

Minutes 6th September 2018
Elmstead Parish Council – New Community Centre Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Cllrs Paul Beard (Chair), Jane Triscott, John Gray and Martine Ward. Mrs E Chubb, Mr S Higgins, Mrs H McGrath, Mr P Saill, Mrs D Stammers, Mrs R Valentine and Mr S Wright

Also present: Two members of the public

Not present: Mrs C Brock, Mr R Fairweather and Mrs J Grotier

18/025 Chairman's welcome

Cllr Beard thanked everyone for coming and welcomed Mr Higgins to the committee. He announced that the committee has lost a member due to Mr Kavanagh's resignation from the Council.

18/026 Apologies of Absence

Apologies were received from Mrs C Brock, Mr R Fairweather and Mrs J Grotier.

18/027 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

18/028 Approval and signing of the minutes from the meeting of August 2nd 2018.

It was resolved to accept the minutes from August 2nd 2018 as true and accurate.
Proposed: Cllr Beard, all in favour.

18/029 A report from interim PC meetings and any decisions made. Any further updates?

Cllr Beard reported that contracts have been exchanged for Charity Field (purchased by Go Homes) but it still needs to complete. He has spoken to Nigel Tedder, a director at Go Homes, who is happy to come and see the committee after completion. Charity Field is our preferred solution but it is not yet a definite agreement.

He has not spoken to the Church Road developers, we have not been in a position to respond to their request as we have not known that we have a definite alternative site for the community centre. He has written to Robert Pomerey (Church Road) in respect to the news of the exchange on Charity Field and asked for an update from them. Mr Tedder has not heard from them either but will keep us up to date with any news.

18/030 Subcommittee reports:

i) Funding and feedback from other community centre projects.

Cllr Triscott reported that she had met with Sue Sheppard (RCCE), along with Mr Fairweather and Mr Wright. Sue went into a lot of detail regarding community centres and will come to a committee meeting to talk to everyone. There had also been a meeting with Mr N Berry who advised that we go to the legal department at TDC to get the contribution figures agreed in writing as we only have verbal agreements so far.

There was a discussion around Church Road making a new application and what that could look like. There is a discussion to be had around how much they will contribute to the community centre if they keep the allotments and football field as part of the s106 agreement and how much extra we might get if they no longer give the land for the building to the Council. Mr Pomerey previously said an extra £20-£30k although we have been advised it is worth more.

Sue Sheppard advised that we should be able to get additional funding. Mrs McGrath reported that she has spoken to colleagues at Chelmsford Council about

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grants and funding and they have said that a neighbourhood plan is advisable as that informs as to the why and how the charitable contribution will be spent. We don't have a neighbourhood plan so Mrs McGrath advised that we need to sell our idea, however it we package it.

Cllr Beard added that if some of the extras, for example a 3G pitch, are not covered by the funding they could be paid for by the sale of the current community centre.

Mrs Sheppard had spoken about getting a manager for the community centre long term. It was discussed that currently the Council owns the building but that a committee runs it and the Council has nothing to do with that. We will have to decide how to manage the new community centre.

It was agreed that Cllr Triscott will ask Mrs Sheppard whether we need a neighbourhood plan to apply for funding, and that we will invite Mrs Sheppard to the November Committee meeting for further information. It was also agreed that we invite Mr Tedder to the October Council meeting.

Mrs Valentine spoke about a Village Hall Conference being organised by RCCE on the 13th October at Peldon Village Hall. It's £15/ticket and she would like to go with Mrs Brock. It was agreed that they will attend and put forward the expenditure to the Council for approval.

Mrs Sheppard also suggested visiting the Albert Edward Hall in Clacton, along with the Lawford and Peldon halls still to visit.

ii) Designs and plans for the new hall.

Cllr Gray reported that he had made changes to the plan as discussed in the last meeting. The kitchen area is bigger and a corridor has been removed. The two sports changing rooms have had to be changed to meet regulations, so they are now 5m x 5m, and the official's changing room is 3m x 3m. He has also changed the toilets. The new plans were circulated and discussed. A separate unisex disabled toilet facility needs to be provided in case you have someone with a carer who needs to go in too. The number of external doors was minimised for security but we need some for fire escapes. The kitchen will have doors to the outside so that drinks and food can be served at sports events. It was asked why the scouts' storage is only accessible from the outside, they might need equipment during their meetings in the hall. It was suggested that the small store and scouts store could be swapped so there is access from the large hall.

The wall between the main hall and small hall could be bi-fold so that the halls could be combined for larger functions.

It was asked if the main hall was of the right size for badminton but it is not as the height of the ceiling has been brought down.

There was a discussion around the large hall being internal and how it would get natural light, it could have a pitched roof with high windows but then it would be harder to heat the hall space. Great Horkesley had a pitched roof but had to put a fake ceiling in to improve the acoustics.

It was discussed that some sporting activities in the hall would require changing rooms so it would be good to have the access from the hall as well as externally. Mr Higgins pointed out that the main hall is too small for cricket nets. It was discussed that although it would be good to be able to provide them, there are other options and the hall would need to be significantly bigger which would increase the costs. However we could look into accommodating the nets outside with floodlights for evening use.

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The external aspect and elevations were discussed. Peldon Hall has doors which open onto the green, which is nice for weddings.
Cllr Beard suggested that we give our plans to Mr Tedder at our next meeting and ask him for his feedback. We can also ask if he has an architect we can use.

- 18/031 A discussion on any actions to take going forward.**
Cllr Triscott is to contact Sue Sheppard to ask if a neighbourhood plan is necessary for funding.
Cllr Gray will revise the plan for points raised this evening.
Cllr Triscott's working party will visit more halls.
Cllr Beard will chase Robert Pomerey and Newell Homes for an update.
- 18/032 Matters raised by Councillors for the next agenda or for information only.**
None.

The meeting closed at 8.43pm.

Minuted by Mrs A Baxter
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Signature

Date