

Boxted Parish Council S106 Committee
Minutes of the Meeting of Boxted Parish Council S106 Committee
Held on 6th July 2021 730pm Boxted Village Hall

Present Cllrs Brentnall, (Chair), Chaplin, Collitt, Damen, Hunt and Seakens
J Hamblion (representing the Cricket Club) and A Dedhar
Karen Thompson - Clerk

S106- 94 Welcome and declarations of interest

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

There was discussion as to the relevance of those attending being parents of young children as whether this was an interest in the context of this agenda. Being a parent is not an interest that needs to be declared.

S106- 95 Apologies for absence

Apologies were received from E MacGregor, G Thomas (both representing Boxted Lodgers) and C Watling

Cllr Pugh and V Dolling were absent.

S106- 96 To agree minutes of last meeting

The Committee resolved to accept the minutes as an accurate record of the meeting, and they were signed by the Chair of the meeting.

S106- 97 To receive the outstanding actions report (see attached).

The report was received.

It was added that the Lottery Funding was currently aimed at Covid recovery projects and therefore not suitable for play area funding.

S106- 98 Recreation Ground

98.1 To consider the proposal presented by the Recreation Ground Working Group, (ref. Boxted Recreation Ground Working Group Proposal, July 2021 v2) and to vote upon whether to recommend this proposal to the Parish Council (see attached).

The proposal was presented. It was agreed that it was an ambitious project that would deliver a number of facilities aimed at older children who are too old to benefit from the current playground.

The Chair reminded the meeting that the terms of the S106 contractual terms are:

“The Borough Council will use the Open Space Sport and Recreation Facilities Contribution for the improvement and enhancement of King George Playing Fields with a specific need for improvements to the Sports and Social Club and shall use Reasonable Endeavours to ensure that such works shall be carried out in the most economic and efficient manner”.

For information the 2nd part of the S106 contractual terms are:

“The Borough Council will only use the Community Facilities Contribution for the management of playing fields and community hub within the vicinity of Boxted and shall use Reasonable Endeavours to ensure that such works shall be carried out in the most economic and efficient manner”.

Concerns were raised over the location of the two mounds supporting the slides with respect tree roots and privacy of Songers Cottage. It was suggested that a better site might be where the BMX track is, and the BMX track moved. It was recognized that arboriculture advice may be needed.

There was also concern about the project funding requirements given that the refurbishment of the Hub building costs was still very unknown. It was suggested that the proposal implementation could be phased as funding was available over time.

The motion to recommend this proposal to the Parish Council was voted on.

For – Cllrs Chaplin, Collitt, Damen, Hunt, Seakens and Mr Dedhar

Against – Cllr Brentnall and Mr Hamblion

Motion carried. The proposal would be included on the agenda of the next Parish Council meeting.

98.2 To decide the siting of topsoil as earth mounds

No decision was reached on the siting of topsoil or if it should be sited on the Recreation Ground.

S106- 99 Car Park

99.1 To note that change of use has been submitted to accommodate an access road/path to the overflow parking.

It was noted that it was a Lawful Development: Existing Use that had been applied for.

99.2 To note the tender specification sent to local companies (see attached).

The specification was agreed (using diagrams created by Cllr Hunt) and would be sent to local groundwork companies. The specification would seek a quote for creating/ building mounds on the Recreation Ground or for removing the topsoil off site.

S106- 100 Community Hub

100.1 To finalise the design of the access for all to the Hub.

The stepped and ramp access specification was agreed which would involve an outward opening right hand door to the Hub Café. Final diagrams would be requested, and a planning application submitted.

100.2 To consider draft letter to Nick Emery (football Development Manager/Football Foundation) and decide to proceed with application for Football Foundation funding.

The draft letter was agreed and would be sent.

100.3 To decide to also apply for England Cricket Board and Athletics funding.

This was agreed. The Chair of Boxted Runners would be contacted to see how best to take this forward and Boxted Cricket Club would also be approached.

100.4 To note the visit of Ingleton Wood to look at the Hub building layout.

It was agreed that Ingleton Wood were experienced in the field of building consultancy and the proposal presented was reasonable. It was also noted that they had recently completed work with Arlesford Football Club. The Committee resolved to recommend that the Parish Council approves the appointment of Ingleton Wood at the next full Parish Council meeting and that Ingleton Wood be asked if the proposed budget was in the right area.

S106- 101 Financial Position

To receive the finance tracking spreadsheet.

The report was received and noted.

S106- 102 Date of next meeting

The date of next meeting would be scheduled for a Wednesday 14th August at 730pm.

Minutes Approved by _____ (Chair of Meeting)