

HOPTON AND COTON PARISH COUNCIL
MINUTES FROM THE NEW-BUILD WORKING GROUP
MEETING 2 ON TUESDAY 4th MAY 2021 AT 6.30 P.M.

Present: Cllr Gilbert, Cllr Rogers, Brian Edgecombe and Mike Ali

- 21/10** **To accept apologies:** apologies were received from Rob Walker
- 21/11** **To Declare Interests in agenda items:** no-one declared an interest
- 21/12** **To consider and agree the minutes from the NBWG meeting 1:** it was agreed to accept the minutes providing that the Clerk took out any reference to the “architect” and replaced it with the architect’s name. It was RESOLVED to accept the minutes provided the changes were made. PROPOSED by Cllr Rogers. SECONDED by Brian Edgecombe
- 21/13** **To consider the Clerk’s report:** the Clerk’s report was noted
- 21/14** **To consider previous decisions, resolutions or issues:**
- 21/6** **To have a preliminary discussion about facilities in the new-build:** all drawings that had been submitted were examined. Brian Edgecombe had costed all of the Sport England floor plans. Indicative costs ranged from .5 million to 1.2 million. The Chair had produced a series of staged plans and Rob Walker had produced several plans and an overview of what the outside should look like. It was noticed that there was a large overlap between the Sport England Plan which Brian had costed at .7 million pounds and the Chair’s stage 1 and 2 diagrams. These seemed to be the favourites. (Note from the Clerk: Rob Walker’s plans were more elaborate and possibly something to aspire to)
- For more information on all of the plans, please see drawings attached to these minutes.** The Chair pointed out that the Stage 1 drawing he had put forward would feature a steel frame, solar roofing panels and metal sheet cladding. The Stage 2 drawing represented another building that would butt right up to the stage 1 building. Brian Edgecombe said that:
- a new-build is likely to cost £1,800 per square metre.
 - Cost is a key consideration
 - If there is an option for a badminton court, part of the building would have to be quite tall.
 - Steel composite panels are not popular at the moment and are uninsurable but he anticipated that this will be sorted out.

- It is possible to plan for a staged build but you have to have planning permission for the whole build and start with the first stage, ensuring that the stage 2 build will fit onto it.
- Some thought needs to be given to what we want to achieve

The Chair speculated as to whether we could get a plot of land for the build. When asked what he would do with the original plot, he said that he would favour putting a care home on it, surrounded by sheltered housing, whereupon Brian Edgecombe said that we would be very unlikely to get planning permission for a care home if it is not in Stafford, Stone or a Key Service village – Hopton is not one of those. It was decided that the Clerk should consult with SBC regarding care homes or sheltered housing for the elderly.

The Chair made the point that we do not know where the plot of land will be.

Mr Edgecombe said:

Before we go to the public again we need advice from sbc planners and to find out what their agenda is in terms of providing extra sports facilities and whether 106 monies could be used for Hopton. SBC has a list of current sports facilities and we need to find out where the gaps are.

- 21/15** **To consider if the NBWG would like to have a presence at the forthcoming Neighbourhood Plan consultation on Saturday 17 and Saturday 24th July and if so, the exact nature of that presence:** the answer was “yes” but no details were given.
- 21/16** **To consider public engagement outside the above-mentioned events:** it was considered that the group was not ready to have an additional public consultation yet.
- 21/17** **To consider the next steps of progressing the plans of the NBWG:** taking into account the next item as well, The Clerk should carry out the appropriate research at SBC and should try to contact three fund-raisers.
- 21/18** **To consider some funding issues:** HPC has very little money for this project and it was thought to be a good idea to employ a professional fund raiser to help progress the plans of the NBWG
- 2 1/19** **To decide on the date and time of the next meeting:** The group would like to meet in the middle of June but it will depend on the results of the research that the Clerk is due to carry out.