

Boxted Parish Council S106 Committee

Minutes of the Meeting of Boxted Parish Council S106 Committee held on Wednesday 22 January 2020 at Boxted Village Hall

Present	Cllr Brentnall, (Chair), Chaplin, Collitt, Kent, Pugh and Seakens Scott Dolling, John Hamblion, and Geoff Thomas Clerk – Karen Thompson
S106-014	Welcome Cllr Brentnall welcomed everyone to the meeting and took declarations of interest. Cllr Chaplin – Boxted Community Hub Cllr Collitt – Boxted Runners, the Royal British Legion Club and St Peters Church Scott Dolling – Drama Group, Boxted Runners, Football and Cricket clubs John Hamblion – Boxted Cricket Club Cllr Seakens – Boxted Runners Geoff Thomas – Boxted Lodgers Football Club
S106-015	Apologies and reasons for absence Amin Dedhar had sent his apologies.
S106-016	Agree Minutes of last meeting The minutes were accepted as an accurate record of the meeting of 27 th November 2019.
S106-017	Review of Committee Membership The membership of the S106 Committee Meeting was confirmed as Cllr Arabella Brentnall – Chair Cllr Steve Kent – Vice-Chair Cllr Chaplin Cllr Collitt Cllr Pugh Cllr Seakens Mr Amin Dedhar Mr Scott Dolling Mr John Hamblion Mr Geoff Thomas NB Cllr Damen is a de-facto member as chair of the Parish Council All members agreed to share their email addresses and telephone numbers. Samantha Goodman from Colchester Borough Council (CBC) was not able to attend this meeting but would be invited to future meetings.
S106-018	To discuss the letter from Simon Cairns, CBC, of 2nd January 2020 written in response to AB's letter of 15th December 2019 seeking clarification of the terms of the section 106 Agreement. The response from Simon Cairns (Colchester Borough Council Policy and Corporate Development) confirmed that the terms of the S106 agreements have not changed but have been reassigned to Lynton Homes and their bank.

He also confirmed that he thought the S106 Open Space clause could be used for the purchase of additional land contiguous to the current playing field or to extend the car park.

Cllr Brentnall confirmed that the S106 clauses allows for the monies to be spent up to 25 years from the date of the agreement and one year has passed. She also confirmed that CBC have received the monies. The Committee resolved to ask CBC who benefits from the interest accruing.

S106-019 **To discuss the resolution of Boxted Parish Council Meeting of 8th January 2020 to extend the carpark. Discuss need to consult public as per Terms of Reference. Establish a working party to draw up approximate site plans, provide at least three different options for which type of surfacing, materials and construction, and suggest list of suitable contractors to approach. Discuss need to present an agreed plan to Boxted Parish Council as soon as possible.**

Cllr Brentnall confirmed that any changes to the playing field would have to be consulted with the Fields in Trust. The Committee resolved to set up a working party of Gene Pugh, Steve Kent and John Hamblion, to investigate options for creating an extended carpark behind the Village Hall looking at 3 different surfaces and obtaining 3 quotes. The estimated size of an additional car park was estimated to be 700 sq m which would provide approximately 40 places.

It was mentioned that the Boxted Village Hall Charity might contribute to the any car park costs as the hall would benefit. It was resolved to ask the Trustees of the Boxted Village Hall Charity.

The longevity of the Village Hall lease might impact the business case for an extended carpark and the Committee resolved to ask the Parish Council to consider applying to CBC to list Boxted Village Hall as a Community Asset.

S106-020 **Discuss application of Community Facilities Contribution monies**
The Simon Cairns (see Item S106-018) response confirmed that Community Facilities S106 money is usually used for capital spends but this clause for Boxted Community Facilities S106 includes the term management thus includes direct management costs but would not include event.

S106-021 **Establish which improvements/enhancements to the Community Hub are to be prioritised. Discuss whether there should be a plan to remodel the Hub Buildings. Discuss rationalising usage/layout of the Hub**
The Committee identified that the Hub building would benefit from:
Larger kitchen – café side
Improved disability access – café side
Improved toilets – café side
Separate kitchen facilities for the sports club side
Sports side room for meetings and serving/eating cricket teas
Additional changing rooms for male/female splits
Additional officials changing facilities for male/females
Disabled toilets

It was also identified that toilets and showers/changing for people using the field (such as the runners) would be useful.

Bicycle racks were also thought to be important to encourage cycling to the site rather than driving.

Steve Kent has produced two plans showing how the current hub building could be remodelled to provide which he would circulate for the Committee members to consider before the next meeting.

It was recognised that additional funding sources would be important, and this would be added to future agendas with a view to applying for grants as soon as possible.

S106-022

To collect other potential ideas for S106 use

Other ideas for improved facilities include an all-weather track/path around the edge of the playing field that is usable by people with wheelchairs, pushchairs and mobility devices.

A confirmed funding amount for new cricket nets would allow the cricket club to apply for wider funding with sports and cricket bodies.

New disability accessible play equipment was thought to be a requirement.

These would be added to the ideas list held on the shared G drive.

S106-023

Date of next meeting

The next meeting was agreed as 19th February 2020.

Minutes signed _____ Date _____