



# CROWTHORNE PARISH COUNCIL

## Former TRL Community Hub Working Group Meeting

Tuesday 12<sup>th</sup> July 2016 @ 1900hrs

### Minutes

Bruce McKenzie-Boyle opened the meeting by welcoming the attendees and asked if anyone had any apologies from other invitees.

Apologies were received from: Rev Martin Ceaser, Churches Together; Ken Newland and Janet Rogers both from WWPC

Dr Judge, Heath Hill Rd Surgery, was invited. Carole Doran (CD) will speak to her at the next PPG meeting (Action CD)

Attendees:

**BFC: (Bracknell Forest Council)**

Abby Thomas (AT)  
Matt Lunn (ML)  
Lesley Doyle (LD)

**CVAG (Crowthorne Village Action Group)**

Carole Doran (CD)  
John McNab (JMcN)

**WWPC (Wokingham Without Parish Council)**

Cris Lancaster (CL)

**Churches Together**

Sue Burrow (deputising for Martin Ceaser) (SB)  
Rev. Andrew Marsden (AM)

**CPC (Crowthorne Parish Council)**

Bruce McKenzie-Boyle (BMB)  
Simon Butterworth (SB)  
Richard Price (RP)  
Tina McKenzie-Boyle (TMB)

Nominations were then asked for Chairman.

Carole Doran proposed Bruce McKenzie-Boyle, seconded by John McNab  
All were in favour.

Nominations were then asked for Deputy Chairman

Carole Doran proposed Simon Butterworth, seconded by John McNab  
All were in favour.

TMB was asked to scribe for the meeting.

Matt Lunn, Senior Planning Officer, BFC (ML) was then invited to give an overview of the background of the development, which must be noted is now called the Former TRL Site

## **1 Background and Update – Matt Lunn, Senior Planning Officer, BFC (ML)**

- The Community Hub has been discussed over a long period as part of the development of the Infrastructure Delivery Plan (IDP) (October 2012) that informed SALP policy requirements
- There is now the need to identify current and future community needs that will inform the community hub specification to be delivered
- At the time of negotiating s106 requirements the developer raised viability concerns, and as a result there was a need to justify the Hub requirement and provide an indicative cost for delivering the Hub to inform their development appraisal. As a result, to give the developer certainty as to what is required, the s106 refers to the delivery of a 674m<sup>2</sup> community hub with 120m<sup>2</sup> outdoor play space
- Functions/community needs from existing hubs and an assessment of community facility capacity at the time informed the specification
- The indicative specification is listed in the TRL Design and Implementation Brief

ML then gave a description of the Former TRL Site and identified the relationship of the community hub site with other functions, including residential parcels and the SANG.

### **Retail**

ML also showed where the proposed retail unit(s) are planned, of which there would be 1,000 square metres, which might translate to 4/5 separate units. As the retail area is planned to be on the 'outside' of the development, i.e. on Old Wokingham Road, there will be footfall from across the Old Wokingham Road; passing drivers trade; and from within the development. The lessons of Jennett's Park retail units should be taken into account. It was suggested that Tesco in particular want to be able to see 3000 "chimney pots" before they will invest in a Tesco Express. The proposed location on the development periphery, across the road from Wokingham Without, would help achieve this 'critical mass' to make retail viable.

### **Retention**

BMB told the attendees that the skidpan; part of the track and the hill climb are scheduled to be retained within the SANG as heritage.

### **Funding**

There was extensive discussion on the on-going funding for the project, and ML provided a new version of the Scenario Modelling, showing the expected S106 and CIL monies coming to the village over the next number of years. RP raised a concern that as the build out would be slow, not commencing until late 2017 at the rate of 100 houses per year, the parish precept would be slow in coming and the CPC would have to ensure that there was provision in its budget for management and maintenance for the early years.

## **Documents**

ML agreed to send across the Design and Implementation Brief so that it may be attached to the Minutes of the Meeting, however as it is already in hand, the Chair took the action to distribute it plus the Scenario Modelling spreadsheet. (Action BMB)

Abby Thomas (AT) commented as a reminder that in 2011 discussions took place which invited the Parish Council to take on the management of the proposed community hub.

A general discussion then arose with the following items noted:

- The planned building has been secured by s106 agreement and will be provided 'in kind' by the developers, rather than a sum of money secured for a third party to deliver.
- It is required that the building be 674 square metres, with an option for future expansion of 200 square metres which could be funded by S106/CIL from the main Broadmoor development (not Cricket Field Grove), plus an outdoor play area of 120 square metres.
- The Design and Implementation Brief included space for youth activities. AT indicated that this would no longer be run by BFC, but that it could still be included for youth activities run by a community organisation
- Should there be sports requirements, it is necessary to take into account the activities being listed, e.g. the height of ceilings for badminton courts.
- John McNab (JMcN) raised the issue of the Scouts who are keen to have a centre in the hub. Richard Price (RP) said that the needs of the Guides and Brownies should also be factored in. BMB said that this had been discussed before and the general view was that Scouting and similar activities would generally be incompatible with the activities usually taking place in a community facility, in that the Scouts would generally want access 7 nights a week and would also want a large amount of storage space.
- The question was posed that might it be possible that conversations could be had with the developers to see if land can be made available for a purpose built facility for Scouts/Guides to be constructed. Simon Butterworth (SB) noted that the edge of the SANG would be a useful site in order for the outdoor activities of the Scouts and Guides could take place on the SANG. ML to contact Simon Cridland. ML has since confirmed that there should be no problem in-principle to locating the scout hut adjacent to the SANG. In fact a hut in amongst or backing onto woodland would make for a perfect setting. On the SANG itself would however likely be a problem, as technically all SANG needs to be publicly accessible.
- There was also a discussion about having a Police Point within the Hub. AT to contact the police. (Action AT)

## **2 Other Community Hubs in the Borough – Lesley Doyle, Community Development Officer, BFC (LD)**

Lesley Doyle (LD) gave an overview of Community Hubs already in plan on strategic sites e.g. Blue Mountain and Warfield which, however, are in

some ways different from the proposed Community Hub on the Former TRL site.

At Blue Mountain the Club House has been donated by the developers and options have been drawn up for its refurbishment, and to demolish and replace it with a new purpose built facility. This initiative involves BFC working closely with Binfield Parish Council.

BFC and Warfield Parish Council are currently undertaking a feasibility study for the neighbourhood centre, which will be at the heart of the Warfield Strategic Development Area and includes the Community Hub. LD also gave a short overview of Jennett's Park Community Centre with site plans.

Discussion then ensued:

- The Developers need CPC's requirements plans in order to ensure that they are contained within the Master Plan by the end of 2017.
- When the requirements capture is being discussed/planned the WG must be mindful of the loss of the Edgbarrow Sports hall and possibly take into account any activities which were held there which may need special requirements.
- The question which was brought out was does CPC actually want to run 3 centres? It already has in its remit the Morgan Centre and Parish Hall which at the moment are not fully booked. Therefore it would be a sensible move to look at the 3 centres holistically rather than each being in competition with each other, while also being mindful of the needs of each local area.
- BMB pointed out that Guy Battle of the Social Value Portal has been employed by L&G to work with the council & the community to make sure that we bring the people who will live on the Former TRL site into the community of greater Crowthorne and to ensure that it does not become a sterile satellite settlement, or be seen as an extension of Bracknell.
- BMB suggested holding the next WG meeting at Jennett's Park. LD said she would get in contact with the Community Association to get some dates so the WG can view the finished article, while holding the meeting.

### **3. Terms of Reference**

BMB asked the WG to consider the draft Terms of Reference (ToR) and a number of changes were offered and agreed.

BMB suggested that the Warfield and Binfield ToR should be looked at in order for items to be used for the enhancement of the CPC ToR.

BMB to update the document and circulate to all members of the WG.

(Action BMB)

### **4. Community Requirement Capture**

It was agreed that SB would provide an online survey to capture the requirements of the community. (Action SB)

LD will send across the survey used as a model and which was conducted for the Community Centre at the Parks. (Action LD)

Discussion then ensued:

- To reiterate a point already discussed with regard to CPC and the Morgan Centre and Parish Hall, RP suggested that an audit be carried out on the current usage of both centres and how they are being

- marketed, as he believes that they are not run at anything like full capacity, and this is partly because they are not publicised adequately.
- BMB reminded the WG that BFC is doing a requirements gathering for sports post the Edgbarrow situation. He has already provided a list of activities to be considered. However BMB will contact Nick Smith.  
(Action BMB)
  - Andrew Marsden (AM) pointed out car parking facilities should be commensurate with the size of the SANG and the activities that will be planned for the Hub plus the retail area, and this should be included in the requirements gathering phase.
  - The matter of changing rooms and showers were discussed. RP said that, while senior footballers shower after a game, the junior footballers currently tend to not to use the Morgan Centre changing rooms, jumping straight into their parents' cars and going directly home, while senior players tend to socialise after a match.
  - The other issue about changing facilities is that if people are using the sports facilities attached to the new school, it may be that the Community Hub would be too far away for it to be practical as a pavilion facility.
  - On the subject of sporting facilities, Sports England could be approached for funding.
  - A Community Café was included in the original specification. This was seen by all to be an essential inclusion, for not only would it serve the users of the Hub, but also attract others in who would use the SANG for recreational walking etc.
  - The possibility of having a medical point was mentioned and it is for this reason that it is desirable to involve a doctor from Heath Hill Rd Surgery in the WG discussions.
  - TMB suggested that there should be adequate lavatories on the edge of the SANG and within the Hub.
  - BMB reminded the WG that a meeting should be held with L&G to get a very clear view of the physical context of the Hub, and to understand the dates that L&G wish to work to for design agreement. Preferably that meeting should be held before the end of July. The attendees will be BMB/AT/LD/SB.  
(Action BMB)

## 5. Funding

This item had already been touched on in the opening session but as a reminder that L&G will provide the Community Hub 'in kind' however the WG must be mindful that there will be a maximum/limit. It is key that a strong business case be built if CPC is to manage the Hub alongside the other Crowthorne facilities.

ML will provide the Cash Flow Modelling document. However as it is already in hand, the Chair took the action to distribute it. (Action BMB)

## 6. Closedown

BMB suggested the next meeting be held in September, and it would be a good idea to hold it at Jennett's Park Community Centre so that the WG could see that centre in action.

LD said she would contact Jennett's Park Community Association to ascertain the availability of their meeting room for the next WG meeting at the facility so that the WG can have a site visit at the same time. SB asked

that a Tuesday be considered as this was the evening he could best manage.

(Action LD)

ML commented that we should be mindful that there may/will be the need to rename the development and how best to go about it.

CD then was asked to give a short history of how her father came to be involved with the original site.

BMB brought the meeting to close at 8.40 after thanking the attendees for their time and input to discussion.

DRAFT