

RECREATIONAL FACILITIES WORKING GROUP MEETING – 8 APRIL 2021

At the remote meeting of the Recreational Facilities Working Group held by video conference on Thursday 8 April 2021, the following Councillors were present: -

Mrs J Leggett - Chairperson

Mr M G Callam - Ms D Coleman

J H Mallen

In attendance

Mr G Ranaweera - Town Clerk and Responsible
Financial Officer
Mrs E Elliot - Committee Officer
Clare Lincoln - Sprowston Youth Engagement
Project (SYEP)
Paul Wheeler - Ascend Adventure

21/025. APOLOGIES FOR ABSENCE

No apologies for absence were received.

21/026. MINUTES OF MEETING HELD 5 FEBRUARY 2021

Minutes of the meeting held on 4 March 2021 were agreed subject to the following amendments

Minute 20/021, paragraph 3 after BDC insert loan;

Minutes 21/021, paragraph 5 delete Boar and insert Harrisons.

21/027. MATTERS ARISING

No matters arose.

21/028. SPROWSTON YOUTH ENGAGEMENT PROJECT - URBAN GARDEN

Paul professed the inspiration for the Urban Garden came from Reverend Canon Simon Stokes and the Community Outreach Project.

He said having spent a lot of time at the Outreach Postwick site you saw young people in a different light. Away from urban and public areas they become easier to engage with and learn to have a greater respect for nature.

Whilst parks are good places young people need their own space to have responsibility for, become involved in and work to develop it. Also, some parks close in the evenings and young people hang out on the streets, this is

21/028. SPROWSTON YOUTH ENGAGEMENT PROJECT - URBAN GARDEN
(CONTINUED)

when problems can occur. When left to their own devices for too long mischief starts. SYEP does have a presence in Sprowston nearly every day of the week.

It makes sense to give young people a space they can call their own and show the community what they can achieve. We know where they are, its educational, expands their knowledge and helps them develop and grow.

Ms D Coleman shared her experience of working with young people on the Broads. She offered her support and felt groups such as Hedgehog Rescue, Allotment Holders and Older Peoples club would help.

Clare affirmed SYEP wanted to establish relationships with other groups especially allotment holders as they would potentially be their neighbours.

Mr M G Callam fully supported what he considered to be a good scheme however he explained that financial support was a Council decision not one the working group could make.

Mr J H Mallen said it was an obvious step to build bridges between the youth and more established residents. The proposed scheme almost turbo boosted the Neighbourhood Plan when coupled with the Council's efforts in the west ward.

He suggested full Council should look favourably on the proposal and it was a tick in the box regarding reaching out to all sections of the community.

Mrs J Leggett declared an interest as a Trustee of SYEP and said she had not yet received an answer from the Planning Authority regarding planning permission for the urban garden but thought it would be necessary if a container was to be located on site.

Mrs J Leggett asked what SYEP wanted from the Council.

Clare replied financial assistance although she realised the Council was already generously supporting them

Mrs J Leggett asked how much they needed to raise.

Paul said the initial two elements would be:

- Infrastructure and managing the implementation - £10,000
- Running of activities - £10,000

Ms D Coleman asked how SYEP would implement the infrastructure.

Paul listed fencing for site security, provision of power either solar or wind turbine, water supply, a covered area and secure storage.

21/028. SPROWSTON YOUTH ENGAGEMENT PROJECT - URBAN GARDEN (CONTINUED)

Clare confirmed they had already secured a large caravan to use as a temporary building.

Mr M G Callam urged SYEP to consider their presentation to Council and include an itemised list of requirements with costings.

Paul asked if this should be a detailed plan to which Mrs J Leggett said speaking as a Trustee it was essential.

Ms D Coleman commented she would like to visit the Outreach centre at Postwick.

Mr J H Mallen questioned what SYEP's next steps were.

Clare advised their immediate requirements was to obtain costings and request funding.

Mrs J Leggett thanked Clare and Paul for their attendance.

It was agreed that SYEP should submit a grant application with detailed costings and phasing of the scheme.

Town Clerk to contact SYEP with guidance on the Council's expectations for clarity.

21/029. NEIGHBOURHOOD PLAN IMPACT ON RECREATION FACILITIES

Having reviewed the Neighbourhood Plan Mr J H Mallen said it was taking a long time to roll out. However, the Viking Public House and Urban Garden were two elements that would accelerate the plan.

Mr J H Mallen enquired as to delivery of the skate park and felt this should hurried up.

The Town Clerk advised developers were now building up to the boundary of the skate park. Provision of play areas and other facilities took place following completion of residential dwellings and infrastructure.

Town Clerk to pursue with developers.

Mr M G Callam observed the Neighbourhood Plan had no power over the Growth Triangle which rendered it obsolete. Land was developed in small parcels which did not attract amenities or meet the aims of the plan i.e., sense of settlement and community identity. He felt the only thing the group could explore was to enhance general areas of the Neighbourhood Plan such as community facilities which the Viking Public House and the Urban Garden could fulfil.

21/029. NEIGHBOURHOOD PLAN IMPACT ON RECREATION FACILITIES **(CONTINUED)**

He referred to Broadland District Council ignoring Policy 18, land at School Lane identified for redevelopment for residential, community and other uses, although this had, since been reinstated.

He felt that established parts of Sprowston were providing facilities for the new developments.

Mr J H Mallen queried what was happening with access to Beeston Park.

He noted signage had been erected at the parade of shops on Wroxham Road. He questioned what was happening with the shop previously occupied by Batemans and contemplated whether Council was being complacent.

Mrs J Leggett reflected if it was too late to change decisions already made and said the moral was Council needed to be more vigorous when considering planning applications.

Regarding the Neighbourhood Plan Mrs J Leggett felt Council was addressing some of the key objectives:

- Lack of facilities - Viking Public House
- Cycling/Walking - ensuring these are connected
- High quality leisure - football pitch/s
- Public open space - Harrisons Woodland
- Improving facilities for young people - in the process
- Historic buildings - Viking Public House
- New play areas and open space to be close to Schools - White House Farm School was adjacent to the play area and close to Harrisons Woodland.
- 2.4 hectares of Burial Ground - under development.

Mr M G Callam asked if there were any empty properties in the shopping parade on Cannerby Lane, to which it was thought all were in use.

Mr J H Mallen enquired, if the green in front of the shops was owned by Council, could some benches be placed there. Councillors were advised seating had previously been provided at this site. Residents had requested they be removed following anti-social behaviour.

Mrs J Leggett proposed an article be placed in Sprowston Matters asking residents to identify what provisions they would like on the green spaces near their home.

Ms D Coleman commented that in the survey residents asked for green spaces but did not stipulate not outside their properties.

It was agreed the working group review the Neighbourhood Plan and Town Clerk programme this in on an annual basis.

21/029. NEIGHBOURHOOD PLAN IMPACT ON RECREATION FACILITIES
(CONTINUED)

Residents were due to be reconsulted in 2026 and the work carried out by the working group would form the foundation of it.

21/030. SROWSTON FC

Councillors noted the remote meeting to be held on 15 April 2021 with Sprowston FC Secretary, Shaun Maxey.

Mrs J Leggett said she wanted the Football club to articulate what they were looking for and advise of any finance the football association were able to contribute.

21/031. THE VIKING PROJECT

The Town Clerk reported having emailed the Estate Agent the vendor had agreed VAT would not be chargeable on the sale and this would be included in the contract

Jason Menezes was confident the on-site survey was satisfactory but was waiting for results of the laboratory report.

He would programme in the Asbestos survey now that Council had agreed to proceed with the sale.

Mr J H Mallen was unsure as to how the vendor could say the sale was not subject to VAT however, if solicitors were in agreement and it was written in the contract then this was indeed beneficial to the Council.

Town Clerk to raise VAT concerns with the solicitor.

It was noted the vendor was located in Thailand and selling the property through solicitors and estate agents.

Mr M G Callam emphasised the importance of obtaining indemnity from the vendor in writing stating Council was not liable for VAT.

In response to a question from Mrs J Leggett the Town Clerk advised he had not yet received notification that developers had paid CIL receipts to Broadland District Council. However, it was due in April and likely to be paid towards the end of the month.

Mr J H Mallen informed the group he had been working with the Town Clerk on operating costs and suggested they meet again, when indemnified against the £74,000 VAT, to look at funding the purchase and drawing down loans. Following purchase, they would look at financing the renovation in association with CIL receipts

Mr M G Callam requested redevelopment costs be paid from CIL receipts as much as possible.

21/031. THE VIKING PROJECT (CONTINUED)

The Town Clerk reported a £37,000 deposit was required, which would be paid from Council's reserves, subject to a signed contract in place. The Council would be committed to purchase at this point.

Mr Menezes would complete a survey of the property to establish a valuation for rebuilding at an approximate cost of £700.00 plus VAT.

This would be sent to Council's insurers, Zurich Municipal, for inclusion in their policy at an additional premium.

Exchange of contract could not take place until these actions had been completed.

An item would be placed on the Agenda of the next full Council meeting.

Council should have a completion date at this point.

Mr M G Callam asked if the completion date depended on access to the BDC loan and CIL receipts or if there was enough money in reserves to purchase the property.

Mrs J Leggett advised that the BDC loan was being considered by cabinet at the beginning of June 2021. Completion of the sale could not take place before this date unless Council used their reserves.

Town Clerk confirmed CIL receipts were required to put toward the purchase as Council's own reserve funds were insufficient to finance the purchase outright and simultaneously maintain the required level of financial reserve.

The Town Clerk reminded Councillors that Town and Parish Councils could not use CIL receipts to pay off loans (including Public Works Loan Board (PWLB) loans) or reimburse past expenditure, i.e.: expenses incurred before receipt of a given CIL payment. This meant that current and future CIL could not be used to repay the PWLB loans previously borrowed to finance the purchase and renovation of Sprowston Diamond Centre. However, room for manoeuvre did exist. Instead of using Council's annual revenue budget to purchase certain items of equipment (e.g.: a replacement slide) or fund provision, improvement, replacement, operation or maintenance of infrastructure, Council could instead use CIL receipts to fund those eligible purchases and expenditures. This would 'free up' funds from the revenue budget; an amount equivalent to the expended CIL could then be transferred from the annual revenue budget into reserves. There are many forthcoming purchases and examples of eligible expenditure where this process could be applied.

Mr J H Mallen asked if the Town Clerk felt there would be a firm resolution from all parties with the Council indemnified against the VAT, before 21 April 2021 so that full Council could agree to proceed with the exchange and completion. This would reassure the seller.

21/031. THE VIKING PROJECT (CONTINUED)

Town Clerk to pursue with solicitors.

Mrs J Leggett questioned if CIL receipts could be utilised for the urban garden although she did not want to decrease availability of funds at the moment.

The Town Clerk confirmed CIL receipts could be used in support of the urban garden provided the expenditure was commensurate with the benefit to residents and the community at large.

21/032. PRIORITIES AND TIMESCALES

- Town Clerk to contact SYEP to give guidance on Council's expectations regarding a grant application;
- Town Clerk to pursue provision of play equipment, car park and skate park at White House Farm with developers;
- Article be placed in Sprowston Matters asking residents to identify what provisions they would like on the green at Cannerby Lane;
- Meeting to be held on 15 April 2021 with Sprowston FC Secretary, Shaun Maxey;
- Town Clerk to initiate Asbestos survey at Viking Public House;
- Town Clerk to raise VAT concerns with solicitors;
- Town Clerk to pursue VAT indemnity and contract with solicitors;
- Review of Neighbourhood Plan - what has been achieved and what is still outstanding.
- Town Clerk to programme an annual review of the Neighbourhood Plan.

21/033 DATE OF NEXT MEETING

Thursday 29 April 2021 at 4.00pm, remote meeting by Zoom.