

**Weedon Bec Parish Council Working Group -
Status Report 28 July 2013**



Weedon Parish Council Working Group:

WSA have been advised that all Weedon Bec Parish Council Working Group (WBPCWG) information is addressed to Stuart Jacks, Chair of council until the working group/ chair is re-established.

Awaiting an update on progress on this matter.

WSA still await a date for a joint meeting – see note on lease below

DDC Pre-Planning:

WSA Architect is responding to the pre-planning advice letter to request confirmation as to the documents the Planning Officer is expecting to be included with the application. This will form the final requirements for planning submission.

For note: South Northants council are very helpful and pro-active in helping with Pre-Planning (as reported by Architect). It is disappointing to be facing such a challenge with the DDC planning department plus a very slow service when there has been a £300 charge by DDC.

Lease

Land surveyor has determined that the proposed area required for the building, access road and use of areas during build are now satisfactory. He has issued a letter to WSA that we can share with WBPC - at end of this update.

Appointed solicitor has now had an opportunity to review the proposed land use / area and has provided feedback to WSA to consider for inclusion within the lease proposal.

Lease proposal drawings can be issued to WBPCWG however this will require a shared meeting with WSA to explain the proposal. It is suggested that this information will be most beneficial when the WBPCWG is in a position to meet.

Planning Application preparations

Heating and ventilation scheme guidance now received and included into scheme drawings and reports.

Noise report to be produced - DDC Pre-Panning request - need to find specialist to undertake this

Planning and Heritage Statement to be prepared - DDC Pre-Panning request - we have secured the services of professional Planning Consultant to produce this report (ex village resident who was very happy to help). This is reliant on their work load to produce. A meeting is planned to run through scheme to help give overview to assist with the task.

Report detailing play equipment including photographs has been completed. However, it has been identified that it would be more prudent to try and re-site the play equipment just once and this needs to be reviewed i.e. to attempt to only move/install once into its final position. Would be useful to have some feedback/help from WBPCWG given the equipment belongs to Parish Council.

Roofing material progressing – local business assisting and will provide sample

Street scene montage – WSA has agreed this would be beneficial to the scheme for many reasons. Architect is to try to get a slightly reduced rate from quoted £500 and to issue to proceed

Flood Risk Report - amendments included based on EA feedback – awaits a final review.

Design and Access statement 99% complete - this requires a final review

Final scheme drawings 99% complete for planning submission – this requires final review.

Drainage outfall from manhole to be investigated – may impact rainwater soak away (and thus services required) – awaiting date to be confirmed. Will inform WBPC when this is planned in advance.

Timeline for completion to submit for planning still difficult to nail down given we are heavily reliant on volunteer professional service time and availability. WSA are hoping that end of September 2013 can be reached.

District and County Councillor Meetings

WSA met with Cllr Alan Hills, Cllr Perry and Cllr Ian Duly to appraise of scheme and status. Apologies received from Cllr Eddie Reeves. Scheme very well received and they have offered support wherever they can. Some pointers and information provided to help WSA.

Meeting arranged with Cllr Robin Brown for early August to provide the same update of scheme.

WSA Fundraising

WSA have been accepted as a possible beneficiary by Jackson Grundy Community Initiative scheme and have been invited to attend meeting to discuss during August.

Other fundraising events in the pipeline:

Quiz nights will resume after summer break

Live Band music night to be arranged (postponed from October due to close proximity to Village Hall 50th Anniversary)

Legends Day 17th August 2013 - WSA will provide BBQ

As previously highlighted, fundraising will ramp up once planning approval is attained.

400 Club continues to bring in a regular income

Grants

WSA are in consultation with the Football Foundation regarding grant opportunities. This is a slow process. Attaining planning approval will make a significant improvement to the priority placed on funding for Weedon.



Grant funding opportunities are monitored regularly. This process will ramp up once planning approval attained.

Approached Argos/ Homebase for inclusion into their Community scheme grants

WSA Trustees continue to attend CVC Trustees meetings at Wellingborough as very useful networking opportunities

Business Plan:

Revision to business plan expected after feedback from both Land Surveyor and Solicitor – this will be revisited when our volunteer has time available due to work and family commitments taking higher priority

Business Plan is not a requirement for planning submission however WSA recognise that WBPC are very keen to see this. WSA are seeking an alternative volunteer to move this plan forward.

Communication:

WSA committee members talk regularly with residents of the village to appraise of progress

WSA website is maintained to provide progress reports when relevant

WSA will utilise the Gusher to provide mini updates in the Weedon News

WSA will provide a summary report at appropriate juncture that can be included into Village Newsletter

WSA have instigated attendance at WBPC meetings

Chris Heaton-Harris MP, Cllr Alan Hills, Cllr Kevin Perry, Cllr Ian Duly, Cllr Eddie Reeves are appraised with updates regarding project

Daventry Express asked if they could do an article on the Scheme proposals. WSA have suggested this is put on hold until the Planning Application is submitted - to notify them when ready

Preparations for Legends Day and Village Show displays

WSA plan to display the progress made on scheme, scheme details and to be on hand to discuss with Residents.

Various tasks to prepare information for these events underway

Plan drawings to be prepared for display

CD/SH/2012.227
20th June 2013

For The Attention of Tony Wincott
Chairman and Trustee
Weedon Sports Association
C/o 20 Lancers Way
Weedon
Northants
NN7 4PH

Dear Sir

Weedon Sports Association – Proposed New Clubhouse Facility

Following our various meetings and telephone discussions I confirm the lease terms that I believe that the Weedon Sports Association must achieve in order to make this a viable opportunity.

You are seeking and effectively require a ground lease for the construction of this major and innovative project, and commercially the only way that this project would be viable would be with a ground lease of at least 125 years, with no tenant or landlords breaks. No commercial development would be undertaken on any other basis, and I see no reason why this would be any different.

It is fair to say that funding from any lending institution whether it be corporate or private for any commercial project in the current climate would not be forthcoming for a lease term of less than that as it offers no security.

In addition, given the overall project cost I believe that a Peppercorn rent for the duration of the term would be appropriate.

Please let me know if you require further assistance.

Yours sincerely

Christopher C Drummond
Director