

MINUTES of the meeting of the GRASSMOOR, HASLAND AND WINSICK PARISH COUNCIL held on 21 August 2019 at the Grassmoor Community Centre.

PRESENT

Councillor P J Hemsley (in the Chair)

Councillors I F Barlow, A H Booker, E A Hill, S Hinds, R W Marriott, L Thomas and J Wood.

Two members of the public were in attendance.

PUBLIC PARTICIPATION

A member of the public asked why details of the meeting had not been published on the Council's website. The Clerk stated that they should have been and that he was having on-going technical problems with the website. It was agreed in principal that the Clerk should investigate externally hosted websites and bring proposals back to the Parish Council for a formal decision.

It was also agreed that the Clerk look at live filming the meetings of the Parish Council through the Council's Facebook page.

3215. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors J Hartshorne, L Hartshorne and J Marriott.

3216. DECLARATION OF MEMBERS INTERESTS

There were no declarations of interests.

3217. ITEMS IN EXCLUSION

It was agreed that exempt matters relating to the Barnes Park Project be considered in the exempt section of the meeting, if necessary.

3218. BIG LOCAL BUS SHELTER AND PUBLIC SEATING PROPOSALS

The Clerk reminded the Parish Council that Big Local had previously put forward proposals for perch seating to be installed in the Parish Council's brick-built bus shelters and also for two public seats to be installed. The Parish Council had deferred a decision and asked Big Local to provide further details of the proposals, which they had now done.

Details of the perch seating had been provided and the Parish Council were happy with this provided that arms be installed to prevent sleeping in the shelters. It was also agreed that the Parish Council would take on responsibility for the maintenance of the seats.

With regard to the proposed public seat on land owned by North East Derbyshire District Council adjacent to the Doctors Surgery, the District Council had confirmed that they had no objection to a seat being located on this land. The proposed bench would be made from poly-board re-cycled plastic which required minimal maintenance. Arms would be fitted to prevent sleeping. It was agreed that the Parish Council would take on responsibility for the maintenance of the seat which was covered by the CCTV system.

Big Local had also requested that the Parish Council complete a County Council licence form to provide a bench at the junction of Norfolk Avenue and North Wingfield Road. After the initial request made by Big Local, the Parish Council had requested that the views of local residents be sought on the proposal. This had been done and no objections had been raised, except for concerns regarding litter.

It was pointed out that the Parish Council were looking to provide a new bus shelter at the same junction, which would include perch seating. The Council also had significant concerns about the potential for anti-social behaviour arising from the provision of the seat, which was not directly covered by the CCTV system. The Parish Council therefore would not support the proposal for a seat at this location. It was suggested that Big Local be asked to put the funding allocated for the seat towards the cost of providing the new bus shelter.

RESOLVED to (a) note the report;

(b) agree to perch seating being installed in the brick-built bus shelters on North Wingfield Road and to the Parish Council taking on responsibility for their future maintenance;

(c) agree to the installation of a bench seat on the land adjacent to the Doctor's Surgery and to the Parish Council taking on responsibility for its future maintenance; and

(d) not to agree to the seat at the junction of Norfolk Avenue and North Wingfield Road and to request that Big Local re-allocate the funding towards the provision of a new bus shelter at the same junction.

3206. BARNES PARK PROJECT

The Clerk reported that as indicated at the last meeting, a visit to Winterton Library and Sports Centre had been arranged as an example of a modular style building. The visit had taken place on 5 August and been attended by Councillors L Hartshorne, E A Hill, J Marriott, R W Marriott and the Clerk and Responsible Financial Officer. Those attending the visit had been impressed with the facility, including both the interior and exterior finish of the building. Pictures of the facility had previously been circulated.

The costs of modular buildings were usually less than that of traditional build, depending on the external finish required. If a standard finish was suitable the costs were considerably less than if a brick-clad finish was required. There was little difference between the cost of a traditional build and a brick-clad modular build.

Aldridge Buildings who had constructed the Winterton facility, had indicated that if planning permission had been granted for a traditional build, it could be usually

changed to modular build by means of a non-material amendment rather than a full planning application. Following the site visit therefore, a meeting had been arranged with Adrian Kirkham, Head of Planning at North East Derbyshire District to discuss the planning issues concerned with a modular build. Mr Kirkham could see no reason why the matter could not be dealt with by non-material amendment, provided that a colour scheme for the external of the building was agreed which was sympathetic to the area and also to the Birkin Lane elevation having some form of feature to enhance the street view. He did not see any reason for insisting on a brick-clad finish for the pavilion.

Based on the above therefore, the Parish Council agreed to adopt the modular style building based on a scaled down design to reduce costs which however, still complied with Sport England and FA guidance on the size of changing rooms. The Clerk was asked to draw up as soon as possible a specification for a reduced scale building based on which a minimum of three modular companies would be asked to submit designs and costs for construction.

One of the advantages of modular build was their environmental sustainability when compared to traditional builds which fitted in with the Parish Council's recent adoption of the climate change emergency and the intention to be carbon neutral by 2030. It was agreed that the possibility of utilising rain-water harvesting and solar panels as part of the project be explored. It was accepted that these would increase the initial capital costs of the project but they should in the longer-term, reduce the running costs of the new building.

In terms of the section 106 funding, it had been confirmed that the £79,280 funding in respect of the Windwhistle Farm development, could be used to go towards the costs of the Pavilion. North East Derbyshire District Council had been asked to request that Harron Homes allow the £10k maintenance contribution for the same development, to also be used for this purpose and a response was awaited. It was also agreed that the District Council also be requested to ask that the approximately £11k section 106 funding in relation to the Hagg Hill development, previously earmarked for works to Broom Drive, be allocated to the pavilion project. A response was awaited regarding section 106 funding arising out of the South Yorkshire Housing Association development on North Wingfield Road.

In terms of the overall funding of the project, with the section 106 funding confirmed as detailed, the total confirmed funding was around £380k. The Clerk was confident that other external funding could be found to fund the reduced scale modular project. Should however, there be a funding shortfall, the Clerk asked the Parish Council to agree in principle to taking out a PWLB loan to cover these costs.

RESOLVED to (a) note the report;
(b) agree to pursue a reduced scale modular building for the new Pavilion;
(c) seek designs and costs for the reduced scale building from at least three modular building companies;
(d) incorporate if possible, rainwater harvesting and solar panels in to the project specification;

- (e) request the District Council to ask the Hagg Hill developer to allow the £11k section 106 funding to be utilised for the Pavilion project; and
- (f) agree in principle to the Parish Council if necessary, taking out a PWLB loan to cover any shortfall in project funding.

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Chair