

Minutes 9th May 2019
Elmstead Parish Council – New Community Centre Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Cllrs Paul Beard (Chair), John Gray, and Martine Ward. Mrs E Chubb, Mr R Fairweather, Mr P Saill, Mrs D Stammers and Mrs R Valentine.

Also present: Mrs Baxter (clerk) and 4 members of the public

Not present: Mrs C Brock, Mrs J Grotier, Mr S Higgins, Mrs H McGrath, Mrs J Triscott, and Mr S Wright

19/029 Chairman's welcome

Cllr Beard thanked everyone for coming.

19/030 Apologies of Absence

Mrs J Triscott, Mr S Higgins, Mrs C Brock, Mrs J Grotier and Mr S Wright sent their apologies.

19/031 Declaration of Pecuniary Interests and Non Pecuniary Interests

None

19/032 Approval and signing of the minutes from the meeting of 4th April 2019.

It was resolved to accept the minutes from 4th April 2019 as true and accurate.

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

19/033 Report on actions from the last Committee meeting not included elsewhere on the agenda.

None

19/034 A report on any other updates since the last Committee meeting.

Cllr Beard: Go Homes now officially own the field. The Church Road development is delayed again. The developers put in a viability study to say that the original planning is not feasible and TDC are reviewing the figures. Unless we receive the £400k from the Church Road development we are in trouble and will have to raise the additional funding ourselves. We have been waiting for Go Homes to take ownership of the field before we can do this.

19/035 To discuss a meeting request from Go Homes

Go Homes has requested a meeting between themselves, TDC and the Parish Council to discuss a deed of variation to the existing section 106 agreement for the Charity Field development.

Cllr Beard: In his view it would be a good idea to meet with TDC and put our own view forward. We've met with TDC before and spoken about ring-fencing the 400k. Some of those people have moved on so it would be good to discuss this with the new officers. He suggests meeting with Go Homes first for a preliminary discussion.

The committee went through Go Homes' suggested changes to the section 106 agreement and resolved to recommend the following to the Parish Council to decide at the May council meeting:

That the public open space contribution of £139,125 towards the provision of equipment and/or the improvement of facilities at the play area at Old School Lane be redirected towards the provision of a football pitch, play area or the community centre on the Charity Field development site.

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Proposed: Cllr Beard, all in favour.

It was discussed that we could get allotments from the Church Road development. The playing field on Charity Field will need seeding and we'd like a playground, if we throw this into the mix it could go towards this.

That the allotments are not required and the land will be retained by Go Homes, subject to Go Homes building the community centre. If Go Homes gives a payment of £400,000 in lieu of the community centre build (in accordance with Schedule 4 point 5) then the allotment land is still to be provided.

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

Go Homes proposed a suggested approach as follows (*in italics*)

1. *Design and specification for the community centre to be agreed with the Parish prior to the first occupation.*

The committee recommends a discussion with Go Homes to find out what happens if the design and specification are not agreed prior to first occupation.

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

2. *Go Homes Ltd to enter into a build contract with the Parish Council to build the Community Centre. With payment of £400,000 being made to Go Homes.*

The committee agrees with this.

Proposed: Mr Fairweather, Seconded: Cllr Ward, all in favour.

3. *Subject to the Parish Council having the additional funding available to commence the building of the new community centre.*

The committee agrees with this.

Proposed: Mrs Stammers, Seconded: Cllr Ward, all in favour.

4. *Should the additional funding not be available within 12 months of the first occupation the community centre land and associated car park land to be transferred to the Parish.*

The committee recommends that the above is changed to "within 12 months of the 25th occupation".

Proposed: Cllr Beard, Seconded: Cllr Ward, all in favour.

5. *Should the additional funding not be available within 24 months of the first occupation a payment of £400,000 in lieu of the community centre build contract will be made.*

The committee recommends that it is clarified who is giving the payment to whom. Also that point 4 and point 5 need to be the same length of time, whether it is 12 months or 24 months. It also recommends that "within 24 months of the first occupation" be changed to "within 24 months of the 25th occupation".

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

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Mr Fairweather will arrange a proposed meeting date with Mr Tedder of Go Homes for after the council meeting. The date will be circulated for anyone who would like to attend.

19/036 Subcommittee reports:

i) Funding update and feedback from other community centre projects.

Mrs Valentine: Attended a meeting in Clacton voluntary services with Mr Fairweather. They thought it would be about funding but the majority of the meeting was about trustees.

Jessica Leonard from the National Lottery was there talking about how to apply, the initial application is easier now. They spoke to her about our situation and asked if we had £400k towards a £1 million build could they give the other £200k? She said yes, they can match fund. She said she can meet with us in Clacton on the first Tuesday of the month, you have to book a 1 to 1 meeting. We'd get a response within 3-6 months of application. They don't expect detailed figures at day 1 but with a £1 million estimate we'd need some grounds to justify the cost. Cllr Fairweather will ask Mr Tedder to put something together for this.

The meeting also spoke about using social media to raise funding, and setting up a Facebook page for the charity.

Cllr Beard thanked Mrs Valentine and Mr Fairweather for their time in attending this meeting.

Mrs Valentine, Mrs Triscott and Mrs Brock are going to a national lottery funding meeting on the 21st.

ii) Designs and plans for the new hall.

Cllr Gray: We've not had anything back from Go Homes. The committee looked at the last plan sent and had a discussion regarding the kitchenette and community café. Some members were in favour, with it giving people somewhere to go and socialise. Others felt that it wouldn't get used. Some felt that we would get the volunteer help necessary to run it and others felt we wouldn't. A member of the public suggested a vending machine. Mrs Valentine responded that a friendly face is better. Mr Fairweather will bring this up at the meeting with Mr Tedder, and ask if the kitchenette can be moved out of the office space.

The subject of having a bar in the kitchen was also raised, the public were in favour and said that if it didn't work we could always shut it.

19/037 Public Meeting Options

i) A public exhibition

Cllr Beard: We want to have a public meeting to get feedback on topical items. We are still not in a position to have the information to run with this. We need drawings from Mr Tedder. To be added to the next agenda.

It was discussed how the meeting could be advertised as you need to provide information a month in advance for Upmarket. It was suggested that we can leaflet drop, put signs on the green, use social media and the noticeboards.

Also to put the plans up permanently in the hall.

ii) A questionnaire

Cllr Beard: We could have this at the public meeting, put it on social media, people can come into the hall and give their answers. We'll keep the questionnaire for the discussion regarding the exhibition.

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- 19/038 A discussion on any actions to take going forward.**
Mr Fairweather is to speak to Mr Tedder and share the date for the meeting.
- 19/039 Matters raised by Councillors for the next agenda or for information only.**
The members of the public were asked if they had any questions. They asked about getting a license for the new community centre. We need to look into this. The public felt that the community pub should be run by the community with profits to be made for the community. There was a discussion around how difficult it is to get volunteers and that it may be that the football club would want to run the bar, and they would keep the takings.
The next meeting is the 6th June.

Everyone was thanked for attending.
The meeting closed at 8.56pm.

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

Signature

Date