

MEETING OF COMMUNITY CENTRE WORKING PARTY  
Tuesday 29<sup>th</sup> January 2019, Wesley Centre, 1 pm.

Present: Cllr Wilson, in the chair  
Cllr R. Moon (PWTC), Mr J White (TWBC), Mrs N Reay (PWTC), Cllr M Flashman (PWTC)  
Mr F. Lemont, Mr A Mackie, Mr .M Ridger, Mr A Stanley, Mrs S. Wadsworth

In attendance: 4 residents representing the Friends of Memorial Field

Apologies: Sarah Woodcock, David Morriss (Frankhams)

The chairman welcomed the residents who were present at the meeting and explained the governance of the working group. She also advised that the documents due for discussion were not yet in the public domain so could not be released. They would be released once they were agreed by the council

WP128 **MINUTES OF PREVIOUS MEETING**

The minutes of the meeting were agreed.

WP129 **PARISH POLL & TOWN COUNCIL RESPONSE**

At the Town Meeting held on 19th December 2018 there was a call for a Parish Poll with the following question to be put to residents:

*Is the Memorial Playing Field the right place to build the new Paddock Wood Community Centre?*

The poll took place on the 15th January 2019. There was a 13.1% turn out & the voting was 409 no & 357 yes.

Town Council members passed the following resolution at its meeting on Monday 21<sup>st</sup> January 2019

*Paddock Wood Town Council wants to engage with the Friends of Memorial Field but should continue to RiBA stage 3 & 4 and stick to the plans for Memorial Field.*

The resolution was passed 8 in favour, 3 against, 1 abstention

WP130 **FEEDBACK FROM COMMUNITY REPRESENTATIVES**

There were no comments from the community representatives.

WP131 **RIBA STAGE 3/ARCHITECT'S REPORT**

The Riba stage 3 report has been issued by the architect and a copy has been forwarded to members. The Council postponed its meeting on the 23<sup>rd</sup> January 2019 to allow more time for discussions.

The main concern from the report is the loss of a tree on Maidstone Road. The project manager is in discussion with the architect as to how this could be overcome.

Concerns were also raised at the public engagement event regarding the location of the toilets and the fact that they are unisex. Members of the working party agreed that this was of concern and there should be segregated toilets.

The following issues were raised with regards to the RiBA report:

#### 2.1 Overview

All primary Statutory services... Concern over foul and surface water drainage at large in Paddock Wood and the effect of creation of large building on this needs further consideration.

Under floor heating – concerns about maintenance. JW advised never known any issues. Is cheapest option

#### 2.2 Trees

Discussion around not removing tree at existing entrance and looking at solutions to provide wider access. JW stated the minimum access area is 4.8m and the architect is allowing 6 metres, hence the recommendation of tree removal. A suggestion was made to approach the Police regarding the boundary to the Police house access on the north of the existing entrance to be considered to allow for a wider access. JW will approach.

Despite the minimum of 4.8m allowing one in, one out, it would be sensible to explore other access options to allow for better traffic flow and reduce queuing traffic on Maidstone Road. This can already cause an issue when the car park is full.

Cllr Flashman re-iterated that she was strongly opposed to the removal of the tree.

#### 2.3 Visual impact

The inclusion of solar panels should have no visual impact – it is a planning requirement that solar panels are installed.

#### 2.6 Tennis Courts

The improvements to the tennis courts is a separate cost project to the Community Centre

#### 2.13 Flood Risk and Damage

Further to previous mention of drainage issues in Paddock Wood. There was a concern that the architects report is based on data and information held that does not reflect most recent issues regarding flooding on Maidstone Road.

Furthermore, the forthcoming housing development on Badsell Road will add further strain on the existing infrastructure and this cannot have been considered in the architects' report.

#### 2.17 Sport England

Wording states: "The Project is to be constructed on the disused cricket pitch"

This should be revised as is not correct and could be misconstrued the building will sit more prominently into the park. Also need to make clear a cricket wicket could be provided even though the TWBC sports strategy states one is not required.

## 2.20 Community Engagement

There is no reference made to the summer events attended or further information and data collected between June and September 2018.

## 3.1 Ambitions

3rd and 5th paragraph wording should be changed

The proposed location is the Memorial Field off Maidstone Road, which was chosen following public consultation.

The Town Council's current offices are currently based in the Podmore Building, which is an old sports pavilion. Reference to the office space being for PWTC should be removed as that is now unlikely. Generic office space

## 3.4 Schedule of Accommodation

Toilets: Discussion over gender neutral toilet cubicles - the WP have previously asked for alternative layout. At the public exhibition a local resident submitted an alternative arrangement, but this was on a larger building footprint. This was circulated to those in the working party who had not seen it at the event. It was agreed this should be put forward to the board for consideration.

Stage: current plans are not for a permanent stage to be fitted. A permanent stage has not been planned for as no active theatre group has expressed an interest to date. Visitors to the meeting commented they felt this was short sighted.

Following further discussion, Fred Lemont agreed to investigate use by local theatre groups and will report back to the group. JW will investigate options for a GWP plan for a temporary stage to illustrate the space needed, change to access and impact on storage. The group discussed a permanent stage but JW said that this would be a significant change to plans and would have severe cost implications.

Paddock Wood Town Council Office and Store - Remove reference to PWTC office.

## 3.5 Car Parking

JW advised planning application for more than 70 car parking spaces would be rejected as over provision for building of that size.

Comments from visitor (Friends of Memorial field) to meeting regarding this being inadequate for a building wishing to host 300-seater event. Chairman noted remarks. Car parking and number of spaces for overflow is ongoing.

## 4.0 Cost Estimate

Anticipated cost of £2.8m.

PWTC should look at further options to increase borrowing to allow for increased cost estimate and to future proof the Community Centre. Cllr Moon comments.

WP132      **BUSINESS PLAN**  
The updated business plan was attached for members information. Comments would be forwarded to JW.

WP133      **VILLAGE HALL MANAGEMENT COMMITTEE**  
Information about a VHMC was circulated to members. The group was asked to start thinking about this as the centre would need to be passed over to a management group. Once the group was formed additional grant funding could be applied for. Would need professional assistance from the community.

WP134      **ANY OTHER BUSINESS**  
(a)      Future chairmanship of the working party – Cllr Wilson has advised that due to work commitments she will be unable to attend day time meetings from February onwards. It was agreed that future meetings would take place at 5 pm on the last Wednesday of the Month.  
(b)      All members of the town council will be standing for election in May 2019

WP135      **MEETING DATES**
