

**Minutes of Meeting on 7<sup>th</sup> October 2021**  
**Elmstead Parish Council – New Community Centre Committee**  
**Community Centre, School Road, Elmstead Market, CO7 7ET**

**Present:** Mr P Beard (chairman), Mrs C Brock, Mr R Fairweather, Mrs J Grotier, Mr S Higgins, Mrs D Stammers, Mrs J Triscott, Cllr, Mrs R Valentine and Mr S Wright.

**Also present:** Mrs Baxter (clerk) and one member of public

**Not present:** Cllrs J Gray and Martine Ward, Mrs P Anderson

**21/020 Chairman's welcome**

Mr Beard welcomed everybody to the meeting.

**21/021 Apologies of Absence**

Cllr Gray and Mrs Anderson sent their apologies.

**21/022 Declaration of Pecuniary Interests and Personal Interests**

None.

**21/023 Approval and signing of the minutes from the meeting of 5th August 2021.**

It was resolved to accept the minutes from 5th August 2021 as true and accurate.

Proposed: Mr Beard, Seconded: Mr Fairweather, all in favour.

**21/024 A report on any updates since the last Committee meeting to include**

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

Mr Fairweather and Mrs Triscott met with Olver Hookway a couple of weeks ago, with Mr Beard joining the meeting part way through. Mr Hookway has given a timing of mid 2023 for completion of the building site. He also said we need to get a specification book together, that we need working drawings and that we need a project manager. Mr Tedder had said Go Homes would do this for us, but they have cut their workforce and no longer have an architect's department. We don't have the funds to pay for a project manager, Mr Fairweather will do this with help from Go Homes. They need the working drawings before they can discuss with the timber frame people what to build. Mr Hookway has since e-mailed to say that he is looking at construction drawings and specifications and will send them to us. We'll wait and see what we get from him, but it was discussed that we could ask a local person to help us or visit other village halls for help with these.

Mr Fairweather was asked if he was happy to take on the role of project manager, it will be a lot of work. He is, but if it's too much to say so.

Mr Beard thanked Mr Fairweather and Mrs Triscott for meeting with Mr Hookway, it was a good idea to meet with the top person.

Mr Fairweather reported that when he met the site manager a year ago, he did not know anything about building the community centre, but when he met with him recently it was a different story. They know what they are doing and being positive about it.

Mr Hookway said that they will get the football pitch level and ready for seeding and turfing. It will cost about £25,000 for turfing. Mrs Grotier suggested that there may be opportunities with the FA or other organisations for funding.

Mr Hookway thought it would cost £800,000 for the community centre to be fully finished. It was asked whether that includes solar panels and electric car charging points. That is why a full spec is needed.

They spoke about getting the £400k from the Church Road development and Mr Hookway thought he could help with the cash flow and asked what we were doing with the current community centre. It was discussed that nothing can be done with this site until the new one is ready. The clerk updated the committee that the

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Neighbourhood Plan Steering Group is looking at options for the current site as part of their investigations, and a feasibility study is being done to see if any affordable housing could be built for the benefit of the 2<sup>nd</sup> generation who are priced out of staying in the village.

*ii) The status of the amended deed of variation for Charity Field.*

This is still in process. Mr Fairweather pointed out that the PC's response to the application for 8 bungalows on the site is not on the TDC website. Mrs Baxter will follow this up with the planning officer.

*iii) The status of the Church Road development.*

Mr Fairweather spoke to the site manager who said that 6 houses would be occupied by Christmas. If they continue at the same rate, we could be due to get our funding by June next year. This will be good timing for the new community centre. Mr Beard suggested he might try and meet with Mr Newell on site.

**21/025 Outdoor sports and recreational facilities**

*To hear back from the working party regarding facilities for the outdoor space.*

Mrs Grotier reported that they have been working hard and have quite a few ideas. They are looking at the football pitch/MUGA/both and have been discussing how to appeal to everybody, especially the over 10s. They are very keen on the idea of a skate park and/or BMX track. Photos of examples in Harwich and Tiptree were shared. Both examples of skate parks are less than 40m x 70m and the Harwich skate park cost £56k. There is a lot of funding available. Mr Beard mentioned the BMX track at the rugby club as an example of a BMX track.

It was discussed that various elements of the outdoor provision could be spread around the site, possibly even around the village, although it was raised that having equipment around the football pitch could be dangerous. It was raised that Ian Davidson had spoken to us about sugar tax money being available.

The committee reviewed the plan of the open space and looked at where things could go. The whole area is 270m x 70m. The football pitch will need to be over 105m x 65 m with a 3m perimeter. It was suggested that it might be better for the MUGA to be closer to the community centre for those paying for bookings.

It was discussed that the open space provision could lead to antisocial behaviour, and this will need to be looked at.

It was asked if an outdoors gym would be used and suggested that the most successful outdoor gyms are placed along a trail. A ground level trampoline was discussed with reservations around it getting filled with water and the maintenance of the springs.

**21/026 A discussion on any actions to take going forward.**

Mr Fairweather will get clarity on the working drawings from Mr Hookway. Mr Higgins will contact the Essex LDP (Local delivery Pilot) which is an initiative to build healthier, more active communities.

**21/027 Matters raised for the next agenda or for information only.**

None.

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**21/028**     **Date of next committee meeting**  
2nd December unless something comes up in the meantime.

Everyone was thanked for attending.  
The meeting closed at 9.08pm.  
**Minuted by Mrs A Baxter**  
**Contact: [elmsteadparish@gmail.com](mailto:elmsteadparish@gmail.com)**  
**Telephone: 01206 827139**

Signature .....

Date .....