

WILBURTON PARISH COUNCIL

Minutes of the Emergency meeting on 30 March 2017, St Peter's Hall at 7:30 pm

Present: Cllr K Hennessy, Cllr R Howard, Cllr D Reynolds, Cllr P Stubbs, Cllr P Massey, Cllr H Upton, Cllr A Dodson, Cllr G Forsyth and Cllr G Parrish

Also Present: Mr R Zvauya (The Clerk), 2 members of public

EM16-009: Apologies, Acceptance of apologies and declarations of interests

None

EM16-010: To approve of the minutes of EGM on 1 March 2017

It was resolved that the minutes of the EGM held on 1 March 2017 be confirmed as a correct record and signed by the Chair

EM16-011: Public Participation- to accept questions and comments from members of the public and councillors with a prejudicial interest.

Cllr K Hennessy introduced James from CMP Architects and Camilla

EM16-012: Business Matters

Cllr K Hennessy started by giving the background to the Pavilion project and mentioned that it has been on the list of priorities for the Parish Council for a long time but failed to progress in the past because of the Parish Council's inability to sort out a lease with the landowner.

Cllr K Hennessy said the Parish Council is extremely grateful to Camilla; due to her engagement with the project, as a representative of the Pell Estate, much progress has been made and the Pell Estate have committed to giving a lease.

The meeting was open at 7:41pm and Cllr G Forsyth and Camilla gave a presentation on RIG

1. Presentation from RIG;

Cllr G Forsyth started the presentation by giving a history of the Recreation Ground and Pavilion which has been used for sport for and recreation for over 70 years. The RIG is dedicated to improving Wilburton Recreation Ground facilities to ensure continuation and growth of community sport and leisure activities for every village resident for the next 50years and beyond.

The current Pavilion needs replacing as it fails all modern standards of provision (Sport England, FA, ECB etc). Camilla added that the Pavilion also fails on ladies toilets. Cllr G Forsyth stressed that the Pavilion is vital to the village as it is essential for the operation of events like Beer Festival and Fireworks. The Landowner is 100% committed which is important for these improvements to take place.

Currently the sports ground/open space/youth play provision is wholly inadequate and the RIG will work to address that.

After considerable research, this included inviting six architects in March 2016, CMP Architects were appointed in January 2017 as the architects for the pavilion project. The appointment was based on design, quality capability, fees and costs.

Cllr G Forsyth handed over to James to present on the Pavilion project

James showed and explained the site analysis and layout of the recreation ground and the suggested use of the site; where the pavilion, car park etc will be situated. Because this is a conversation area, it affects what can be done to the area. Cllr G Forsyth added that during the consultations all the 6 architects came up with the same outline. The pavilion positioning would

also be determined by the distance the officials have to walk from the changing rooms to the pitch.

Camilla pointed out that when applying for Pavilion the ECB and RFU need to see that the building can be adaptable. The development/project will be in phases.

Phase 1- Will be a small and beautiful pavilion and primarily meet cricket requirements and only has 2 changing rooms and views out to football pitch and cricket field. The design, changing rooms and toilets is mostly due to mandatory requirements. Camilla explained that due to ECB and RFU requirements on security, the fewer openings the more secure it is so you cannot really have more viewpoints. However this is phase one and the design can be changed.

Phase 2/3- Phase 2 expands to meet cricket and football sports requirements with phase 3 expanding to include a community centre. This demonstrates the ambitious design of the building

The costs and fees based on phase 1 including the car park will be approximately £441,123. When the design has been frozen, a cost consultant can be engaged to come up with a detailed breakdown and it's possible to come up with cost savings.

Cllr G Forsyth added that the initial outlay of the project will come from different possible funding streams including English Cricket Board, National Lottery, ECDC, AmeyCespa, WREN, Groundworks, WPC Options-Mortgage, Precept, Garfield Weston Foundation, EU Funding etc. The ongoing costs are planned to be contributions from generated revenue from the facility and from precept.

Meeting went back into session at 9:10pm

2. Discussion and assessment of Major Project priorities and funding options

Cllr G Forsyth started the discussion by saying that there is about 40K ring-fenced for the Pavilion project but we now have 2 major projects at the same time and it's important for the Council to prioritise. He also suggested understanding the true costs and the funding sequence first before deciding on the priority project to progress.

Cllr R Howard argued that it is not wise to waste more time before advancing on these projects. Funders like WREN have indicated that they can provide funding for both projects but might be closing soon, so it is important to move fast.

Cllrs R Howard, P Stubbs and D Reynolds suggested that the Pavilion project should go to consultation like the Hall and Cottage project did.

Cllr K Hennessy **proposed** to develop these two projects in parallel up to the planning application stage, things like the phasing of funding and sequencing strategy can be done afterwards, Cllr A Dodson seconded.

Cllr G Forsyth **counter proposed** that we should come up with the phasing of funding and sequencing strategy and events of the next 2 years

Cllr R Howard **counter proposed** Cllr K Hennessy proposal and proposed to advance to QS stage for both projects and know the costs.

It was resolved

to advance both projects to quantity surveying and planning stages where we can present to the Parish the definite plans and costs- this way we do not miss out on WREN funding. Proposed by Cllr K Hennessy, after withdrawing his initial proposal, seconded by Cllr A Dodson and all in favour.

3. Agreement to the next stage of architect fees for Mariano

It was resolved to agree fees for Mariano for the next stages, stage 2 £5000, stage 3 Bungalow tender info £2,000 + Village Hall/externals £3,500
Proposed by Cllr R Howard, all in favour

EM16-013: Correspondence not covered in Business Matters/Councillors questions: None

Meeting close at 10:30 pm

Signed:

Date: