

FRAMLINGHAM TOWN COUNCIL

Minutes of the meeting of the Town Council held at The St John Ambulance Westbury Centre, Fairfield Road, Framlingham on Thursday 7th June 2018 at 7.30pm

Prior to the meeting at 6.30pm there was an advertised briefing in public on Community Centre options for Councillors, which was led by Cllr John Jones and Mrs Alison Garrett (Chairman of the Community Centre Working Group).

The Chairman advised that the meeting was being recorded.

1. APOLOGIES

Apologies were received and accepted from CCllr Burroughes and DCllr Hudson.

PRESENT

Cllrs: Mr D Beal, Ms S Bennell, Mrs L Clouting, Mr P Collins, Mr C Eastwood, Mr S Garrett, Mr S Hopkins, Mr J Jones, Mr G Kitching, Mr B Roberts and Mr J Simpson.

IN ATTENDANCE

Mrs Eileen A Coe (Town Clerk/RFO), Mr James Overbury (Deputy Town Clerk), and 84 members of the public.

2. MINUTES OF PREVIOUS MEETING

217618 Cllr Kitching proposed the minutes of the previous meeting be approved as an accurate record, which was seconded by Cllr Collins, and with one abstention due to absence, all were in favour.

The Chairman then signed the minutes.

3. DISPENSATIONS

None.

4 DECLARATIONS OF INTEREST

Cllr Hopkins declared an interest in agenda item No 12 relating to FAYAP and signed the Interest Book.

5 ADJOURNMENT

517618 The Chairman proposed an adjournment for the following items which was approved.

5.1 POLICE MATTERS

No Report.

5.2 REPORT BY COUNTY COUNCILLOR

CCllr Burroughes had supplied a report which had been circulated prior to the meeting and a copy attached to the file copy of these minutes.

5.3 REPORT BY DISTRICT COUNCILLORS

DCllr Hudson had supplied a report which had been circulated prior to the meeting and a copy attached to the file copy of these minutes.

5.4 REPORT FROM FRIENDS OF FRAMLINGHAM LIBRARY GROUP REP

Cllr Bennell reported that the 'World Button Pairing Championship' was to be held on the Market Hill on Saturday 9th June. The following Saturday the Library would hold an open coffee morning.

5.5 REPORT FROM GREENER FRAM/COMMUNITY GARDEN REP

Cllr Hopkins reported that on Saturday 9th June there would be another Swap and Mend event. Cllr Hopkins also reported that 'Greener Fram' would have a presence on the Market Hill during the start of the Women's Cycle race on 13th June.

5.6 Public Comment

- A resident asked if there was any further information about the proposed car park in Station Road. Cllr Jones replied that he understood that the owner had met Suffolk Coastal District Council (SCDC) for pre-planning advice and this had been favourable. The owner will need to decide what to do next.
- A resident urged the Town Council to consult with the Scouts and Guides on issues of access should a community centre be built on the Sports Club site.
- A resident recognised that a great deal of effort had been spent on the Community Centre but felt that the use of the Community Infrastructure Levy (CIL) money must be spent for the benefit of

the whole town. The person felt that the Sports Centre site was too expensive and urged the Council to decide on Brook Lane.

- It was asked why the proposed Community Centre needed to be two storeys. Cllr Jones replied that it was to provide modern smaller rooms upstairs for meetings.
- A resident asked what other sites had been considered for a Community Centre. Cllr Garrett replied advising that other sites were looked at – mostly owned by developers or local land owners but in some cases releasing any land would have strings attached and be part of a planning application for 300 houses or more. This was not felt to be a positive move.
- A resident wanted to know what would happen to the rent on the Brook Lane site after 25 years and urged the Town Council to spend the CIL money on replacing St Michael's Rooms.
- A resident felt that no one would want a wedding in a residential area and there are more important issues for the town to spend the CIL money on.
- A resident felt that as the CIL money was not certain, the whole issue of a Community Centre should be put on hold. The resident felt that the demographics of the town was very different now and people could afford to pay market rents to hire places like the College for large events. They were disappointed that both the District and County Councillor were not present and they both should be working much harder to raise the funds for a Community Centre. The resident asked for the decision on the location of the Community Centre be put on hold.
- A resident of 50 years felt that Brook Lane was a 'monstrosity' and as they lived in Vyces Road already had to park a long way along Vyces Road at night and urged the Town Council not to decide on the Brook Lane site.
- A representative from the 'Hour Community' reported that they had taken delivery of the Trishaws and are looking for 'Pilots'. The representative also reported that both the Worry Tree Café and the Forget Me Not Club were both very busy and popular.
- A second representative from the Hour Community spoke about the plans to purchase 59-61 College Road – which was on the agenda for tonight's meeting. This will provide 6 one bed units for people aged 15-19, plus a mentoring service, and a meeting point. He urged that the Town Council agree 'in principle' to the release of the S.106 money it holds from the Old Drill Hall site to aid the purchase of the building. The representative assured the meeting that the Hour Community only need an 'in principle' agreement and not a commitment to help them aid their fundraising. The representative said that Hour Community was happy to give the Town Council a covenant on the S.106 money on the building to ensure it was spent in perpetuity on young people.
- A resident spoke about the fact that the Brook Lane site for the Community Centre has no outside space but the Sports Centre site does. They suggested issuing private bonds to raise money for the Sports Club site and to ensure it was future proof.
- It was suggested that the Town Council was rushing into making a decision on Brook Lane (to which they were not opposed) and felt this was unwise. Two further residents supported that view.
- A resident asked how the Town Council could make an application for CIL money with such scant information – there were simply too many items marked TBC - 'To be Confirmed' to make an application. Cllr Jones replied that the existing CIL application required very little information and the Town Council has more than the required information for a CIL application.
- A resident felt that the Brook Lane site would create a huge environmental impact, particularly noise and parking on Brook Lane and the surrounding area and there were simply too few parking spaces. Cllr Garrett replied saying that the current plans for 58 parking spaces more than met the planning requirements. He had also researched other halls of this type and area and he learnt by speaking to the managers of these venues that 58 'was about right'.
- A member of the Working Group said that they had looked at all the issues with both sites. Both have issues – Brook Lane cannot be extended and the Sports Centre site was too expensive. They felt that chasing the CIL money should not be the aim.

- A resident asked that Brook Lane was not selected and asked for a 20MPH speed limit in the centre of the town.
- A resident said that information on the debate around the sites was scant and they felt they were not getting any answers.
- A number of residents simply voiced their support for one location of the Community Centre or the other with a number in favour of scrapping the whole idea altogether.
- A resident asked what control over parking in Brook Lane would be put in place on busy days – would there be restrictions to ensure that users of the Community Centre were able to use the allocated spaces.
- A resident said that it was clear that the Town Council had listened to the public and had made changes but knew of a lot of Community Halls set in residential areas and hoped the Town Council would make the decision based on the future rather than the past.
- Another resident said that the decision should be made in fairness and following code of conducts and democratic principles and hoped a decision would be made on fact rather than emotion.
- A member of the working group said that it had not delivered on its brief, they felt it was an impossible brief. There was lot of money being decided upon ‘ifs and buts’. They felt that objections to the Brook Lane site had not been taken into consideration and they believed the Town Council had the funds to buy some land on a business development site. They also felt that a rebuild St Michael’s Rooms would be the best option for the current CIL money.
- A member of public asked what the implications for were not applying for the CIL money. Cllr Jones replied saying he could not know as it will depend on other CIL applications. What is clear is that by not applying this year it will add more risk as there will be more competition.
- A resident talked about the issue of parking in Vyses road – mostly from residents in College Road who have no parking – which leads to 12-18 cars parked there every night.
- A resident said that they had joined the working group as their main interest is archery and the Brook Lane site was not long enough. The use of a Community Centre long enough for archery would provide a steady income.
- A resident asked how the CIL was worked out – when did it start and what happens if the houses are empty or not sold. Cllr Jones said that there is a strict timeframe which began the first day of development and the three stage payments are fixed and it does not matter if any houses are empty, not sold or even begun.
- A resident said that all events – the Soapbox race, Gala, Cycle Race – create inconvenience – just like the Community Centre. No plan was ever perfect so the Town Council must make a decision.
- A resident commented that doing the wrong thing, just because it was available may be worse than not deciding anything yet.
- The last resident to make a comment said that play areas are very useful for all community centres but there is not room for one on the Brook Lane site. The new Alms Houses on Brook Lane are very good – but it now needs a play area.
- One person commented on agenda item 1237618 (Hour Community) that the Town Council could if it chooses to, ring fence the \$106 money or put a charge on the property so that it is used for young people in perpetuity.

6. RECONVENE.

617618 The Chairman proposed to reconvene the meeting, which was approved.

7. CORRESPONDENCE

There were no items to be considered at this meeting.

8. TRAINING/ CONFERENCES/EVENTS

No Business.

Committee Recommendations and Business:

9. INFRASTRUCTURE PLAN COMMITTEE:

The Town Clerk confirmed Committee membership:

Mr P Collins

Mrs L Clouting

Mr C Eastwood
Mr S Garrett
Mr J Jones (Chair)
Mr G Kitching

Co-opted:

Mrs A Garrett
Mr R Charnock-Smith

Consideration of options relating to the choice of site for a Community Centre:

There followed some discussion

927618 Cllr Jones proposed that neither the Brook Lane or Sports Club site was suitable, as they stand which was seconded by Cllr Bennell with 6 in favour and 5 against.

Clarification was sought as to whether both projects would not proceed, which was confirmed by the Chairman that in his opinion 'they were dead unless a new project was started'

937618 Cllr Jones proposed that the Town Council go ahead with plans to rebuild

St Michael's Rooms (Cllr Garrett noted that the motion agreed on 5th April 2018 to support the St Michael's Rooms project was to support the feasibility of the project, and the Town Council was not yet in a position to decide on whether or not to commit to proceeding with a rebuild project) Cllr Jones reiterated the proposal and proposed that the Town Council go ahead with plans to rebuild St Michael's Rooms which was seconded by Cllr Bennell with 9 in favour, 1 against and 1 abstention.

Confirmation of CIL application timing and priorities and nominated infrastructure projects:

947618 St Michael's Rooms - It was agreed to allocate £840,000 for its redevelopment.

At this point, 9:50pm, Cllr Bennell gave her apologies and left the meeting.

957618 Civil Parking Enforcement on Market Hill: £20,000 CIL and £3,000 local budget was agreed.

967618 Footpaths/crossings College Road: £35,000 was agreed.

977618 Junction Refuges: £20,000 CIL and £3,000 local budget was agreed.

987618 Budget for Town wide Traffic Flow Study and Report: £20,000 CIL and £3,000 local budget was agreed.

997618 Elms Parking extension proposal: It was agreed that the Town Council would not apply for CIL funding this year as the expansion of the Elms car park had not yet been approved by Full Council.

Cllr Jones strongly objected to this and expressed his opinion that this was the wrong decision particularly as the Town Council had approved a cost for a structural engineering study to be carried out and securing funding was the next step before final approval or not.

At this point there was a five-minute break

10. PLANNING COMMITTEE:

10.1 Planning decisions received prior to the meeting to be considered:

None

10.2 Planning applications received prior to the meeting to be considered:

None

10.3 Referral of planning applications received prior to the meeting:

None

11. PUBLIC RELATIONS AND MARKETS COMMITTEE:

No recommendations/business.

12. LANDS COMMITTEE:

1217618 Cllr Collins proposed to approve the committee's recommendation to accept the quotation of £875.00 from Kindewood to pollard a Beech tree in the cemetery to approx. 10ft, following the results of a picus test showing decay and the recommendation from the Arboricultural Consultant to fell the tree, which was seconded by Cllr Kitching with all in favour.

1227618 Cllr Collins proposed to approve the committee's recommendation to accept the estimate from Suffolk Punch Construction for concrete repairs to the skatepark at £2,279.90, which was seconded by

Cllr Roberts with all in favour. The Town Clerk/RFO advised that funds were available in the current budget and from the 2.5% Bendcrete retention fee.

1237618 Cllr Collins proposed to approve the committee's recommendation to support HOUR Community, subject to a satisfactory Business Plan (to be approved) with a project to purchase 59-61 College Road and renovate 6 flats for young people, which will also provide a facility for use as an outreach centre for FAYAP, along with The Worry Tree Café and HOUR Community, with the S106 money (£75,000) that was secured from the sale of the Old Drill Hall and is held by the Town Council which was seconded by Cllr Kitching with all unanimously in favour.

13. RIGHTS OF WAY, HIGHWAYS & LIGHTING COMMITTEE:

No business.

14. FINANCE:

The Town Clerk confirmed the Committee membership: Committee:

Ms S Bennell

Mrs L Clouting

Mr C Eastwood

Mr S Garrett

Mr J Jones (Chair)

Mr G Kitching

1417618 Cllr Jones reported on the new SLCC/NALC 2018 – 2019 National Salary Award increases from 1st April 2018, which were noted

1427618 Cllr Jones confirmed the BACS payments approved at the May meeting had been paid as agreed, and the bank print out verified and signed by two Councillors, which was noted.

1437618 The details of balances of all bank accounts were noted.

A copy of the list of current invoices was provided to each councillor. Current invoices put forward at the meeting had been checked and verified by the relevant committee chairman and were made available in the Payments Folder prior to the meeting.

1447618 Cllr Jones proposed to approve the payment of current invoices, which was seconded by Cllr Clouting, with all in favour. A copy of the approved invoices would be appended to the file copy of the minutes.

Report on the meeting held with Elysian Associates regarding VAT registration and to consider the quotation for future consultancy services relating to VAT.

On the advice of the Town Clerk/RFO this item was deferred to the next Finance Committee meeting. Increasing the Town Council membership and response from SCDC regarding the need for a Community Governance Review, prior to 2023. Following advice from the Town Clerk/RFO due to the lateness of the hour it was agreed to defer this item to the next Full Council meeting.

15. MATTERS OF REPORT OR ITEMS FOR NEXT AGENDA ONLY:

None

16: DATE OF NEXT COUNCIL MEETING:

The next Town Council meeting will be held on **Thursday 5th July 2018 at 7.30pm** in The St John Ambulance Westbury Centre Fairfield Road Framlingham.

The meeting closed at 10:23pm