

Minutes 1st August 2019
Elmstead Parish Council – New Community Centre Committee
Community Centre, School Road, Elmstead Market, CO7 7ET

Present: Cllrs Paul Beard, John Gray and Martine Ward. Mrs E Chubb, Mr R Fairweather, Mrs D Stammers, Mrs J Triscott, Mrs R Valentine and Mr S Wright.

Also present: Mrs Baxter (clerk) and 1 member of the public.

Not present: Mrs C Brock, Mrs J Grotier and Mr S Higgins.

- 19/062 Chairman's welcome**
Cllr Beard welcomed everyone.
- 19/063 Apologies of Absence**
Apologies were received from Mrs C Brock, Mrs J Grotier and Mr S Higgins.
- 19/064 Declaration of Pecuniary Interests and Non Pecuniary Interests**
None.
- 19/065 Approval and signing of the minutes from the meeting of 4th July 2019.**
It was resolved to accept the minutes from 4th July 2019 as true and accurate.
Proposed: Cllr Ward, Seconded: Mrs Triscott, all in favour.
- 19/066 Report on actions from the last Committee meeting not included elsewhere on the agenda.**
None to report.
- 19/067 A report on any other updates since the last Committee meeting. To include the meeting with TDC.**
Cllr Beard: Went with Cllr Gray and Mr Fairweather to meet with Go Homes and TDC on the 9th July to discuss the changes to the section 106 agreement for Charity Field. The idea was to present the changes and also discuss the Church Road development. They met with Gary Guiver and Matthew Lang from TDC, but Nigel Tedder was not present from Go Homes.
They discussed diverting the open spaces contributions from Church Road (approx. £100k) and Charity Field (139k) to the new community centre. TDC agreed that you couldn't spend £240k on the playground, but didn't give a definite yes.
TDC agreed to nearly everything we wanted but without Mr Tedder there it couldn't be finalised.
Cllr Gray: We asked to receive the £400k from the Church Road development pre-commencement of building but TDC were not in favour. They did say that they would keep it to the 10th building though despite the increase in the number of buildings. (To check the original agreement).
Cllr Beard is to chase Mr Tedder to confirm the agreed changes with TDC. We did invite Mr Tedder to this meeting but did not receive a response. The clerk is to invite him to the September meeting.
TDC is still checking the feasibility of Church Road and thinks that the developer can make a social housing contribution. They are happy with the site being big enough for 41 houses.
The clerk is to contact Mr Lang to ask for an update on when the Church Road application will go to the planning committee.
It will help if we go and support the application when it does get discussed by committee. The PC made a neutral response to the application. A member of the NCCC could attend to represent the committee.

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19/068 Subcommittee reports:

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

Mrs Triscott: At a visit to Addenbrooke's Hospital they said they would give us funding, we could apply for £600. There is a lot of funding for pre-schools coming out from the 1st September, if we had a pre-school in the new community centre. It was discussed that there is already a nursery in the village but that it is school hours only, that Mr Fairweather gets a lot of enquiries about running pre-school groups, but that it would tie the building up. It was suggested that funding could be sought to refurbish the current community centre as a nursery. The other option for the current centre is to sell it and use the funds for a playground and MUGA, to give the teenagers in the village something.

It was asked if there is any funding we can apply for now. Mrs Triscott responded that we need to know if we are getting the £400k from Church Road first. The Big Lottery Fund has said that it is too much of a risk to grant funds without confirmation. We need the £800k confirmed and they can then look at the other £200k. The subcommittee will look at other funding sources in September.

Cllr Beard: We could get to the £1 million with the addition of the open spaces contributions and the funding in lieu of the allotments.

Mrs Valentine: We've had an e-mail from Karen Tedder-Ward. The Essex Community Foundation are giving out grants. These would cover a specific fitting out for £3.5k - £4k. For example a kitchen.

ii) Designs and plans for the new hall.

A member of the public spoke about "changing places" toilets. Lots of disabled people are unable to use disabled toilets and guidelines say that new public buildings should have a disabled facility with an adult sized bed that pulls down and possibly a hoist (this is so that carers are not at risk of injury). Funding may be available for this. Also a disabled person needs access to a toilet from both sides. There was a discussion regarding where this facility could go, possibly in the changing rooms.

Mr Fairweather: The plans need a change to add a cleaner's cupboard into the lobby.

Mr Tedder was going to send us a blank specification for us to complete but has not come back to us.

19/069 Further arrangements for the Public Exhibition on Thursday 26th September 2019 3.00pm – 8.00pm.

i) Attendance

ii) Information for the flier

Mrs Triscott suggested the format of an invitation to the residents. Cllr Ward will try to design something. Mrs Triscott will send an e-mail to Rees Hitchcock asking if Go-Homes will produce the flier. If there is no response Cllr Ward will call him. We need 1,000 A5 to go in Upmarket, a dozen A4 for posting around Elmstead and 2 AO – for the A-frame on North Green.

iii) Feedback forms.

iv) Anything further required from Mr Tedder?

It was discussed that the information presented will be the board we have and that Mr Tedder may bring his own materials.

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Mr Fairweather is to call Mr Tedder about meeting the design committee before the next NCCC meeting.

This item will be on the agenda for next month for further discussion.

There was also a discussion around whether to send invites to selected individuals to attend the exhibition, possibly to attend a pre-exhibition meeting. A list of individuals was made, everyone is to think about the list and whether there should be a separate meeting or an invite to the exhibition.

19/070 A discussion on any actions to take going forward.

No additional actions.

19/071 Matters raised by Councillors for the next agenda or for information only.

None

19/072 Date of next committee meeting – Thursday 5th September 2019

Everyone was thanked for attending.

The meeting closed at 8.44pm.

Minuted by Mrs A Baxter

Contact: elmsteadparish@gmail.com

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Signature

Date