



**MINUTES OF THE INFRASTRUCTURE COMMITTEE MEETING HELD ON  
MONDAY 24 FEBRUARY 2025 AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

**PRESENT:** Cllr Waller, Cllr Gardener, Cllr Stevens, Cllr Cooke, Cllr Clamp, Cllr Biddle, Kirsty Yeates and Simon Yeates.

**IN ATTENDANCE:** - District Cllr Harrison plus 5 members of the public.  
Sharon Dunn - Parish Clerk and Responsible Financial Officer

1. Appointment of Committee Chairperson  
Cllr Waller confirmed he was happy to continue with this role unless anyone else wished to put themselves forward and on this basis was successfully re-appointed.
2. Apologies: Cllr Plummer (Personal) - accepted  
District Cllr Michael (Malvern Trust meeting) - received.
3. Declarations of Interest
  1. Register of Interests: Councillors were reminded of the need to update their register of interests.
  2. To declare any Disclosable Pecuniary Interests in items on the agenda and their nature - Cllr Clamp declared a pecuniary interest being a neighbour of the development.
  3. To declare any Other Disclosable Interests on items on the agenda and their nature - None

**PUBLIC QUESTION TIME**

Notes from Public Question Time are appended to these minutes.

4. Minutes:  
**RESOLVED:** The minutes of the Infrastructure Committee of 27.07.2023 were signed as a true and correct record.  
No matters arising from previous minutes not proposed for discussion on the agenda.
5. The documents to be submitted to MHDC in the application for Full Planning permission for the new Community and Sports Centre at Old Road South / Pixham Ferry Lane were reviewed. The following three documents to be separated out for submission: -
  - The schedule of accommodation
  - Location Plan
  - Email Advisory from Adrian Tuck at WCC Highways regarding the Transport Assessment
  - The Chairman to double check the February 2025 version of the Design and Access Statement that it now incorporates all of the changes required.
6. Discussion of any other site or relevant issues  
  
A question raised concerned how was the building going to be heated? This was confirmed as air source heating.  
  
Cllr Clamp commented on the following: -
  - One of the benefits to the site are the views to the west if tree planting could be managed to take this into consideration.

**Action**

CW

- Cladding designs. The Chairman offered some samples for him to examine (indicative at this stage)
- No green wall to the building

District Cllr Harrison expressed interest in the sports pitches asking when they would be levelled and destoned ready for use. The Chairman confirmed that timeframes are stipulated by groundwork contractors.

He reiterated that nothing will be actioned until planning permission is granted.

7. **RESOLVED:** For the Clerk to authorise Calfordseaden LLP to make the planning application referred to above.  
The Chairman to enquire with Calfordseaden if they are in a position to make this application by the agreed target date of Friday 7 March 2025 or Friday 14 March 2025 as a contingency deadline.
8. Proposal to authorise the Clerk to make the planning application referred to above.  
Preference expressed was to have an agent to represent the Parish Council rather than them making their own planning application submission. Therefore, this item was **WITHDRAWN**.
9. **RESOLVED:** To authorise the Clerk to pay the fees required by MHDC for consideration of the above planning application. It was noted the fees will be in the region of £6K after a 50% reduction in costs.
10. Project actions following submission of the planning application. (The timeframe for the application may take a minimum of 13 weeks)
  - To talk to Mark Hammond on how to acquire the remainder of the S106 money from MHDC.
  - Engage with the Football Foundation - to request financial assistance for additional changing rooms
  - Discussion establishing a contractor, the tender process and what this would look like

Passing Bays Pixham Ferry Lane - WCC Highways and Taylor Wimpey (TW) signed a Section 278 agreement last year but there has been no movement since as to when works will commence to construct the passing bays, bell mouth entrance to the site, pedestrian entrance and entrance to the pumping station. Cllr Biddle had followed up with TW and confirmed it is anticipated works will commence in March 2025 using new groundwork contractors. This is very encouraging news. TW has also requested the Parish Council agreement in respect of the SUDs area as part of the drainage system of their site as part of the Severn Trent Section 104 Agreement. This has been received in the Parish Office today for review.

#### 11. AOB

Cllr Clamp raised questions regarding the contingency in the cost plan, operating costs and the commitment from KCFC. He was advised a 10% contingency had been factored into the cost plan and a more accurate figure could not be established until the tender process is underway. He was advised that there are no significant details regarding the operating costs other than a business case completed for the site back in 2017.

There is a commitment from KCFC to move to the new site.

Will this building be business rates free? At this stage, this is unknown, but will be established in the business case.

District Cllr Harrison questioned the cost of the planning application fees and how these fees were going to be paid. Fees will be paid from the first tranche of funding already received or from Parish Council funds.

Meeting closed at 9.07 PM

Signed.....Chairman..... Date

**Standing Orders were adjourned.**

## **PUBLIC QUESTION TIME**

A parishioner expressed that she was pleased that the plans were going ahead and thanked the Parish Council. She hoped that the process could be moved along quickly. The Chairman confirmed this committee had been granted delegated powers to have the flexibility to move forward.

A parishioner asked if there was going to be an opportunity to view all of the plans this evening. The Chairman confirmed this was not the intention, since there were a large quantity of them but if there were any he would particularly like to view they could be displayed. The parishioner asked if he could view the whole site and floor plan.

Cllr Clamp asked if he could make comment concerning the budget. The Chairman confirmed agenda item 11. AOB - allowed this opportunity.

A parishioner asked if the skatepark was being submitted as part of this application. The Chairman confirmed there is no detail regarding the skatepark, but there is a designated area on the plans for a future skatepark.

District Cllr Harrison asked if the Parish Council is going to submit the planning application for the skatepark/pump track or is someone else going to do this? The Chairman confirmed there are no plans to submit for either at the moment and what will happen in the future he is not entirely sure. County Cllr Allen is trying progress the skatepark by speaking to various people/groups and hopes to have an update within the next two weeks. We may find ourselves in the position, that we have to decide to delay the full application waiting for the skatepark or we press ahead with the application and add details of the skatepark at a later date.

**Standing Orders were reimposed.**