

**Weedon Bec Parish Council Working Group -
Status Report 26 November 2013**



Weedon Parish Council / Working Group:

Informal meeting held Wednesday 20th November with Parish Council and WSA. Six members of council present plus Sue B, Project Architect, five members of WSA and one member of public. Cllr Alan Hills attended and shared his message with regard to continuing the Olympic Legacy and to offer his help and support wherever possible to provide a long overdue facility for Weedon, especially in his Community Portfolio role at DDC.

WSA display boards with drawings on show. WSA had prepared info to share at meeting as recognised new councillors would benefit from appraisal of scheme and information to support where the project has reached. Project architect also provided background to scheme design and some of the many frustrations and hold-ups along the way.

Questions were asked about the need to be a bar at the proposed building. As per the Village Hall, this facility provides a means of income to help sustain the building and provides a service to the users of the building. The anticipated hours for the Premises license have been taken from the Village Hall license details with the exception of one evening in the week which is football training night. Please see the licensing hours at bottom of this document. This is subject to the Licensing Authority to grant license and not part of Planning Submission/approval, however the intended hours will be shared with the submission.

The member of the public asked if this project would affect Council Tax that a resident would pay - it was explained that from the outset, WSA were intent on funding the project in its entirety (via fundraising, grants etc) and explained that so far over £11k has been invested in fees to prepare for planning funded by WSA.

Overall, a useful meeting that answered many questions and concerns, cleared the air in many ways and highlighted the need for a 'partnership' approach. WSA asked 4 questions of the council which are to be reverted back to the full council at the appropriate juncture.

The meeting started at 7.30pm and ended at 9.20pm.

DDC Pre-Planning:

No further information from Planning Officer.

Lease

No further progress required on lease at this point.

Land agent is still available to talk to the Parish Council at any point regarding this matter

Solicitors holding WSA funds of £600 to address search fees

Area of ground required for lease could be subject to change due to how the surface water is to be dispersed from site (see planning application preparations)

Planning Application preparations

WSA / WAA Planning Task list now being followed to address the additional reports etc required for planning submission. This list is a working list for WSA and WAA and some target dates included in order to provide focus. The tasks are progressing well albeit access to some professionals have been difficult due to their diaries as well as WSA volunteer free time to progress.

Noise Assessment specialist consultant engaged - cost to WSA £1200

Planning and Heritage Statement to be prepared. Design and Access statement is a pre requisite for meeting and this is now with volunteer proof reader.

Play equipment report - Report for resiting of equipment / options to be updated. Work planned for November – delayed due to volunteer availability

Street scene montage – WAA will send information once D&A returned

WSA are investigating use of borehole supply for water provision - this would provide water for free up to 200000 litres per day free – investment is at installation time. Meeting has taken place with Subadra and now awaiting cost/benefits

Soil samples required for WAC analysis to determine characteristics of soils in build area.. Date for soil analysis sample and percolation test is being arranged for November. This will also determine scope for use of soak away. Delayed due to availability. . WBPC to be advised of intended survey date.

Flood Risk Report -. New flood information released must now be included into FRA. Soak away findings may also need to be recorded.

Final scheme drawings 99% complete for planning submission – awaits a final review.. Some minor changes now identified due to roof material plus awaiting outcome of soil drainage assessment as this may change the requirement for drainage versus soak away

Planning Task list included at end of this document to highlight work load being undertaken by WAA and Volunteers.

WSA Fundraising

400 Club continues to bring in a regular income and a several more new members have signed up

Race night in conjunction with WBFC held - WSA received a 50% share of proceeds to the sum of £350

WSA fundraising ideas meeting held to consider ideas and scope for 2014. Lots of ideas in place and need to confirm dates/availability in order to progress.

Grants

WSA have completed an Expression of Interest with Northants County Football Association for Grassroots Football grant.

Monitoring of funding availability continues

Investigation of the announcement of to see if this can benefit WSA/WBFC and/or the project:

25 November 2013 - 40,000 Local Sport Clubs Could Benefit from Changes to the CASC Scheme

<http://www.fundingcentral.org.uk/newsview.aspx?RF=NEWS&WCU=DSCODE%3dOTSSCMLIVE%2cNEWSITEMID%3d248-N48934>

Empowering Councillors form completed for £1000 which is due to be match funded by WBPC

Business Plan:

A new WSA volunteer has come forward to move this plan forward based on what is known today. This will be a challenge to get to grips with the report and to ascertain new figures.

WSA's committee decision had been to not progress BP further at this stage because the focus is towards the preparation of the Planning application. Without a volunteer for this task, WSA were looking at a fee of in excess of £1500 for a professional to complete – a cost which WSA could not agree to because of this statement:

No planning approval = no business plan required + no lease required

Communication:

Cllr Eddie Reeves will be including information about this project within an internal DDC publication. Also on the local conservative association website to highlight some examples of ongoing community projects across the District. The content would be apolitical and within the context of ongoing plans

Cllr Alan Hills continues to promote the project at various meetings as he recognises the professional approach taken by WSA to the project and the skills and enthusiasm within the WSA volunteers team.

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. Cllr Robin Brown will also be included on this circulation.

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

Anticipated operating hours: (Based on existing Village Hall)

Premises License:

Hours for Sale of Alcohol

Wednesday 18:00 - 23:00 - Football Training Night

Friday 19:00 - 23:00 - Same as Village Hall

Saturday 14:00 - 23:30 - Same as Village Hall

Sunday 12:30 - 22:30 - starting 1.5 hours earlier than village hall to cover

Sunday football matches

Non standard Timings Dec31st/Jan 1st til 01:00 - same as village hall

Playing of Recorded Music 10:30 - 00:00 Mon - Sun - Same as Village Hall (f)

Hours Premises are open to public - 07:00 - 00:00 Mon - Sun - Same as Village Hall -

Non standard timing Jan 1st til 01:30

Provision of entertainment 10:30 ; 00:00 Mon - Sun - same as village hall

Provision of facilities for Dancing 10:30 - 00:00 Mon - Sun - Same as Village Hall

Provision of facilities for Making Music 10:30 - 00:00 Mon - Sun - Same as Village Hall

Entertainment Of a Similar Description To That Falling Within (e),(f) or (g) 10:30 - 00:00 Mon - Sun - Same as Village Hall

Performance of Dance 10:30 - 00:00 Mon - Sun - Same as Village Hall (g)

Performance of Live Music 10:30 - 00:00 Mon - Sun - Same as Village Hall (e)

Films 10:30 - 00:00 Mon - Sun - Same as Village Hall

Plays 10:30 - 00:00 Mon - Sun - Same as Village Hall

More information regarding Licensing Act 2003 can be found on this website

<http://www.legislation.gov.uk>

Planning Meeting 28th Oct 2013 - 11:00 – 13:15 Present: Tony Wincott, John Wilshire, Rich Cheney, Sue Butler, Lynne Walker (Architect)

| Task number | Refers to Planning Reqmnt | Description | Who | Due By | Any dependency |
|-------------|--|---|---------------|-------------------------------|------------------|
| 1 | Part 1 Section 4 | Soil Test including Contamination statement (Part II Section 13) Percolation test Soak away and self contained well for water provision Subadra consultants | TW/JW | 16/11/2013 | |
| 2 | Part 1 Section 3 | Tracking details for parking to validate | TW/WAA | | Task 1 |
| 3 | Part 1 Section 3 | RED LINE to outline land requirement (affects lease) | WAA | 22/11/2013 | Task 1 |
| 4 | Part 1 Section 6 | Design and Access statement | WAA | 01/11/2013 | |
| 5 | Part 1 Section 3/ Part II Section 21 | Photo Montage - take photos at JF | WAA/TW | 30/11/13 8.30am at JF | |
| 6 | Part 1 Section 3/ Part II Section 21 | Provide all info to montage creator by | WAA | 16/11/2013 | Task 4 Task 5 |
| 7 | Part II Section 9 | Flood contours – may require additional line including - WAA to check Inform JW if additional survey detail required | WAA WAA/JW | | |
| 8 | Part II Section 9 | Flood Risk Assessment - updates required and review | SB/WAA | 30/11/2013 | Task 1 Task 7 |
| 9 | Part II Section 12 Part II Section 16 Part II Section 23 | Abigail Morgan abigail@sustainable.co.uk Contact her to let her know we are progressing and ask for report returned by 14/12/2013 | SB | 01/11/2013 | Task 4 |
| 10 | Part II Section 17 | Noise Assessment – agreed we need to complete. | TW/JW | 22/11/2013 – get survey to be | |



| | | | | |
|----|--------------------|--|------------------|---|
| | | Need to ensure complies to Planning Policy outline Approach Walker Beak first | done in place by | |
| 11 | Part II Section 23 | Statement of Community Involvement | SB | 14/12/2013 – complete by 30/11/2013 |
| 12 | Part II Section 30 | Tree Survey/Arboriculture implications Contact Jon Brewin to see if can help ProHelp as the next option | SB | 14/12/2013 01/11/2013 |
| 13 | Part II Section 32 | Waste Audit | TW/RC | 30/11/2013 |
| 14 | Part 1 Section 3 | Play Equipment – reposition/install report | RC/SB | 30/11/2013 |
| 15 | | Roof Sample RAL Colour to WAA | TW | 01/11/2013 |
| 16 | | Sample Board of materials and Colour - Report reference | WAA | 01/11/2013 |
| 17 | | Sample Board of materials and RAL colours - spray paint for background, etc RAL colours circulated except Roof | TW/JW | 30/11/2013 |
| 18 | | Rain Hopper in RAL 6005 colour (see if can scrounge) | WAA | 30/11/2013 |
| 19 | | Specifications Doc for peripheral items i.e. Security Fencing, Cycle Rack, Grass Crete, Canopy Visual | WAA/TW LD | 30/11/2013 |
| 20 | | Proof reader | RC | 08/11/2013 |
| 21 | Part 1 Section3 | Amendments / finalisations to drawings as required | WAA | 14/12/2012 Task 1 Task 7 Task 14 |
| 22 | | WSA agreed to arrange printing for all docs drawings etc when ready at Image IT | WSA | ???? Exciting as we will be ready for planning |

NEXT MEETING: ~~MONDAY 25TH NOVEMBER 2013~~ 11:00AM GODFREY HOUSE, CHURCH STREET time might be subject to
change **FRIDAY 6th DECEMBER 9.30am**