

St Endellion Parish Council

Playing Field Project Development Working Party Meeting: Thursday 28th May 2021

St Endellion Hall

Commencing at 19.40pm

Present: Mike Button (Chair), Gemma Cleave, David Raynor, Mike Collings, Andy Penny, Cheryl Webster, Clare Jon (Secretary)

Apologies: Martin Thomas

Also in attendance: Nicola Williams

Mike Button welcomed everyone to the meeting and explained that going forward the Working Party will be structured far more formally, than the previous 'ad hoc' meetings and discussions.

Keystone's report had established that development on the Playing Fields site was technically feasible and the land could support this sort of community project.

The Parish Council were therefore in the fortunate position of having an appropriate site identified for development within the Local Plan, with some degree of project funding already available from the current budget surplus.

Agenda Item	Comments
1.) Feedback	<p>There was only one email to comment on from Cllr Williams; the members discussed several points that had been raised:</p> <ul style="list-style-type: none"><li>• the NDP suggest that the land should only be used if its surplus to requirements. The land is. (It has been recorded that Dr Barren donated the playing field site specifically for the use of the whole parish)</li><li>• Tony Jeal's feasibility study brief was to confirm that a community based project would be possible in this space. The type of</li><li>• Has to be a whole community project</li><li>• It was noted that Trelights also needs to be considered for Parish projects. AP highlighted that had previously been addressed an no viable projects have been brought forward to date.</li></ul>
2.) Prioritisation	<p>Each member present was asked what their No. 1 priority would be for the proposal:</p> <p>Cllr Williams - football pitch, levelling maybe not going straight to a multi purpose pitch</p> <p>Cllr Penny - social club, suitable for a range of uses within the community</p> <p>Cllr Collings - social club suitable for families, not a club level multi purpose pitch</p> <p>Cllr Raynor - consultation &amp; how to go about it</p> <p>Cllr Webster - facilities for children, teenagers &amp; parents to embrace the whole parish</p> <p>Cllr Cleave - multi purpose pitch for family use; covering sports including football, netball etc. social club with a cafe culture &amp; flexible spaces</p>
3.) Fact-finding	<ul style="list-style-type: none"><li>• The ground has a steep gradient, is exposed, is overlooked by properties in Port Gaverne, the ground is likely to be shale under a shallow layer of soil</li><li>• Create a competition for architects to enter to design a social club</li><li>• Site visits to other social clubs e.g. St Minver, Padstow &amp; Hayle; in order to see what worked for their project, what didn't work or what changes would they have made</li><li>• Consult Julian Harris for advice on various aspects of the project</li></ul>

4.) Community Consultation	<ul style="list-style-type: none"> <li>• Consultation: Community input ! What does the Parish want for this project ?</li> <li>• Community consultation is key to ensure inclusiveness for the whole parish –</li> <li>• Consultation should be on as many social media platforms as possible. Public consultations can be held. The Parish Council has experience in these</li> <li>• Consultation parameters will require professional assistance from groups such as Cornwall Rural Community Charity.</li> <li>• MB to look at other partners to assist with Community Consultation</li> </ul>
5.) Stakeholders/Partners	<ul style="list-style-type: none"> <li>• Suggested Partners: Parish Council, Cornwall Council, Doc Martin Fund, Fisherman's Friends, Nathan Outlaw</li> <li>• Other professionals may want to come on board this unique project as it has potential to be a trailblazer for other community lead projects</li> </ul>
6.) Funding	<ul style="list-style-type: none"> <li>• It was estimated that phase one of the project could cost in the region of £700,000 - £800,000</li> <li>• The Parish Council has substantial funds to be spent/ring fenced before the end of this financial year (31 March 22)</li> <li>• Parish Council's reserve has to be decided by December/January 2022</li> <li>• The Parish Council has the benefit to borrow money at a very low interest rate for public works</li> <li>• This project has the potential to draw national attention and therefore should be attractive to funders</li> <li>• As the Parish Council already has funds it should be easier to get further 'matched' funding</li> <li>• Should start to build a financial profile within the constraints of the Parish Council.</li> </ul>
7.) Structure	<ul style="list-style-type: none"> <li>• Once the project has been confirmed in scope and had achieved planning permission, a separate entity will be required to manage the development project and then operate the facility.</li> <li>• Such as a Registered Charity, Community Interest Company and/or in partnership with a Community Land Trust</li> </ul>
8.) Procurement	<ul style="list-style-type: none"> <li>• Due to the scale of the project professional advisers will be required at each stage of this project.</li> <li>• First professional partner required will be specialist architects /planning consultants who can assist with the initial public consultation.</li> <li>• Thereafter architects, planning advisors and engineering consultants will need to be appointed throughout the development stage</li> <li>• Legal and financial advice will also be required regarding appropriate structure.</li> </ul>
9.) Allocation of roles & responsibilities	<ul style="list-style-type: none"> <li>• Cllr Button would be able to point the Parish Council in the right direction for procurement and advice on legal requirements</li> <li>• Cllr Williams is to assist with planning lead prior to the development stage.</li> <li>• Cllr Button would like to be involved as the project moves forward, but roles and structure for the development stage are very much TBC.</li> </ul>
10.) Next Steps	<p>Report to Parish Council with recommendation that the project proceeds to an initial Public Consultation stage and professional advisers are recruited to assist with this process.</p> <p>Suggestions from the Playing Fields Committee will include :</p> <ul style="list-style-type: none"> <li>• Football pitch; either simply levelled or multi purpose artificial ground. The ground work would be the same for both</li> <li>• Changing rooms would require two gender facilities &amp; space for referees</li> <li>• Community garden/allotments</li> <li>• Social club, with a low impact design. A flexible facility for small numbers of people to perhaps 60+</li> <li>• Youth Club facility</li> <li>• Skate park</li> </ul>

Meeting closed 20.45 No date arranged for next meeting