

**PADDOCK WOOD COMMUNITY CENTRE BOARD**  
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**MEETING OF THE COMMUNITY CENTRE BOARD on Wednesday 11<sup>th</sup> July 2018  
in the Podmore Building, St Andrews Road Paddock Wood at 6 pm**

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PRESENT: For PWTC      Cllr M Flashman in the chair,  
                                 Cllrs D Boyle, C Williams  
                                 Mrs C Stewart , Deputy Clerk

For TWBC      Mr J White

Apologies Cllr Lynne Weatherley, Mrs D Haylett,

CCB68      MINUTES OF THE PREVIOUS MEETING  
The minutes of the previous meeting were approved, and it was agreed they could be uploaded onto the website with omission of commercial information and a minor correction in the project update

CCB69      PROJECT UPDATE  
JW reported on the working party meeting. Cllr E Wilson had been elected chairman. There was discussion on the following

**Cladding**      The architect had suggested wood in keeping with the name of the town and the local vernacular. Possible maintenance costs if vandalised. In view of this was decided to ask architect to consider brick lower and wood or woodlike composite above. Suggestion of Forticrete lower as attractive material in a variety of finishes and colours that would also keep costs down. Board discussed other example of design.

**Size reduction**      Discussion re removing a section of projected building, this was discounted as planning permission may as well be sought for the entire project and not necessary to build the whole thing straight away if not required. There is good demand from potential pre school users which would satisfy the Section 123 requirement to achieve best value

**Canopies**      JW reported that the canopies have a potential revenue cost as they have a lifetime of approx. 20 years. Consequently if both upper and lower were as per the plan there would be a necessary write off of around £2500 p/a. It was explained that solar film could only reduce UV levels by 25% and a minimum of 75% is required. Tinted glass would require aircon with attendant running costs and maintenance. Canopies proposal included high level ventilation windows which can be set automatically. Architect is working up having the upper canopy fixed to meet budget.

**Café/Catering**      Working party had discussion competing interests of catering users and café contractors. Space allocated is large but requires good design to maximise utility. JW is taking advice from consultant/catering planner. Option to replace café with good quality machines in the event a tenant operator finds that the location is not viable. Design includes a bar area as well as catering servery. Following a query about size, architect

working up moving location of toilets to increase customer area. WP queried changing the layout following consultation, advised this is inadvisable once RIBA stage 2 has been **agreed**. MF raised issue of public opposition. (see CCB670)

#### **Parking**

Architect had worked up a number of options for parking and layout including an option that shrank the tennis courts and replace one with a MUGA which could be used for netball, tennis, basket ball. Cost of this would be in the region of £170,000 if floodlit and £50,000 if not. This idea was not popular so retaining courts. It was mentioned that at the Youth consultation a MUGA had been specifically requested. Best parking option would straighten out the layout, reducing costs and maximising number of spaces to increase to 72 which is in line with planning best practice. This would result in the loss of one of the deciduous trees but no cedars and the tree officer would be consulted. Plans of the options to be emailed to members when available.

#### **CCB70**

##### **COMMUNITY ENGAGEMENT**

MF said that consultation seemed to be generating opposition and that there was a petition being circulated. The petition is factually incorrect and a list of FAQ's will be drafted and put on the websites and social and with the waterproof boards at the site. It was agreed that a price and some images would be submitted to the local press to provide factually accurate publicity. CS to advise deadline for Local and other publications. CW queried whether the audit trail was in line with the governance structure and it was decided that the WP should submit clearer recommendations for consideration by the board. It was noted that EW was doing an exceptional job with the public consultation events.

#### **CCB71**

##### **ANY OTHER BUSINESS**

JW advised that Baxalls had expressed an interest in the project and would most likely tender when the time came. DB has put Walker Construction in touch with JW.

The next meeting will be held on Wednesday 22<sup>nd</sup> of August at 5.30 pm in the Podmore Building.

The meeting closed at 7.35pm

CHAIRMAN