

RECREATIONAL FACILITIES WORKING GROUP MEETING – 29 APRIL 2021

At the remote meeting of the Recreational Facilities Working Group held by video conference on Thursday 29 April 2021, the following Councillors were present: -

Mrs J Leggett - Chairperson

Mr M G Callam - Ms D Coleman

In attendance

Mr G Ranaweera - Town Clerk and Responsible
Financial Officer

Mrs E Elliot - Committee Officer

21/034. APOLOGIES FOR ABSENCE

No apologies for absence were received.

21/035. MINUTES OF MEETING HELD 8 APRIL 2021

Minutes of the meeting held on 8 April 2021 were agreed with no amendment.

21/036. MATTERS ARISING

(1) SYEP Urban Garden

During discussion a number of matters were raised including:

- Was there a requirement for an architect in view of there being no constructed building planned for the site;
- SYEP could save £200.00 if Council submitted the planning application for change of use on their behalf. The working group could make this recommendation to full Council;
- was there a danger of giving too much money to one organisation in relation to the numbers it supported? SYEP already received £15,000 in grants from Council whilst other organisations shared £1,600 between them;
- initial preparation for a growing area did not require electricity, tractors etc., ground works could be achieved using manpower;
- bowsers could provide water;
- it would be desirable to see some activity before Council considers further donations;
- possible access to the cemetery toilet;
- was security fencing a priority given the allotments had a lockable gate;

21/036. MATTERS ARISING (CONTINUED)

It was felt there was a limit on how much the Council could support SYEP given they already received 90% of the Council's grant distribution.

It was agreed to recommend to Council a donation of £1,000 to initiate SYEP Urban Garden project subject to sufficient funding to run the project being secured from other sources.

(2) Land at North of Salhouse Road

Mrs J Leggett reported there was no active planning application on the land identified off Salhouse Road.

It was hoped that as the land had not previously generated an income and if the owners were made aware Council wanted to lease it for amenity use, they might be more supportive.

The group felt there was good road access from Salhouse Road and possible pedestrian access at Blithewood Gardens. However, Mrs J Leggett drew Councillor's attention to the Hamlet Centre's application in this area which was not supported by the Planning Authority on the grounds of vehicular access from Salhouse Road.

She also advised that a change of use would be required.

Ms D Coleman commented that if the land could not be used for football pitches, which generated high traffic volumes, perhaps it could be utilised for other amenities.

The Town Clerk referred Councillors to the S106 off-site sports contributions which could be used, when available, to purchase the site.

Mrs J Leggett agreed to discuss the possibility of change of use with Broadland District Council's Planning officers

It was decided to request authorisation from full Council to approach owners of land North of Salhouse Road for the lease or purchase of the site.

21/037. SPROWSTON FC

Referring to the zoom meeting held with members of Sprowston FC the Town Clerk reported football facilities available to Aylsham FC at Youngs Park were as follows:

A 20-acre site, with 4 team changing rooms and 2 Referees rooms. Parking for 120 cars, large function room with bar and 2 kitchens. 3 adult full-size pitches and 8 youth pitches in varying sizes.

The cost of the facility was £1.2m.

21/037. SPROWSTON FC (CONTINUED)

Aylsham FC had commented that there was insufficient storage and the car park was too small and at capacity for the teams/pitches. A full size 3G/4G was now a must but would add a further £750k to the total cost.

It was noted:

- land to North of Salhouse Road was 6-acres and could potentially provide for two pitches;
- there was no sizeable piece of land available in Sprowston to accommodate all football pitches in one location;
- a list of Sprowston FC's desires had not yet been received.

The Town Clerk to rearrange the visit to the 3G all-weather pitch at Open Academy

21/038. CRICKET CLUB

The Town Clerk reported he had been contacted by the Chairman of Sprowston Cricket Club who had been approached by Sprowston FC to ascertain if there was any scope to play football at their grounds at Barkers Lane. The venue was currently at maximum capacity.

The club's Chairman had said the cricket ground could make an ideal multi-sports hub facility however it was not fit for purpose with insufficient changing and meeting rooms.

He would like to demolish and rebuild to facilitate all sports however there was insufficient land and he enquired to the possibility of using Barkers Lane open space.

The Town Clerk questioned if Barker's Lane was fully utilised and if the space could be used more smartly as things had progressed since the Neighbourhood Plan.

All sports clubs were going to get together to consider their collective requirements and funding and present their proposals to the working group.

There was a discussion on Barkers Lane historically being preserved as open space. Mr M G Callam confirmed this had originated from over 30 years prior and questioned if it was time to consider a change.

Ms D Coleman asked if Barkers Lane could accommodate organised sport and open space.

The Town Clerk said it would be difficult for Council to give land to an organisation and have no public access. However, the timeshare arrangement at Sprowston Recreation Ground worked very well.

21/038. CRICKET CLUB (CONTINUED)

It was agreed to consider the proposals to be presented by the sports clubs, noting that any changes would require public consultation. Furthermore, to look for alternative locations for potentially displaced dog walkers.

21/039. PLAY FACILITIES

Mrs J Leggett enquired as to when usable play equipment would be provided on the open spaces at White House Farm, Blue Boar Lane.

The Town Clerk reported he had pursued the consortium the previous week advising the procurement team were understaffed and had not purchased the equipment to be installed. He would contact them again.

21/040. PURCHASE OF VIKING PUBLIC HOUSE

The Town Clerk reported:

- Council's solicitor had confirmed it was permissible for VAT not to be included in the purchase price;
- the Asbestos and land contamination survey had been completed and he was awaiting results;
- Jason Menezes had been instructed to carry out a reinstatement assessment to enable insurance cover to be in place before exchange of contract.
- CIL receipts and precept were expected by 30 April 2021;
- CIL receipts and reserves were sufficient to purchase the Viking Public House without a loan;
- Jason Menezes to complete a measured survey for architectural plans;
- he would liaise with the food hub, SSOCT and SYEP to ascertain their requirements of the building.

In response to a question from Mrs J Leggett he confirmed there would be a public consultation.

The Town Clerk commented that both Sally Hoare and Jason Menezes agreed a community Café would be a good idea however, he was not aware of any fully formed charity or community enterprise group prepared to run it.

Mr M G Callam commented on a proposed community garden and wellbeing café at the Methodist church.

21/041. NEIGHBOURHOOD PLAN IMPACT ON RECREATIONAL FACILITIES

It was agreed:

- members of the working group to compare the Neighbourhood Plan policies against progress made and forward their comments to the Town Clerk for inclusion in the monitoring report;

**21/041. NEIGHBOURHOOD PLAN IMPACT ON RECREATINAL FACILITIES
(CONTINUED)**

- to discuss the monitoring report at the next working group meeting and present to full Council in early June;
- a paper copy of Sprowston Neighbourhood Plan and monitoring report be sent to Mr M G Callam and Ms D Coleman.

21/042. PRIORITIES AND TIMESCALES

- results of Recreational Facilities survey to be presented at the next meeting of the working group;
- results of Recreational Facilities survey to be reported to residents in the July issue of Sprowston Matters;
- Sprowston Neighbourhood Plan to be placed on the Agenda of the next meeting of the working group.

21/043. DATE OF NEXT MEETING

Friday 28 May 2021 at 4.00pm, remote meeting by Zoom.