

Minutes 6th December 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. Mrs C Brock, Mrs E Chubb, Mr R Fairweather, Mr S Higgins, Mrs H McGrath, Mr P Saill , Mrs D Stammers, Mrs R Valentine and Mr S Wright

Also present: Mrs Baxter (clerk)

Not present: Cllr Martine Ward and Mrs J Grotier.

18/042 Chairman's welcome

Cllr Beard welcomed everyone and suggested that we miss the January meeting and hold the next meeting in February (unless something comes up).

18/043 Apologies of Absence

Mrs J Grotier sent her apologies.

18/044 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

18/045 Approval and signing of the minutes from the meeting of November 1st 2018.

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

Proposed: Cllr Gray, Seconded: Cllr Triscott, all in favour.

18/046 A report on updates since the last Committee meeting to include a discussion of:

- i) *Planning Application 18/01884/FUL Land to The West of Church Road Elmstead Essex CO7 7AR Erection of 41 no. residential dwellings, open space, allotments, parking, access and landscaping. Deadline for PC comments 21/12/18 and*

This application is to be discussed at the December planning committee meeting and is likely to be referred to the December PC meeting for further discussion and a decision.

Some members of this committee felt that we couldn't afford to lose the £400k contribution to the new community centre whilst others argued that TDC will have to look at the planning history of the site, it has its 5 year housing supply and the new application takes away the playing field and doubles the houses so could possibly fail. We could fight for more. It was discussed that Church Road and the junction with Colchester Road is not suitable for extra vehicles. Church Road residents will object.

There is a health and safety issue with the cricket balls coming from the adjoining cricket club. The development is too close, they need high fences to stop the balls which may be unsightly.

The developer (Newell Homes) has said that the original planning will not release enough profit to provide the £400k contribution. They will have to do a viability study. Mr Tedder has informed us that on the viability study the developer is allowed to put the current worth of the land rather than the actual cost.

If TDC refuse this application Newell Homes will appeal. There is also the possibility that they can put in a new application with no contribution. They have said that if they have to reduce the number of houses it will reduce the £400k.

It was asked if we can ask for an additional £90k as the playing field has been removed from this application. The developer has been asked this and has

Signature

Date

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

said no. We have the option to ask for that in our response, it's a dilemma as to whether that will put the £400k at risk.

The timing is an issue, if the application is refused and it goes to appeal it will add a year to the process. The funding will be required when Go Homes build it so we'd have to raise the finance ourselves or arrange the build ourselves at a later date. It's likely that this will be in 2020. This would give time to try and raise funds, we don't have the experience but we could use professionals.

It was discussed that some members would be objecting to the application personally. Cllr Beard asked the committee to give an idea of whether they would endorse this application. A show of hands showed that 10 members were in favour of endorsing it and 1 against. 1 member abstained.

- ii) *Planning Application 18/01863/DETAIL Charity Field Land South of Colchester Road Elmstead Essex CO7 7ET Erection of up to 50 dwellings and a new community building, provision of dual-purpose car park, new village allotments and public open space. Deadline for PC comments 21/12/18.*

See item 18/047(ii)

- iii) *Any other updates.*

No.

18/047 Subcommittee reports:

- i) *Funding and feedback from other community centre projects.*

Cllr Triscott has been back to Peldon Village Hall and Albert Edward Hall with Mr Wright and Mr Fairweather. Mr Wright commented about the mistakes made; a ceiling which is too high, the acoustics aren't right, the lighting, not enough storage. Cllr Fairweather added that the Albert Edward Hall has air conditioning which costs £5,000/year to run and £600 every 6 months for servicing. He spoke to Mr Tedder who confirmed that there will be no air conditioning for our hall.

It was asked whether they'd got any good ideas regarding fund raising. The buy a brick scheme raised £15k for Peldon.

It's difficult at the moment as we don't know if we have £400k or £800k but either way we'll need more for extras. It was suggested that we get more feedback from people who raised funds themselves for a hall as to how they did it.

- ii) *Designs and plans for the new hall.*

Nigel Tedder has provided a plan which is not suitable. The kitchen does not service both halls and the main exit faces onto School Road. A small kitchenette opening onto the foyer has been added. The plan is for 600m². The committee looked at the plans.

The overall cost was discussed, Sue Sheppard (RCCE) thought £1.2million was too much, we've had an estimate of £880,000 and Nigel Tedder thinks £800k will build it. The hall heights are 3m and it's made of bricks and block, no steel frame. We could get more for £800k depending on the finish we require. The building work will start in Spring 2019 and it's possible they will start the community centre in Spring 2020.

The current community centre needs registering with land registry, this is to be added to the next PC meeting agenda.

Mrs McGrath left the meeting.

Signature

Date

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

- 18/048** **A discussion on any actions to take going forward.**
Cllr Triscott and Mrs Brock are to speak to Sue Sheppard about fund raising.
- 18/049** **Matters raised by Councillors for the next agenda or for information only.**
It was suggested that we ask Sue Shepherd to attend another meeting.

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

Signature

Date