

**Minutes 6<sup>th</sup> June 2019**  
**Elmstead Parish Council – New Community Centre Committee**  
**Community Centre, School Road, Elmstead Market, CO7 7ET**

**Present:** Cllrs John Gray and Martine Ward. Mrs C Brock, Mrs E Chubb, Mr R Fairweather, Mr S Higgins, Mrs D Stammers, Mrs J Triscott, and Mrs R Valentine.

**Also present:** Mrs Baxter (clerk), District Councillor Gary Scott and 3 members of the public.

**Not present:** Cllr Paul Beard, Mrs J Grotier, Mrs H McGrath and Mr S Wright.

**19/040 Chairman's welcome**

Mr Fairweather was acting Chairman for the meeting as Cllr Beard was unable to attend. Mr Fairweather welcomed everyone and introduced Cllr Gary Scott to the attendees.

**19/041 Apologies of Absence**

Apologies were received from Cllr Paul Beard, Mrs Grotier and Mr Wright.

**19/042 Declaration of Pecuniary Interests and Non Pecuniary Interests**

None.

**19/043 Approval and signing of the minutes from the meeting of 9<sup>th</sup> May 2019.**

It was resolved to accept the minutes from 9<sup>th</sup> May 2019 as true and accurate.

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

**19/044 Report on actions from the last Committee meeting not included elsewhere on the agenda.**

There was nothing additional.

**19/045 A report on any other updates since the last Committee meeting.**

There was nothing additional.

**19/046 To report on a meeting with Go Homes 22<sup>nd</sup> May 2019**

*Please see notes of meeting. To review the next steps.*

Mr Fairweather explained that we had a meeting with Nigel Tedder regarding amending the section 106 agreement. We put our proposals to Mr Tedder who agreed with all of them but 1, he is thinking about the allotments.

We need to have a meeting with Go Homes and TDC. We hope to have Gary Guiver, Cath Bicknell and Matthew Lang from TDC planning there. Cllr Beard is trying to get hold of Matthew Lang. Cllr Gray added that it will have to be the council that tells TDC we want changes from the 1<sup>st</sup> occupation to the 25<sup>th</sup> occupation. Cllr Scott advised us to be careful and ensure it's in the planning conditions.

Mr Fairweather added that we need to ask for the Church Road money up front, "pre-commencement of build".

There's a meeting with Mr Tedder tomorrow to discuss the last tweaks of the plans.

**19/047 Subcommittee reports:**

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

Mrs Triscott: We went to see Jess Leonard from the Big Lottery Fund who was very helpful but we need the Church Road section 106 agreement to be sorted before we can start applying for funding. We also met with Cllr Scott yesterday who was very helpful and discussed some ideas, we'll go from there.

Mr Fairweather: spoke to Matthew Lang this afternoon to say we're concerned about the Church Road funding and asked to see him. All he can say is that the

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feasibility study has taken place and it's gone to consultants to review. There is disagreement about the provision of affordable homes. Newells don't want to build them and TDC are asking for money instead. Mr Lang is positive that the £400k contribution will stay in there, but the application has to be agreed by the planning committee.

Cllr Scott: Explained that there are new councillors on the committee and that it may be worth going to the next committee meeting to see how the land lies. Some are experienced, some are new. We can lobby the members, send letters to the committee. The Chairman of the committee, Cllr John White, will know the history, he's seen Charity Field. We'll know the other members of the committee in the next few days. Cllr Jeff Bray is the Vice-Chairman.

Mr Fairweather: We don't know how the committee will react to the Church Road application. Mr Lang thinks that it won't get to the committee until the end of July. Cllr Scott added that only members who attend the site visit are allowed to vote.

We should send a representative to speak at the at the site visit.

It's a legal requirement that if a councillor sits on the planning or licensing committee they must have training.

Cllr Gray asked why the contribution for social housing from Church Road can't go into a pot for Elmstead, we need social housing.

Cllr Gray: If you get houses rather than a contribution you can get it restricted to Elmstead residents. We could speak to the planning officer about what they intend to do.

There was a discussion around the social housing house on Winterbourne Gardens which has been sitting empty for 6 months. Cllr Scott will flag it to TDC. Mrs Triscott has spoken to Sue Sheppard (RCCE) and TDC and is waiting to see what will happen with the £400k contribution from Church Road.

Cllr Scott has spoken to Ian Davidson (TDC Chief Executive) about a tour of the 4 ward villages. He'll be visiting on the 11<sup>th</sup> July and will likely be in Great Bromley 10.45-11.00am. He will be very restricted on time, but it's an opportunity to speak to him about the new community centre and funding. It was discussed that we can have the plans out ready for him to view. Cllrs Scott and Wiggins will attend. Mr Davidson has requested an update on Charity Field from Mrs Bicknell, he'll be fully briefed.

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

There was not much of an update, with the meeting with Mr Tedder taking place tomorrow to discuss the plans and try and get a specification to go to TDC with. Cllr Scott advised that there are energy efficient charities who will give money for environmentally friendly projects, e.g. the Carbon Trust. If we can prove that we are building an A or B rated building it improves our chances.

**19/048 Public Meeting Options**

*i) A public exhibition*

It was resolved to hold an exhibition at the community centre once the plans are finalised, date to be decided, with some nice plans from Mr Tedder. Cllr Gray suggested we avoid July/August for the exhibition.

Proposed: Mrs Triscott, Seconded: Mrs Valentine, all in favour.

It was suggested that we put something together for the Primary School Fete on Friday 28<sup>th</sup> June 3.15-6.00pm in addition to the exhibition. The clerk is to find out when the gazebos are being set up for the fete.

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*ii) A questionnaire*

It was resolved that this would be a feedback form at the exhibition.

Proposed: Mrs Triscott, Seconded: Mrs Brock, all in favour.

**19/049 A discussion on any actions to take going forward.**

Nothing additional.

**19/050 Matters raised by Councillors for the next agenda or for information only.**

Mrs Stammers told the committee that a fixed bond in EMCHAT's name has matured and the funds of £7,212.44 will be paid into the New Community Centre account Mr Fairweather has set up. There is already £970.04 in there from the garage sale and jumble sale. There is other money to transfer too.

Everyone was thanked for attending.

The meeting closed at 8.25pm.

**Minuted by Mrs A Baxter**

**Contact: [elmsteadparish@gmail.com](mailto:elmsteadparish@gmail.com)**

**Telephone: 01206 827139**

Signature .....

Date .....