

PRESENT:

Councillors: J Stockwood, R Bird, A Shelton, J Best, M Stockwood, F Purdue-Horan, G Simms, M Monni, W Stapleton, P Moskwa, G Williams, V Leach, T Wallace, J Lewis.

Officers: S Pyke (Clerk) and J Riddle (Deputy Clerk)

Public: 38

1. APOLOGIES

Councillors Leach and Wallace arrived after the start of the meeting but all Councillors were present.

2. DECLARATIONS OF INTEREST

Councillor G Williams declared a non-pecuniary interest as he is a member of the Rugby Club.

3. CHAPEL LANE PRESENTATION

Two Rushcliffe Borough Council Officers: David Mitchell and Craig Taylor were in attendance to discuss the Chapel Lane community hall. David Mitchell stressed that this was not a competitive situation between Chapel Lane and Wynhill. The community hall will be 1 of a 3-zone development on what is locally known as the former Tesco site. The zones will consist of leisure/community/shared space through 1 central reception with a café area. The community hall will have a high ceiling of 6m to provide improved acoustics and will sit 300. Designs are being worked on. The build cost is £1,200,000; with Rushcliffe Borough Council proposing that the Community Chest reserve is used to fund the development

Guidance dates are as follows:

- by the end of 2019 a planning application for all 3 zones will be submitted
- March/April 2020 planning permission granted
- Oct 2021 the development will be completed

There will be no loss of any sport facilities whilst the development is being built.

Rushcliffe Borough Council need a decision by the end of September 2019 from the Town Council.

4. WYNHILL PRESENTATION

Two representatives from the Rugby Club: Dave Dodge and Chris Packer gave their presentation on the re-development and extension of the Town Pavilion. It was reiterated that this is not a competitive situation with Chapel Lane as both community facilities had

distinctive characteristics that set them apart from one another. The Rugby Club is the leasee of the Town Pavilion, car park, some of the outdoor space and pitches from the Town Council. The Town Pavilion is hired out for local events, parties and to community groups. Some 2,000 non-rugby users come through the door every month. The redevelopment and extension would offer room hire flexibility and would also help accommodate the Scouts

Plans were shown of the redevelopment which show 2 rooms with a shared bar and kitchen, a separate meeting room as well as a larger car parking facility and upgraded changing room facilities.

The build cost is £600,000. The Town Council is being asked to support in principle an application of £400,000 from the Community Chest. Grant applications will be made to the Rugby Football Union and Sports England as the anticipated major funding sources of the £200,000 shortfall. A planning application has been submitted for the re-development. Access to the Community Chest funding may be required as early as November 2019 for professional services fees in respect of architect, quantity surveyors and acoustic experts and the like.

5. CONSULTATION AND QUESTIONS FROM MEMBERS OF THE PUBLIC

The Mayor opened up the public session by outlining what was being asked of the Town Council this evening. The Community Chest is a fund of developers' contributions from the housing developments that have taken place in Bingham. The monies are held by Rushcliffe Borough Council. The consideration is whether to support and fund both community facilities from Bingham's Community Chest of £1,200,000 and from an application to the Public Work Loans Board for £400,000 and/or from Town Council reserves if not already committed.

The Public Works Loan repayments would raise the precept. Depending on how long the loan is taken over. Interest rates are currently low; so, taken over say 25 years the total repayment amount is likely to be in the region of £467,000 which equates on a Band D house of an increase of £6.40 per year to £79.93 (based upon this year's precept) to fund both projects.

The redevelopment of Wynhill would happen first and then the Chapel Lane community hall.

A wide range of questions were asked and answered by the Mayor and the representatives from both Rushcliffe Borough Council and the Rugby Club including:

- Would either of the community facilities be open for teens and young people to hire?
- The need for full kitchen facilities for the Chapel Lane community hall
- What about the developer contributions and land from the Roman Quarter development
- Will there be a public consultation on the Chapel Lane community hall
- Is there an opportunity to expand the leisure facilities into the community hall so that it is more a multi-functional facility
- Clarification on 150 jobs being created

Minutes of the Extraordinary Meeting of Bingham Town Council held in the Hall at The Methodist Centre, Union Street, Bingham, on Tuesday 24 September 2019 at 7.00pm

- Concerns about congestion, parking and access are transferred from Toothill and the surrounds streets to Chapel Lane
- Will the swimming pool be at Chapel Lane
- How will the development of the long-stay car park be financed
- Romans Quarter community land to be used as a potential site for sale, for going back into the community chest fund

The Clerk also read out an email from a resident who could not attend the meeting but was in support of both community facilities but had raised queries and ideas for consideration. A number of the members of the public in attendance voiced their support for both community facilities and called upon the Town Council to be more bold than previously.

There was 1 hour of public questions and comment when the Mayor closed the public session so that the Town Council could discuss.

6. POTENTIAL COMMUNITY FACILITIES AT CHAPEL LANE AND WYNHILL

Councillors made their views known on the prospect of 2 new community facilities and on the whole voiced support for both developments. There had long been a call for additional community facilities and with Bingham about to grow significantly this reflected Bingham's ambition.

Requests and questions in relation to the specifications of Chapel Lane community hall were put forward: checking the disabled access, requesting full kitchen facilities and confirming the height of ceilings at Chapel Lane.

The Wynhill redevelopment would happen first at a cost of circa £600,000. A request is being made for £400,000 from the Community Chest with the remainder coming from grant application awards. The Town Council would retain ownership of the redeveloped Pavilion. The Chapel Lane community hall will cost an estimated £1,200,000 and Rushcliffe Borough Council is seeking to fund the build from the Community Chest. Rushcliffe Borough Council will retain ownership of the Chapel Lane community hall. The shortfall in the Community Chest of £400,000 will be made from an application to the Public Works Loan Board and/or there is the potential to look at any Town Council reserves that are not committed. Although there have been and are demands upon the Town Council's reserves from projects such as the redevelopment of the playparks and upgrading the CCTV provision.

One Councillor voiced concern that the Chapel Lane community hall was potentially being funded from Bingham's Community Chest of section 106 monies of £1,200,000 + a loan from the Public Works Loan Board but it was not going to be a dedicated Bingham Town Council asset. Should it not be fully utilised or not return a profit then what is to stop the facility being turned into something else such as offices.

The following motion was proposed by the Mayor and seconded by Councillor Monni:

To agree to support up to £400,000 from the Community Chest for the Town Pavilion community facilities and to commit to providing up to £1,200,000 for the Chapel Lane community facilities funded by Community Chest and a Public Works Loan Board.

A recorded vote was requested:

For:

Councillor J Stockwood
Councillor M Stockwood
Councillor Purdue-Horan
Councillor Shelton
Councillor Monni
Councillor Moskwa
Councillor Williams
Councillor Stapleton
Councillor Simms
Councillor Best
Councillor Wallace
Councillor Lewis
Councillor Leach

Against:

Councillor Bird

7. STAFF TRAINING

It was **RESOLVED** to host a ROSPA Routine Play Park inspection course and to invite other Town and Parish Councils to attend

Meeting Closed at: 9.05pm

.....CHAIRMAN

Date: