



Sports Review – Minutes

Meeting at 10.00 a.m. Tuesday 18th July 2017 in the Mayor's Parlour, Town Hall, Tenterden.

Present:

TTC: Cllrs Mike Carter, Alan Sugden, Ken Mulholland.

Homewood School: Mark Seymour. Richard Grady (Design consultant)

Tenterden Leisure Centre (TLC): Craig King, Dean Blackford.

Kent County Football Association: Darryl Haden

Sport Tenterden: Graham Smith

Ashford Borough Council: Cllr Paul Clokie (Chair), & Ben Moyle (Facility Development Mgr)

KCC Sports Development Unit: Chris Metherell

Kestrels Gymnastics: Gary Crawford

Residents: Robyn Reeves and Jerry Capstick

In attendance: Town Clerk, Phil Burgess (Minute taker).

1. Apologies for absence.

TTC: Cllr Roy Isworth

KCC: Cllr Mike Hill, Jo Vos

ABC: Cllr Mike Bennett

Tenterden FC. Stuart Saunders

TLC: Chris Cheesman

2. Appointment of New Members. Robyn Reeves and Jerry Capstick (members of the pitches focus group) were welcomed.

3. Minutes of the last meeting. Agreed.

4. Matters Arising from the minutes. All issues covered later in the minutes.

5. 3G Pitch at Homewood School. Richard Grady (design consultant employed by Homewood) drew members' attention to the 90x50 metre Artificial Turf Pitch (ATP). This would support local competitive adult football and the projected costings were £422,794 exclusive of VAT as detailed in appendix 1 (p4) of the Cost and funding report. The project is now ready for the planning stage.

Appendix 2 of the same report includes a draft Community Use Agreement (CUA) showing school core hours to 5 pm Monday-Friday with possible additional school use on Wednesday evening. Public availability would be 5-10pm 4 days per week, 6-10pm Wednesday, 9am to 6pm Saturday and 9am to 8pm Sunday. A total of 44 hours per week. Hire rates are detailed in page 8 of that appendix and relate to the full pitch although in some situations the pitch would be split into 3 or 4 usable areas. The facility was intended to serve surrounding villages as well as Tenterden.

The pitch would be registered to meet FIFA quality standard and this includes a stipulation for a maintenance plan and testing every 3 seasons. The cost of this is included in the business plan.

6. Football Provision (Appledore Rd Site). Options for this development including pricing and pitch dimensions are shown starting on page 1 of the main report. Richard Grady reported that proposals and costings were based purely on football usage (not gymnastics). He had concluded that boxing was not feasible at this venue as a permanent ring would be required. British boxing had been contacted in this respect. There are 4 possible layouts. Graham Smith expressed a preference for the sustainability and improved drainage of option A and emphasised the importance of good quality turf. He also pointed out that the design of the pavilion should allow for easy extension in future.

Chris Metherell advised that the organisation of match timings, bearing in mind gender and ages, would be important to achieve the best usage from the pavilion.

Option C included land which formed part of the “Wates” proposed development and would be dependent on that going ahead. The development was at an early stage and was not included in the ABC 2030 Local Plan.

A contingency of 10% had been allowed on estimates since the area to turf had not been finalised. There were a few corrections to be made to the report and it would be re-circulated once complete.

Graham Smith would prefer that the planning applications should be submitted for both sites soon. The grass pitches were a more useful facility to the football club.

7. Football Project Funding. Pages 4-6 details the funding projections for each of the Appledore Rd options and including the ATP in calculations. Option A is only deliverable in full if all the sources of funding come to fruition. Richard Grady suggested that the ATP and Appledore projects should be delivered separately to aid affordability and that the ATP could be used as a match facility in the short to medium term. The ATP was in effect a stepping stone to full facilities.

Ben Moyle commented on aspects of the funding calculations. The Homewood contribution he felt was very low. Bearing in mind the split between school and community usage he would expect a contribution from the school of around 25%. Mark Seymour stated that school reserves were very low. Ben Moyle also felt that the anticipated TTC contribution was extremely low. The Football foundation figures should be achievable and could potentially increase. He would also be uncomfortable about the projects being separated without a firm assurance on the Appledore Rd site going ahead. Cllr Clokie echoed that view stating it would be unacceptable for the 3G pitch to be in place and the Appledore site still be dependent on the Wates or a similar housing development going ahead.

Cllr Carter said there was potential for TTC to forward-fund the 3G pitch. Cllr Clokie added that the first decision to be made by TTC was the amount of their contribution towards each project. Although there are still many unknowns Cllr Sugden advised that architects were attending interviews next week and an accurate costing for the recreation ground re-ordering would be available before the end of the year. Cllr Clokie felt there was a funding gap currently in the region of £0.5m.

The Football Foundation need to be consulted over potential forward-funding for the ATP

8. Current Football Facilities. Mark Seymour advised that there was current capacity on the existing Appledore Rd pitches and he and Graham Smith would liaise to arrange usage by the football club. The Town Council may be called upon to assist with maintenance. Provision of the 3G pitch would free up more capacity on this site

9. Gymnastics Provision. Craig King stated that their consultants had confirmed that the sports hall at TLC was not big enough to meet requirements for gymnastics. Gary Crawford agreed. The successful Maidstone facility was a purpose-built warehouse. A gym building on the Appledore Rd site would still be 8-9 metres high even if built below the ground level. Cllr Clokie suggested a potential "large shed" at the Leigh Green site.

Craig King said that TLC would prefer to keep the gymnastics club there as there is a significant secondary spend at the café but any facility would need to be cost-effective over a 10-15 year period to be viable.

Gary Crawford advised that the latest suggested dimensions of a gymnastics facility were 51m x 31m including changing and café provisions. Car parking needs also to be considered. A site by the solar farm on the A28 at St Michaels is a possibility.

Richard Grady suggested it would be worthwhile to submit a pre-application for planning permission for the gym facility on the Appledore site to determine the planners' view of parking required etc and this could be used as a model even if the Appledore site were not to be used. Ben Moyle suggested the Kestrels should draw up a decision matrix for each site under consideration. He could provide a template for this. No potential site should be excluded at the initial stage and the sports hall at TLC should be included in the matrix.

10. TLC update. Craig King advised that solid plans were in place and final costings were expected shortly. Work should start in August/September 2018 subject to all approvals and funding being in place.

11. Consultants' fees. Homewood school had already contributed in the region of £5000 in consultants' fees and the group recommended that TTC should meet the recent invoice of £1200. This would be referred to committee. *Action: Town Clerk*

12. AOB. None

13. Date of Next Meeting. Wednesday 4th October at 10a.m.