

## Community and Sports Focus Group Meeting

24<sup>th</sup> January 2013 7.45pm

### Minutes

**Present:** James Roth, Sarah Beardmore, Chris Young, Dave Purton, Alison Mann, Matt Thomas, Leigh Morgan, Nick Chancellor, Richard Hatton, Bhav Pau, Anil Pau, Rob Walter, Sheelagh Hawkins, Stuart Henderson, Gareth Parker, Moira Taylor, James Kirby, Jacqui Barnes, Andy Glencross, Chris Howard, Charlotte Haitham-Taylor, Richard Glover, Dawn Peer, Ian Montgomery, Ian Clarke, Ben Baillie, Chris Newman, Nick Paterson Neild, Peter Jones, Anthony Holdsworth, Alison Munro, Peter Hughes (Chair).

**Attending:** Katy Hughes.

#### 1. Introductions

Peter Hughes introduced key representatives from the Development Consortium and Wokingham Borough Council.

#### 2. Minutes

The minutes of the 17<sup>th</sup> December were approved as an accurate record of the meeting.

#### 3. Presentation by the Consortium over consultation for the Village Centre

Nick Paterson-Neild, representing the University of Reading, talked through the development consultation process. He reported the four steps intended for the process were:

- An initial briefing, listening to opinions from attendees as this focus group
- Running two workshop sessions on a Saturday in early March for invited participants. Nick asked those present to get in touch if they were interested in taking part in this process.
- The Consortium will report back to the next meeting of this group with the output from the workshops
- Post Easter, the local community will be invited to view an exhibition of the workshop output.

Nick reported that, following this, the Consortium would submit a draft document to Wokingham Borough Council, who has 8 weeks to review the application. Nick reported that it is hoped this process will be complete by the middle of 2013.

#### 4. Update on sports facilities provision

Peter Hughes reported that work had been done to try and get the sports facilities issues resolved. He reported on a meeting to review a proposal put to WBC, where an agreement was made to lease two further pitches at Ryeish Green to the parish council.

Peter reported that there were still discussions ongoing at WBC regarding the remaining areas of the Ryeish Green school site not currently leased to Oakbank and the leisure centre.

Peter reported that a revised proposal for the sports consultation project has been sent to three consultancies .

Peter reported that the Manor Site planning appeal has been approved. He reported that there are provisions for sports facilities (pitch/es and pavilion) at the site as part of the planning conditions. He reported that the site would accommodate a league cricket pitch, the size being 150M by 160M or 2.4 Hectares. Attendees discussed various aspects of this and it was noted that no decision has yet been made as to which type of pitch to locate on the development. Peter Hughes agreed to provide some more detailed maps to the attendees to demonstrate where the sports facility site is.

Attendees viewed two different maps of the SDL sites. A number of attendees flagged up concerns that the space available for sports facilities had diminished.

Attendees discussed comments regarding preference for open green space in the area between the villages.

Attendees discussed the sports consultation report and Peter Hughes reported that the consultants will try to get in touch with as many people as possible. He reported that the process will be reported on in the newsletter and on the website. Attendees discussed the information likely to be needed by the consultants and it was noted that clubs have provided detailed breakdowns of membership numbers in the past.

Peter Hughes reported that WBC had carried out a feasibility study into the Ryeish Green leisure centre. It was noted that no decision has yet been made as to whether the site will be refurbished, extended or demolished and rebuilt. Andy Glencross noted that there are competing needs for the sports hall site, and that it was hoped that some decision would be made over the site in the next two or three months. There was a discussion amongst attendees as to whether a leisure centre on the site would be financially viable. Andy Glencross offered to take any further comments on the issue of sports facilities.

#### **5. Discussion over the Retail and Commercial outlets at the Village Centre with input from Peter Jones formerly a partner with DTZ, a leading chartered surveyors in London, who was involved in many planning applications for supermarket developments**

Peter Jones spoke briefly about the supermarket in the local centre. It was noted that the size for the supermarket was 25,000 sq ft, similar in size to Waitrose in Woodley.

Ben Baillie showed attendees plans demonstrating the proposed layout of the community centre area.

Attendees discussed concerns that the supermarket group, once determined, could apply to enlarge the site. Attendees discussed issues such as 24 hours opening, late night deliveries and the impact of large lorries on local residents. Chris Howard reported that the WBC planning officers would review the planning application and he reported it was unlikely that extended opening hours would be permitted.

Attendees discussed whether another supermarket was required in the area.

#### **6. Presentation and discussion on the needs, use and flexibility of the proposed new Community Centre at School Green**

Attendees received a presentation from Alison Munro, WBC officer for stronger and integrated communities, regarding the community building.

Alison reported that the following elements were stipulated in the Inspectors letter:

- 35m<sup>2</sup> for police office

- 65m2 for children's centre facility
- Space for a library
- Space for place of worship (if required)

In addition to these, it was anticipated that a hall, meeting rooms and ancillary facilities would be included.

Alison showed some photographs and examples of recently developed community centres across the country, and detailed what was included in each centre.

Peter noted that the parish council has expressed an interest in office space in the new community centre.

Richard Hatton asked what the timeframe was for the community centre. Nick Paterson-Neild noted that a master plan is being created to determine when the facilities will be in place. He reported that this master plan will need to be in place before detailed planning permission is submitted.

Revd Richard Glover, Shinfield Baptist Church minister spoke about the church's plans for redevelopment and the possibility of the church being involved in the community centre.

#### **7.Date of next meeting**

The next meeting is scheduled for Thursday 14<sup>th</sup> March, location to be confirmed.