

RECREATIONAL FACILITIES WORKING GROUP MEETING – 15 JANUARY 2021

At the remote meeting of the Recreational Facilities Working Group held by video conference on Friday 15 January 2021, the following Councillors were present: -

Mrs J Leggett - Chairperson

Mr M G Callam - Ms D Coleman
Mr J H Mallen

In attendance

Mr G Ranaweera - Town Clerk and Responsible
Financial Officer
Mrs E Elliot - Committee Officer
Sally Hoare - Broadland District Council
Community Infrastructure Officer

21/001 APOLOGIES FOR ABSENCE

No apologies for absence were received.

21/002. MINUTES OF MEETING HELD 11 DECEMBER 2020

Minutes of the meeting held on 11 December 2020 were agreed without amendment.

21/003. MATTERS ARISING

Further to 20/042, Mrs J Leggett advised she had asked within Broadland District Council if there were any issues or concerns regarding the ex-Viking PH and was waiting for a response.

Further to minute 20/043, the Town Clerk reported that the previous request to add Sprowston Sports and Social Club to the Asset of Community value had been refused by Broadland District Council in 2016. A further submission could not be made for 5 years, which would be November 2021.

21/004. UPDATE ON SALHOUSE ROAD DEVELOPMENTS CIL & S106

Sally elaborated on her report on Salhouse Road developments CIL and S106 receipts for Sprowston.

Mrs J Leggett noted there was only one payment in 2022 for 20200447 (LA2020/084) Barrett David Wilson Homes.

Referring to 20190758 (LA2019/144) Kier Living Sally advised there was no payment schedule as development had not yet commenced.

21/004. UPDATE ON SALHOUSE ROAD DEVELOPMENTS CIL & S106 (CONTINUED)

Payments for 20160498 Salhouse Road Kier phase 1 were likely to be sporadic.

If Sprowston Sports and Social Club ever came up for sale the Town Council might be in a good position to purchase, given the overall CIL and S106 receipts likely to be received.

Mr J H Mallen asked if Council would still receive CIL and S106 receipts if Central Government changed the planning legislation.

Sally advised that whilst planning policy might change in the future developments referred to in her report had already completed the process and legally binding agreements had been signed.

The 20190485 (LA2019/113) Halsbury Homes off-site sport expenditure might reduce as developers were considering providing a Trim Trail on site.

Mr M G Callam asked if the Halsbury Homes plan including trim trail would be sent to Council for comment.

Sally responded that all on-site play equipment on developments within her report would be maintained by a management company.

Mrs J Leggett questioned if there was a limitation on development sites where CIL and S106 receipts could be spent.

Sally confirmed there were no restrictions on where CIL and S106 receipts could be spent providing it was within the parish. However, it was preferable for residents to be able to access facilities close by.

Mrs J Leggett suggested making enquiries about the undeveloped piece of land on Salhouse Road industrial estate previously identified, but was unsure if it was designated as residential.

Sally verified that it was designated as business land. She was not aware of a pressing need for business use and could see no problem with a change of use to recreational, if the land owners were willing to sell.

The Town Clerk noted the location of this land was adjacent Cottage Plantation which could offer additional access from Blue Boar Lane.

21/005. RESULTS OF RECREATIONAL FACILITIES SURVEY

The Town Clerk presented a summary of the Recreational Facilities Survey results advising that further analysis was required.

Over 500 responses were received. The top three facilities requested by responders were:

21/005. RESULTS OF RECREATIONAL FACILITIES SURVEY (CONTINUED)

1. Nature wildlife area
2. Swimming pool
3. Annual fete

The Town Clerk commented that data from the survey regarding a swimming pool could be useful to Broadland District Council (BDC) for strategic planning purposes across the area.

Mrs J Leggett said that BDC did not provide leisure facilities themselves but through partnering and match funding.

Sally did not feel anyone would partner BDC for provision of a swimming pool and asked if Sprowston Academy had carried out the proposed refurbishment of their pool.

As there is an existing facility in Sprowston she contemplated whether it could be renovated and made available for public use similar to Aylsham, adding there was potential for the Town Council to give a grant towards supporting evening and weekend use.

She appreciated there were issues with regard to management, caretaking and payments to run such a facility but technology had moved on.

Referring to a nature wildlife area she advised BDC had funding for infrastructure.

Mr M G Callam noted the Communal Garden and Adult Gym Trail received over 40% and felt this popularity should not be overlooked.

Mrs J Leggett thought it would be interesting to know postcode areas particularly of those who wanted a communal garden and nature area.

Sally asked when Harrisons woodland would be transferred to the Town Council.

The Town Clerk replied he had recently been in contact with Jamie Henry at BDC to move the transfer forward.

As Cabinet - Portfolio Holder for Environmental Excellence Mrs J Leggett offered to pursue this issue.

Sally mentioned it was BDC's green infrastructure intention to return part of Harrisons woodland back to heathland and funds could be available.

Ms D Coleman remarked that even small areas such as verges could become nature areas and residents could assist in their maintenance.

Mr J H Mallen stated that everything involved either land or money however, an easy gain would be an annual fete especially now would be a good time to engage people. Sprowston Recreation Ground had already proved a

21/005. RESULTS OF RECREATIONAL FACILITIES SURVEY (CONTINUED)

suitable venue although he did appreciate it would require enormous effort to organise and run, impacting on staff time.

The Town Clerk drew Councillors attention to the percentage of respondents in the higher age range, and those with no children in the household.

Also, Windsor Park Gardens, Wilks Farm Drive and Blue Boar Lane being the least used parks in the parish.

Interim results implied that a large proportion of people were not using the Council's recreational facilities.

Councillors noted the word clouds of likes and dislikes presented with the countryside, woods, open space and easy access to Norwich city being the most prominent of likes and traffic, development and dog fouling of dislikes.

21/006. DRAFT BUSINESS CASE EX-VIKING PUBLIC HOUSE (PH)

Councillors noted the list of survey respondents.

The Town Clerk reported that Clarion Futures were the largest provider of social housing in Sprowston and he had been in discussions with the local manager, Clare to gain a better idea of their requirements.

The ex-Viking PH was in a good location as there was substantial social housing provision on the Tills.

In answer to Mr M G Callam the Town Clerk confirmed he had not approached the Methodist Church.

Mr M G Callam agreed to float the idea with the leadership of the church.

In response to the question "what type of new community facility or building (if any) in the West of Sprowston may your clients and users want to have" the word cloud suggested community meeting space being the predominant requirement.

The Town Clerk thought flexible office space would fill a number of roles.

Referring to the financial case for purchase of the ex-Viking PH and its conversion into a community hub Mr J H Mallen asked if figures presented had been pro-rated on square meterage.

The Town Clerk replied where similar to the Diamond Centre he had used wholesale figures, and pro-rated as far as possible given the unknown square meterage of the ex-Viking PH.

He felt cleaning and other caretaking costs could be reduced with independent access. This would also create more flexible space.

21/006. DRAFT BUSINESS CASE EX-VIKING PUBLIC HOUSE (PH)
(CONTINUED)

Referring to the £70,000 projected income for Sprowston Diamond Centre 2020/21 the Town Clerk said he was confident this would have been achieved and expected the centre to be more-or-less self-sufficient in a few years.

The Town Clerk advised he had recently viewed flexible office spaces on the rental market but could not find a direct comparison with the office space that could be offered at the ex-Viking. With regard to a community café, he had discussed management of the café at Little Plumstead hospital with members of the not-for-profit community benefits society Plumstead Community Shop Ltd.

He felt there was potential to increase projected revenue at the proposed development but didn't know if the building would ever be profitable. It would be for Council to decide if they were prepared to accept the financial cost of providing a community service.

Mr J H Mallen felt figures presented could drastically change on receipt of CIL and S106 receipts as Council could potentially purchase the property outright, if desired.

Members of the Working Group agreed to recommend the purchase of the ex-Viking PH to Council and for the Town Clerk to prepare a draft Executive Summary with supporting papers, to be emailed to members of the Recreational Facilities Working Group for consideration as soon as possible, with comments requested within 24 hours.

Mr J H Mallen offered his support with preparation of the Executive Summary should the Town Clerk require.

Sally observed this was a capital project and the value of the building would likely increase. She was not sure of the percentage interest rate a BDC loan against CIL receipts would attract but this should be factored in. Projected interest costs could be reduced if CIL and S106 receipts were used to fund all or part of the development.

21/007. FOOTBALL PITCHES

1. Requirement for football mini-pitch at skate park site

The Town Clerk clarified the area being considered was an open area (L18) north of the skate park's car park adjacent Harrisons woodland.

Mrs J Leggett queried if fencing would be required if a mini football pitch was to be considered.

The Town Clerk advised the skate park's car park was banded but fencing could be erected between the two areas.

21/007. FOOTBALL PITCHES (CONTINUED)

There was discussion on dimensions of football pitches for various ages and size of the open space.

It was agreed Town Clerk to ascertain the size of the open space and assorted football pitches, and establish height of the car park bunding.

Mr M G Callam questioned if L18 was the right place for a football pitch given it had been allocated for open space.

It was noted there was another area of open space to the rear of White House Farm School.

The Town Clerk clarified that football pitches were primarily used Saturdays and Sundays, and evenings during the football season. There would not be exclusive usage. Sprowston FC were desperate for more pitches.

Mr M G Callam enquired about the relationship between dog walkers and footballers.

The Town Clerk said there was constant tension.

Mrs J Leggett speculated on what local Football Clubs expectation of maintenance would be.

The Town Clerk replied that if provision of a football pitch went ahead it would be maintained in the same way as Sprowston Recreation Ground. He would erect permanent posts and a commuted sum was available for maintenance.

Since COVID FA guidance was now to arrive in your kit and go home in your kit, there is no longer a requirement for changing facilities.

2. Suitability of football pitch near St Mary and St Margarets church, rear of cemetery

Councillors discussed the suitability of football pitches at land to rear of Sprowston cemetery adjacent the Park and Ride.

It was noted the area was boggy but could possibly fit two pitches and/or an area laid to meadow.

It was felt any impact of such a facility would be on the cemetery not the church and Councillors suggested bringing the land forward for recreational purposes sooner.

3. Artificial pitches

Discussion of this item was deferred until after Councillors had visited the 3G football pitch at Open Academy.

21/008. OUTSTANDING AGENDA ITEMS

1. Any land needing further investigation

Land at Salhouse Road Industrial Estate with a view to purchase or long lease.

2. Identify possible partners

Clarion Futures

3. Bridge over ditch near skate park

The bridge had been agreed.

4. Timing of phase 3 in White House Farm 2

Phase 2 is in outline planning.

Sally Hoare to speak with colleagues for any further information and email the Town Clerk with their responses.

5. Compliance with Neighbourhood Plan

Councillors agreed to revisit the Sprowston Neighbourhood Plan and assess if the work of the group complied and supported its objectives.

Mrs J Leggett thought there was reference to the parade of Shops on Wroxham Road within the Transforming Cities bid by Norfolk County Council.

Details would be available later and should be looked at in conjunction with Sprowston Neighbourhood Plan, Policy 14 - Wroxham Road Local Centre.

21/009. PRIORITIES AND TIMESCALES

- (1) Prepare draft Business Case
- (2) Further analysis of the Recreational Facilities survey
- (3) Trawl for further land
- (4) Revisit Sprowston Neighbourhood Plan
- (5) Look at sites in more detail at Salhouse Road Industrial Estate and rear of cemetery

21/010. DATE OF NEXT MEETING

Friday 5 February 2021 at 1.00pm, remote meeting by Zoom.