

**Boxted Parish Council S106 Committee**  
**Minutes of the Meeting of Boxted Parish Council S106 Committee**  
**Held on 12<sup>th</sup> May 2021 By Zoom**

**Present** Cllrs Brentnall, (Chair), Chaplin, Collitt, Hunt and Seakens  
J Hamblion (representing the Cricket Club) and G Thomas (representing Boxted Lodgers), A Dedhar and C Watling  
Karen Thompson - Clerk

**S106- Welcome**

Cllr Brentnall welcomed everyone to the meeting and took declarations of interest.  
Cllr Collitt – Boxted Runners, Royal British Legion Club, St Peters Church  
Cllr Chaplin – Community Hub Cafe  
Cllr Seakens – Boxted Runners  
John Hamblion – Boxted Cricket Club  
Geoff Thomas – Boxted Lodgers Football Club

**S106- 86 Apologies for absence**

Apologies were received from E MacGregor.  
Cllr Pugh and V Dolling were absent.

**S106- 87 To agree minutes of last meeting**

The Committee resolved to accept the minutes as an accurate record of the meeting.

**S106- 88 To receive the outstanding actions report (see attached).**

It was commented that it had been previously resolved to develop a Hub cafe side plan drawing that showed the café side requirements from any building developments, but this hadn't yet been completed. The actions spreadsheet should reflect this.

**S106- 89 Car Park**

088.1 **To consider the estimated cost of installing a hardcore access route to overflow parking behind the Village Hall of “£14750+vat to put a roadway/turning area in. I don't think we need drainage because the water would drain though the crushed hardcore.”**

**To agree to propose to the Parish Council a recommendation to take forward a project to install a hardcore access path to the overflow parking with the associated planning permissions.**

It was resolved to draw up a specification that could be used to invite quotes for a hardcore road access to grass surface overflow car parking. When the specification is agreed it would be sent to several local contractors.

089.2 **To note the interest in purchasing land behind the Village Hall (see attached plan) and consider that if this were successful what impact it would have on access to overflow parking.**

This was noted but would not have any effect on overflow parking access road as the planned road would not cross the land.

**S106- 90 Community Hub**

089.1 **To consider the update from the meeting with Nick Emery of the FA and other indicative costings obtained.**

**To form a proposal/recommendation, if any, to put before the Parish Council on scope and likely costs of improvements to the Hub.**

The following was received (Football Development Manager) as a summary to the meeting held:

In follow up to our site last week please find below some observations/actions for review:

- In principle the project has potential for funding support from the Football Foundation subject to a full application process
- With the leasehold sitting with the Parish Council they would need to be the lead applicant alongside the two football clubs
- This would mean the works would be procured by the Parish Council
- Can the Parish Council confirm their VAT status please?
- If successful with securing a FF grant the council would be held to 21 years of terms and conditions, including the FF taking a title restriction on the land (if the grant is over £100k). A copy of the FF's Legal Info Pack is attached for your information. Any questions on this please come back to Greg
- We will collate some early comments on the design of the building from the FF Technical team
- Can we get final clarity on the S106 contribution that would be made available for this scheme?
- We would ask that further partnership funding is explored and I have attached the FF's Finding your Funds toolkit
- I mentioned that the current focus for Football Foundation is 75% of the funding pot being directed to 'on the pitch' projects (3G Artificial grass pitches and grass pitch improvement). 'Off the pitch' projects like pavilion extensions are less likely to be awarded the bigger grant awards and so we will require further discussion on the potential grant request as a percentage of the total project (the higher percentage being requested the more football outcomes expected to be delivered). Greg and I will be able to advise more on this as we finalise the design and have tendered costs
- Can we get clarification of the details of the two football clubs hire agreements on site, length of term, costs etc?
- With additional changing rooms being proposed on site, we would need to see evidence of how two Senior pitches will be facilitated on site, as well details of the current usage pattern and then projected usage pattern if the project were to be delivered
- For all pavilion projects we also require a commitment for the grass pitches to be maintained to a good standard on our pitch quality framework. We will require a Pitch power report to be done on the pitches and this will be an ongoing seasonal commitment over the 21 years of T & C.s Geoff – I believe you said you've done this for Long Melford so hopefully you know the process, if not let me know and I can send over the guidance
- How much usage is expected from the cricket club? An approach needs to be made to the ECB in terms of potential for funding

The Committee decided that it plan to formally apply to the Football Foundation with a view to Council fund £100k sports side improvements.

It also agreed to investigate other funding with the English Cricket Board and England Athletics.

GT suggested that a separate group be formed to work on a proposal in detail and to liaise with the Football Foundation via the PitchPower programme regarding potential

grant funding (size of) based on grass pitches that are annually inspected and improved to meet the standards required.

090.2 **To consider the increased running costs of the Hub would fall to the Boxted Parish Council if above improvements go ahead, especially re cost of running numerous showers, maintenance etc**

The Committee agreed that it would not be able to estimate these costs yet.

**S106- 91 Recreation Ground**

091.1 **To consider forming a working group of Cllr Collitt, Amin Dedhar and any other volunteers, with the task of investigating and costing additional play facilities.**

The Committee agreed to form a small working group with Cllr Collitt and Amin Dedhar to seek out residents' views and look at possible options for increased facilities for children's play pieces.

091.2 **To consider purchasing more picnic table/benches as requested by Cllr Damen.**

It was agreed to purchase another bench with disabled access.

**S106- 92 Financial Position**

**To receive the finance tracking spreadsheet.**

The report was received and noted.

**S106- 93 Date of next meeting**

The date of next meeting would be scheduled for a Wednesday 7<sup>th</sup> July at 730pm.

Minutes Approved by \_\_\_\_\_ (Chair of Meeting)