



**MINUTES OF THE INFRASTRUCTURE COMMITTEE MEETING  
HELD ON MONDAY 17<sup>TH</sup> JULY 2017 AT 7.30 PM AT KEMPSEY COMMUNITY CENTRE**

**PRESENT:** - Cllr Smith (Chair), Cllr Geens, Cllr Michael, Cllr Waller, Cllr Hanmer, Cllr Dodge, Cllr Smith, Cllr Gerrard and Cllr Ferguson.

Mike Biddle, Peter Griffiths (PGA Management- Infrastructure Manager), Zain Shariff and Mark Williams (representing Kempsey Cricket Club), Andrew Dallow and Adam Ward (representing Kempsey Colts Football)

**IN ATTENDANCE:** - 2 members of the public

Before the commencement of the meeting, Cllr Smith differentiated between the NDP Working Party and the Infrastructure Committee highlighting this evening was not the forum to discuss the NDP Referendum.

1. Apologies: Cllr Frazer-Cann (work commitments)

2. 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 - None.
3. To declare any Other Disclosable Interests on items on the agenda and their nature - None.

The meeting was adjourned for Public Question Time, notes of which are appended to these minutes.

3. The minutes of 06.06.17 having been previously circulated were signed as a true and correct record.

Members present introduced themselves.

4. Peter Griffiths presented a brief introduction as to the reasons why The Parish Council needs to acquire the S106 funding from MHDC.

The layout of the proposed Recreation Ground at Pixham Ferry Lane was discussed.

Peter Griffiths offered a map and template of the proposed recreation area allowing representatives to express their views and make comment on the proposed sports facilities. Members found this to be a helpful, informative exercise.

Peter Griffiths emphasized the need for critical input from the people representing all Sports Associations to include football, cricket and tennis.

The prerequisite that we require sports development strategies/programmes to support S106 funding application that are robust and in an accepted recognized format. The business strategies will highlight the needs /aspirations of each sports association.

A timeframe of 5<sup>th</sup> October 2017 was set to obtain the first draft Sports Development Strategy, from the various sports club. Submissions to be made directly to the Parish Clerk. Any queries/questions please contact Peter Griffiths.

5. A plan was presented from Taylor Wimpey highlighting the three most logical locations for a foul pump station to serve the Pixham Ferry Lane Scheme. Members had to decided which location they favoured. With the exception of Cllr Geens who voted against location B due to concerns about the site entrance/road access, members favoured this location.

**RECOMMENDATION:** Location B was the preferred location (subject to certain conditions and detailed design – Mike Biddle to supply), as it was felt this would allow minimal disruption to the land.

6. To discuss solicitor's advice concerning the Letter of Intent re: Planning Application No: 16/01396/FUL – Agreed to discuss at the end of this meeting. To be considered in Confidential Session.

**Action**

7. Update on Job Specification for Community Infrastructure Project Manager  
 PGA Management is currently retained by Kempsey Parish Council until such time the land at Pixham Ferry Lane becomes the property of the Parish Council.  
 A new project manager will then be required. This will go out to tender with the opportunity for PGA Management to retender.  
 The Clerk has approached Norton Parish Council who have undertaken a similar project with the aim of gathering useful information and advice from previous experience, requesting if it would be possible that an informal meeting to be arranged with members of Kempsey Parish Council and those of NJK Parish Council who were instrumental in developing their new community centre in order to learn how they went about the design and build of their facility. Meeting date to be confirmed.  
 Cllr Michael will liaise with Amanda Smith from MHDC to seek any help and advice referring to a similar project which was built at Malvern Vale.

**Action**

**JM**

Mr Harrison also advised Martley had recently carried out a similar project in the last 4/5 years which may be another useful source of information? Clerk to contact District Councillor Barbara Williams.

**Clerk**

8. Any Other Business  
 Consideration in future needs to be given to pay an architect for some preliminary design work to support this project/application.  
 Cllr Michael to seek some S106 funding application guideline advice/request a meeting with Amanda Smith from MHDC.  
 Cllr Smith to request a meeting with Jo Cross from MHDC on the same matter. Suggested dates for this meeting to take place are Wednesday 16<sup>th</sup> August 2017 or Wednesday 30<sup>th</sup> August 2017.

**JM**

**AS**

**Under The Public Bodies (Admission to Meeting(s)) Act 1960 The Council agreed to exclude the public and press from agenda item 6. due to the financial and reputational sensitivities and to maintain confidentiality of the nature of the business to be transacted.**

The Public left the meeting.

To discuss solicitor's advice concerning the Letter of Intent re: Planning Application  
 No:16/01396/FUL  
 The Parish Council needs sight of the Draft S106 Agreement together with Planning Conditions by Friday 1<sup>st</sup> September 2017. (Cllr Michael to liaise with Dean Kinsella to try to obtain these documents).  
 We need to confirm that we are happy with the wording stated in the S106 agreement. If we are not happy, to then pursue other options such as a Draft Purchase Agreement with Taylor Wimpey

**JM**

Meeting Closed 9.50pm  
 Sharon Baxter  
 Clerk

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

*Standing Orders were adjourned for Public Question Time*

**PUBLIC QUESTION TIME**

**David Harrison – Brookend Lane**

Referred to the plan displayed on the wall indicating the layout of the proposed planning development and new recreation area and questioned if this was the latest version.  
 It was confirmed it was not but formed the basis of discussion this evening.

**Bob Bowley – Kerswell Green**

Was seeking clarification on who could vote. It was confirmed this referred to councillors only for voting purposes.

*Standing Orders were reimposed.*