

PADDOCK WOOD COMMUNITY CENTRE BOARD
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**MINUTES OF THE COMMUNITY CENTRE BOARD MEETING held on
Wednesday 6th March 2019 in the Podmore Building, St Andrews Road
Paddock Wood at 7pm**

PRESENT: Cllr M Flashman, in the chairman
Cllrs D Boyle, C Williams

IN ATTENDANCE; Mrs C Stewart, Deputy Clerk,
Mr J White, Mrs D Haylett (TWBC)

APOLOGIES Mrs N Reay.

CCB104 MINUTES OF THE PREVIOUS MEETING

Minutes of the meeting held on 6th February 2019 were checked and approved.

CCB105 AMENDED PLANS

JW outlined the changes which were discussed

- a) Toilets: The lobby area has been removed and the female toilets moved to the south of the building. There is still one unisex toilet adjacent to these. The male toilets have been moved along the circulation corridor beyond the office spaces. The disabled toilet is at the beginning of the circulation corridor and will also provide for baby changing. The kitchen area remains the same size (dimensions on plan are incorrect-will be amended)
- b) Car parking access. The tree T29 may need to be removed and requires checking by a tree contractor. The scots pines are not affected. The suggestion of a through road linking to the workshops access has been discounted as there is no advantage and KCC Highways would be likely to object.

Members queried the space for food preparation in the preschool area. JW advised that this would be an operation issue for the tenant in terms of which available area they would decide to use.

Architect has asked whether required to draw up tennis court plans. It was agreed that a cost benefit analysis indicated that this would be better done by a court facility contractor. Members agreed that edge of courts would be made good but that the provision of the two improved courts would be included in the planning statement. Illustration of courts to be removed from drawn plan to clarify the site boundary of the project.

Discussion re email from KCC re OPE grant repayment. It was agreed that in the unlikely event of the Church Farm development not coming forward this could be covered by the contingency or the precept. To be noted in the business plan and risk register.

All items requested by the working party under Minute WP137 have been amended accordingly and are agreed by the board.

CCB106 TO CONSIDER THE OUTCOMES FROM THE MEETING WITH THE FMF.

The minutes of the meeting were noted by the Board. It was noted that the agenda item 3 Governance Documents had been included to establish whether the request to include FMF members on the working party complied with the agreed terms of Governance. It was clear from the discussions at the meeting that it did not. FMF's comments on governance as supplied at the meeting were noted by the board. The board agreed that the Governance would not be altered.

Discussion regarding FMF's request for replacement of cricket wicket for a charity match in July. The Estates manager has submitted asked his opinion. The junior football pitch that now sits where the wicket was is booked up until the end of May and the Council has to honour this booking. There would be insufficient time to reinstate the wicket before July bearing in mind that it has been driven over by mowing tractors, played on by football teams and irregular football players and not treated or rolled since summer 2016. Contact details for Capel CC and Matfield CC to be provided. It was further noted that there is no requirement for cricket in Paddock Wood identified in the TWBC Playing Pitch Strategy 2017-2033. However, this should be kept under review in case demand returns when new housing comes on line.

CCB107 PUBLIC ENGAGEMENT

The working party did not support engaging a commercial MR company as this would undermine decisions that have already been made and ratified by full Council. The board agreed with this.

CCB108 TIMELINE

Due to the imminent elections it was agreed that the timeline should be adjusted so that RIBa Stage 3 would be brought to Council after the elections. This in order to avoid infringing the guidelines relating to making major decisions close to elections. It was agreed that the board were happy with the design changes and that the architect should continue accordingly to work up the technical detail of the building in preparation for RIBA Stage 3.

CCB109 ANY OTHER BUSINESS

There was no other business.

CCB110 DATE of NEXT MEETING.

The next meeting will be at 7pm on the 10th of April in the Podmore Building

Chairman

The meeting closed at 9 pm.