

Marden Parish Council

New Community Facilities Working Group (NCFWG) Meeting on
Tuesday 7 April 2015 at 19.30 in the Community Centre

Notes of the Meeting

Present: David Bennett (Chairman), Robin Brook, Arthur Fraser, Mike Williams, Paula Barrett, Chris Wathen and Dave Lloyd.

In attendance: Alison Sutton, Parish Clerk. Mark Barry from Architype

1. **Apologies** – Sandra Gladwyn. Unsure about Jess Tidball and Allison Hutchinson.
2. **Notes of previous meeting** –
David welcomed Mark and reminded everyone that this was an informal discussion and had no bearing on any planning application or a response to one.
3. **Discussions with Architype** –
Mark explained that had looked at information and plans used for a competition few years ago. As: had good insulation; kit form so can move things around; can be extended in future subject to planning permission and space.
Various point and current application at New House Farm –
 - On the plot space is left for expansion to north and south – this was discussed with Ed Thomas at HC
 - Reasonable size hall, space for meeting room, kitchen, toilets etc, 270 m² (27m long x 10m wide), single storey
 - If have 9m high for badminton court, could have 2nd floor over meeting room, but would need lift etc
 - 12 spaces in carpark – thinking that when have large events would use school carpark – need to provide disabled spaces by hall as minimum
 - Entrance on south-west corner onto green link
 - Uses standard bay form
 - Wood/timber shingles/stone clad possible – needs to respect new houses round it but be different
 - Roof form – looked at how to maximise light but not overheat, uses natural ventilation
 - Allowed for mechanical ventilation system to reduce noise disturbance locally
 - Although rectangle shown on plan, shouldn't be constrained by it, could have different shape
 - Still waiting for Heads of Terms – but would be surprised if hall could be fully funded from S106
 - S106 normally comes in phases, some up front, some as affordable housing, proportionate – PC could apply to HC about when S106 comes into play
 - Plan was for building/space able to service village needs
 - Building costs for good quality build - £1,500-£1,600/m²
 - Services coming in on kitchen side
 - Application is structured – ground that community part sits on will be gifted; developer has to comply with open space
 - If wanted to put building on recreation ground instead? Sport England very difficult to get agreement but not insurmountable – need very early dialogue with Sport England
 - If put centre on different site – how would scheme stand? Would leave a hole and would need to fill it with something, maybe a commercial or live-work unit
 - Need to establish what actually needed and wanted by community.
 Mark was thanked for attending and being so informative.
4. **Review of discussions** –
Felt that what is being discussed is not big enough – but have to decide what actually is needed for the future.
5. **Interim report – leases** –
Alison has been quoted £500 for independent solicitor to review leases and advise on exit options. Agreed that would ask PC for funding for this, salary and running costs for the group.
6. **Interim report – fund raising** –
Nothing further.

- 7. Group activity – map out other likely parish facilities/activities –**
Agreed that out of Architype’s consultations and the NDP, the community desire a village green.
Noted that the design suggested by Mark is modular and can be extended.
Agreed need community input on what is wanted, what facilities. Then work with an architect to design how to do it. Need to go out to user groups for feedback, put together a questionnaire..
Alison asked to contact Mark and ask for list of responses to Architype’s community consultations and any analysis.
- 8. Identify work for next meeting –**
Agreed that David, Robin and Alison will draft a questionnaire and circulate it. Finalise it on 29 April to go out to user groups.
- 9. Open forum –**
Final Terms of Reference checked with Arthur. Will now go to PC meeting for adopting.
- 10. Next meeting –** Wednesday 29 April at 7.30 pm.

Alison Sutton – Parish Clerk

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