newell Homes) and they have 9 occupations with 18 houses completed. Mr Newell expects the trigger point for the contribution to come at the end of the year. Phase 3 is being advertised as selling now.

It was asked if there will be a car park at the allotments. It was thought so but the clerk will check as the area looks small.

It was updated that the fencing between the development and the cricket ground will now be on the cricket ground side of the ditch.

22/056 Outdoor sports and recreational facilities

An update from the meeting held with Mr Pateman-Gee, Planning Manager, TDC.

Mr Beard, Fairweather, Mrs Baxter and Cllr Gary Scott attended the meeting.

It was clear from questions being asked by residents that we needed clarification from TDC.

Mr Pateman-Gee confirmed that the Deed of Variation is a legally binding document which becomes part of the s106 agreement and supersedes the parts of the s106 that it is varying. We were told that the land is being sold to the Parish Council as a legal condition and that it will be under the council's control and that the obligations in the s106 and subsequent deeds do not give the right of public access.

TDC confirmed that as the council is a Local Authority, Part 12 of the General Permitted Development Order is available. This includes structures on the land up to 4m tall and

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buildings of up to 200 cubic metres capacity without planning permission within the criteria of the Order. Planning permission will not be required for a football pitch. The height of the proposed play ship and MUGA fencing will need to be checked.

The access road is a private road, but the legal agreement provides for access to the community centre.

We discussed procurement, which has very strict processes. However, as it is part of a legal condition for Go Homes to provide a community centre we do not have to go to tender.

Residents brought up a number of issues regarding the planned football pitch. They are concerned about health and safety, noise and rubbish.

Mr Beard said that the committee and council will take health and safety into account and have been looking to swap pitches with the playing field so that kids' football is held on the open space. It's difficult to access the ground to look at specific sizes at the moment.

Residents asked will it come under the PC insurance? The clerk is to follow up on this.

Mr Beard covered the history of the plans, that there was an open day in the early days of planning, the village has been aware of the plans, they have been discussed in public meetings since the plans were agreed. He also explained the history of the Elmstead football club who played for a long time on the playing field but there were issues with the use of changing rooms. The PC had no land to offer as an alternative but tried to negotiate for something with new developments. It wanted to create a new community centre and football pitch. The initial plan was for Church Road, that it would be a village hub as it is next to the cricket pitch, but the developer sold, and the new developer did not want to do it. The site underwent a very long feasibility study, and the only way the village could get a contribution from it was for the number of houses to increase from 20 to 41. The new community centre and football pitch had to move to Charity Field as it was the only place for it. There were questionnaires in Upmarket about the uses of the new community centre. Many years of work have gone into providing facilities for the growing village which has very few at the moment. The football is tied to the changing rooms in the new centre, it can't go anywhere else.

22/057 A discussion on any actions to take going forward.

To arrange a meeting with Go Homes.

22/058 Matters raised for the next agenda or for information only.

None.

22/059 Date of next committee meeting

To be decided.

Everyone was thanked for attending.

The meeting closed at 8.11pm.

Minuted by Mrs A Baxter

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Signature

Date