

BLUE MOUNTAIN COMMUNITY REFERENCE GROUP

Parish Office, Binfield Parish Council, Benetfeld Road, Binfield RG42 4EW

Minutes of meeting held on 8 October 2014 at 6.00pm

Present: **David Watkins**, Chief Officer, Children Young People and Learning, Bracknell Forest Council (BFC) - Chairman
Max Baker, Head of Spatial Policy (BFC)
Gareth Barnard, Executive Member for Children, Young People and Learning (BFC)
Melinda Brown, Communications Support (BFC) substitute for Sue Boyce Communications Support (BFC)
Roland Cundy, Practice Manager, Binfield Surgery, substitute for Dr W Tong, Binfield Surgery and Chair of Bracknell Clinical Commissioning Group
Neil Harrison, Binfield Parish Church
Clare Murphy, Parent Governors, Binfield Primary School, substitute for Stuart Wharphshire, Chair of Governors, Binfield Primary School
Sarah Peacey, Binfield Community and Neighbourhood Plan
Nigel Rennie, Councillor, (BPC) and Chairman, Northern Arc Action Group (NAAG)
Rajesh Sinha, Programme Manager (BFC)
Amanda Sculley, Clerk, Binfield Parish Council (minute taker)
Abby Thomas, Head of Community Engagement and Equalities Corporate Services, Bracknell Forest Council

Apologies: **Bob Chapple**, Child Welfare Officer, Binfield Football Club
David Ferrar, Group Managing Director, Luff Developments Limited
Ian Leake, Councillor (BFC and BPC)
Amanda McLean, Councillor, Chairman, Binfield Parish Council (BPC)
Dominic Ogden, Councillor, Chairman Planning and Transportation Committee (BPC)
Vincent Paliczka, Director, Environment, Culture & Communities (BFC)
Bob Parker, Member, (NAAG)
Dr W Tong, Binfield Surgery and Chair of Bracknell Clinical Commissioning Group
Bleddyn Williams, Binfield Anglican Churches and Binfield Village Protection Society
Abigail Wright, Chief Financial Officer, Newbold College

Also present: **Chris Day**, Chairman, Bracknell Town Football Club
Darrell Freeland, Secretary, Bracknell Town Football Club
Roger Chappé de Léonval, Committee Member and Junior Club Secretary, Bracknell Town Football Club

Welcome and Introductions

David Watkins opened the meeting with a welcome and as there were new members all were invited to introduce themselves and to identify the group they represent. The visitors from Bracknell Town Football Club (BTFC) were thanked for attending the meeting and asked to start the meeting with their presentation.

Bracknell Town Football Club (BTFC)

Chris Day started his presentation with an overview of the club, its strengths and aims (see appendix 1). Following questions and discussion the following extra information was added:

- BTFC is a not-for-profit organisation
- There are currently about 80 regular spectators per week
- All their staff are CRB checked, and trained in first aid and safeguarding issues.
- BTFC owns Larges Lane and if it is sold there would be funds to invest in a new facility

A proposed illustrative concept plan of the site was circulated (see appendix 2). It included a main pitch, all weather MUGA (multi-use games area) four training pitches, club house, stand, parking, other viewing areas and play park. The main pitch and MUGA should be floodlit.

The facilities would be partly shared, by agreement, with the schools and public. In fact the sharing with the school helps meet the guidelines required for its outdoor facilities.

Having been asked about BTFC's move to Binfield, its affect on the current Binfield Clubs was queried. Assurance was given that all clubs have a tribal following but players and managers respect each other and sometimes transfer between local clubs with no problem and have done recently between BTFC and BFC. They all have their own identity and this should not change; Binfield had not raised any objection to the proposed move. Ownership and maintenance was questioned, and this would be with BTFC, with appropriate agreements with regular users, such as the schools.

The planned provision for recreation and open space for the learning village would not be sufficient without the shared facilities with the BTFC. This was noted. The Blue Mountain Site would be discussed by the Bracknell Forest Council Executive on October 21 with regard to the delivery strategy for the Learning Village, community facilities and public open space.

The issue was raised about the private open space which would stay in the ownership of the current landowner. This would not necessarily remain open space for the future and could be developed following a review of the Local Development Framework and Local Plan. Although it was thought that the landowner wanted to utilise the land for community activities during the currently proposed development of the site, members of the group wanted it safeguarded for a much longer period, preferably indefinitely by including it in the SANG. The SANG does not have to be that large for current proposals, and it was felt that the landowner (not represented at this meeting) would not want to designate the land so that it could not be used in the future for whatever he wanted. Members agreed that following recent history only a specific designation as green space or public open space would reassure them that the land would not be used for other development following review of the settlement boundaries. [Chairman's note:

The landowner has previously indicated they were open to suggestions from the Parish on use of this space for the benefit of the community. I am sure that position remains current.]

[7.40pm – Cllr G Barnard left the meeting]

Parking for the site was considered and a joint car park with shared parking proposed. There would also need to be access to the recently discussed open land whether it be used for other community facilities or not. The road layout had not yet been determined but this would be designed when outline planning was drafted.

Shared changing rooms, showers and bar were considered with regard to the football club, but BTFC confirmed that these would be provided in their stand/clubhouse building.

[7.50pm – The three Bracknell Town Football Club representatives left the meeting]

Minutes and Matters Arising from the Meeting on 13 August 2014

Scope and Terms of Reference

It was agreed that the proposed changes would be made to the Terms of Reference and circulated.

Blue Mountain Community Facility

It was noted that Vincent Paliczka had supplied plans of the building, although not the current layout nor the leisure map of the area showing local provision of available activities. Also no guidelines about the running costs of a facility of the proposed size had been received.

The meeting was advised that the Blue Mountain rates (£60K) and utilities bill (£106K) was currently just under £170K although much more information would be needed.

CRG Feedback on Community Facilities

The Binfield Parish Council had confirmed its agreement in principle to taking on the facility but would prefer to do so with the freehold of the building.

With regard to ongoing use of the building, there are choices about the configuration of the building and between a long list of possible options. A list was considered but this was not seen as exhaustive.

Health and wellness centre

GP surgery

Groups for elderly, social wellbeing of all ages, mental health, various health clinics, counselling services

Youth Groups

Enterprise and Entrepreneur clubs

Cubs, Scouts, Brownies etc

Homework Clubs

Studio Theatre

Community Shop
Community Bar and café
Pilates and Yoga classes
Gym
Badminton
Pre-school
Day care
U3A – University of the 3rd Age
Church Hall and Church Office
Pilates and Yoga classes
Gym – if not provided through the school sports hall
Badminton – if not provided through the school sports hall
Swimming Pool
Function rooms
Conference facilities
Bar and restaurant (or possible catering school by young people like Jamie Oliver's restaurant 15, or pop up restaurants with different people to bring variety with supper clubs)

The Conference Centre is unique in Binfield for its large room but this could be split into smaller rooms, by moveable partitions or a more permanent configuration. Sufficient car parking would be needed and, if shared with the schools and football facilities, with a large number of spaces.

The Health Survey undertaken by the Neighbourhood Plan has highlighted the need for increased provision in Binfield and the surrounding area – 8-10K over the next few years. The Binfield Surgery is currently at capacity and might consider a move to the Blue Mountain Community Facility. The health survey suggests the size of facility required would be the approximate size of the upstairs area of the Conference Centre. The decision is not theirs to make and it is known that NHS England has no funds for such a move. Dr W Tong has expressed a conflict of interest as he has a financial share in the current facility. Should the facility be sold there should be funds available towards a new solution. Sarah Peacey had contacted Mary Purnell (NHS England and Bracknell and Ascot CCG), Cllr Dale Birch (BFC), Ginny Hope (NHS England) and Glyn Jones (BFC). Roland Cundy offered to work with Sarah to pursue talks with the groups to find the current strategy and decision making process. He added that an alternative for expansion at the Binfield Surgery would be modular buildings to increase the consulting room capacity but it would only exacerbate the problem of insufficient parking.

It had been noted that £2.27M had been earmarked for expansion and improvement of the Farley Wood Centre following developments at Amen Corner North and South, but the S106 funds raised could be used to improve facilities at the community facilities at Blue Mountain.

The community facility and other matters will be considered by the Bracknell Forest Council Executive on 21 October 2014.

With reference to the investigations about options for the retained conference centre, the following actions would be taken:

- Abby Thomas would share the experience gained during the opening of the Jennett's Park community facility, including running costs, income
- Roland Cundy would take up Jim Gallagher's offer to look round the Finchampstead Baptist Community Centre. Jim Gallagher was the project manager and he had offered to share his experience with us.
- Ownership. The freehold might be offered to the parish council or the building leased at a peppercorn rent.
- Finance. This should be pursued to get an understanding of future costs, income and liabilities.
- Binfield Parish Council to consider a feasibility study or project professional to assist in the decision making process

[7.35pm – Max Baker left the meeting]

After Crown Golf leaves the facility in April 2015 it could be the building is left empty. It is BFC's intention not to allow it to fall into disuse for a long period of time.

Executive Programme

Rajesh Sinha advised that a paper would be considered at the Executive on 21 October 2014. This would be mostly public but there were matters regarding the land deal and commercial concerns that would be held in private. The agenda for the meeting would be available from Monday 13 October and they include details about funding, procurement and delivery of the plan.

The timetable of events is governed by the need to open the school in September 2017. Working backwards it requires the outline planning permission to be submitted in summer 2015 for the learning village.

It was noted, with sadness, that Peter Luff had died. It was thought that as the land is in trust this should not affect any land deal.

[8.10pm – Roland Cunday left the meeting]

Date and Time of Next Meeting

It was agreed that the next meeting would be on Wednesday 10 December at 7.30pm at the Parish Office.

Meeting Closed at 8.15pm